

RENTS IN DOWNTOWN OFFICE BUILDINGS.

Space Above the Ground Floor Brings from \$1 to \$5 a Square Foot a Year—Keen Competition for Tenants and Small Net Profits.

THE modern office building is a purely American type. It is not so much the development of an architectural style as it is an engineering accomplishment, and owes its existence, primarily, to engineering inventions. It is the product of many brains, and the architects' contribution has been mainly in connection with the exterior design.

The office building of forty years ago was generally five stories high, and only four floors had any commercial value, the fifth being used for janitors' quarters or for storage. The invention of passenger elevators raised the practical height of buildings under the masonry form of construction to about ten stories. Economic considerations prevented a greater increase in height. For each story added under the old building methods a greater thickness of walls was required, and the space obtained in the upper stories was offset by the loss of ground-floor area, which was by far the most valuable in the building.

The introduction of iron and steel in the construction of buildings entirely changed these conditions and practically removed height limitations. The first building of this type was constructed of cast iron, in 1889, at 50 Broadway. Most of the subsequent buildings were of steel. The latter material is much more suitable, and is now exclusively used.

The greater part of the early tall office buildings were constructed by large corporations. The possession of a tall building which would be more or less of a landmark was considered good advertising, and the income derived from the renting of the extra space not occupied by the corporate owner produced, as a rule, a fair return on the cost of the structure. In the case of national banks and fire-insurance companies, the construction of tall office buildings afforded the only means permitted by law of investing a large amount of their capital or surplus in the ownership of real estate.

With the great increase in population and the consequent expansion of business, the demand for good office space increased to such an extent that operators and investors were drawn into the field. Companies were formed, with expert operators at the head, and buildings ranging from twenty to forty stories in height were constructed on a purely commercial or investment basis. In the case of buildings erected by financial institutions, including insurance companies, the most valuable space was occupied by the owner, while in buildings erected by operators and investors, the space is nearly all rented, the owner retaining only such office space as is necessary for the proper management of the building. This latter class of office buildings has for the most part been the better producer of net revenue on the capital invested.

The main office building section at present includes nearly all of the lower part of Manhattan, south of Chambers street, but is roughly divided into three districts. The financial district centers at Wall and Broad streets. Here are largely housed the interests connected with the stock exchanges and other large financial concerns. The fire-insurance interests have largely located on Nassau and William streets, and the blocks between, from Wall to Fulton. This district is comparatively new, the tendency of the insurance interests to concentrate in office buildings within a small area having developed in recent years. The third and most notable district is on Broadway, from Duane street to Bowling Green. This section caters to no particular class, but recruits its tenants from all lines of business.

The rents in the various structures vary according to the construction of the building, the efficiency of management and the class of occupants. Light and air have come to be the main determining factors in fixing rents, but in many build-

ings the presence of some particularly strong financial or other institution is sufficient to attract tenants whose interests lie along similar lines at rentals greater than they would be obliged to pay elsewhere. In the Wall street district office rents average from \$2 to \$2.25 a square foot, but vary somewhat from year to year. When Wall street is particularly prosperous, rents are apt to rise. In periods of depression there is a curtail-

ment of expenses, and owners frequently take less rent rather than lose tenants. In the insurance center, the better buildings bring an average of \$1.70 to \$1.75 a square foot, and the rents are not so liable to fluctuate.

On Broadway, it is more difficult to strike an average. Rentals here run as high as \$4.60 a foot and as low as \$1. Plenty of good space is available on Broadway to-day at \$2 a foot, but some of the best buildings bring an average of \$2.50 for all space above the ground floor. At the corner of Wall street and Broadway a few offices are said to rent for \$5 a square foot.

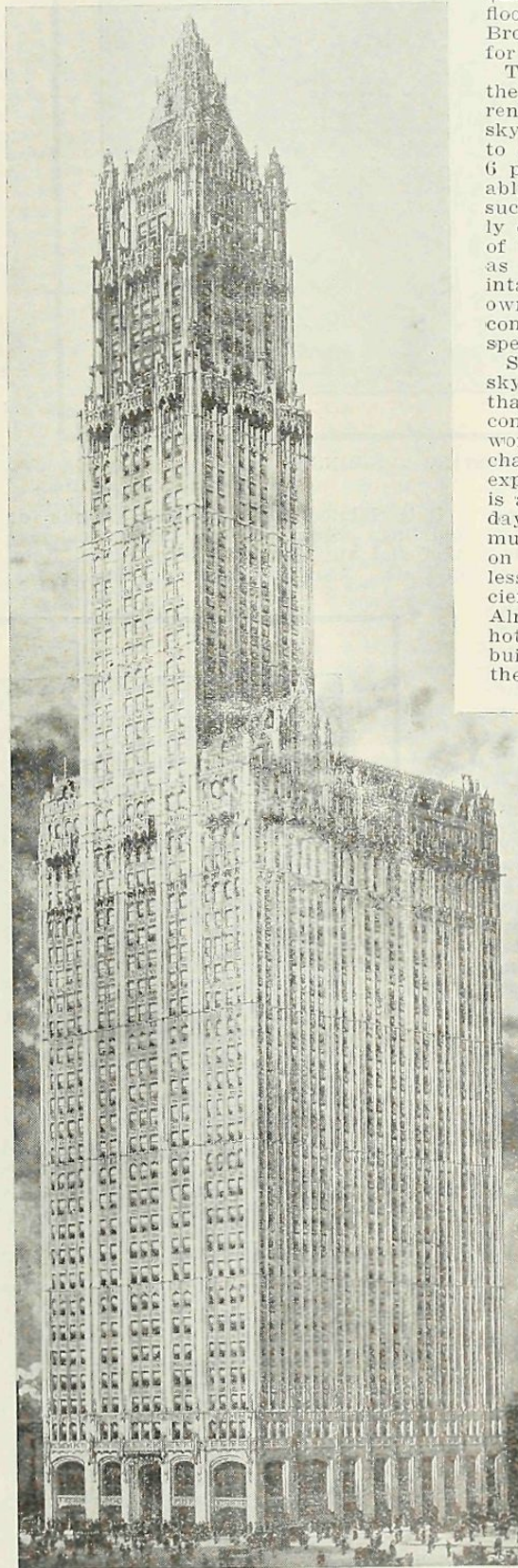
The net return upon the investment in the different structures varies with the rent and the demand for space. Many skyscrapers are not producing over 2½ to 3 per cent.; others show a return of 6 per cent. A fair average would probably be 4 per cent. In the case of some, such as the Singer Building, it is extremely difficult to arrive at any just estimate of the producing power of the building, as much of its worth is charged to the intangible account of advertising. Others, owned by stock-selling corporations, are considered as being strong assets, irrespective of their productive power.

So much of the earning capacity of a skyscraper depends on the management that to-day the handling of one has become a specialized branch of real estate work. The buildings are usually in charge of some man who has had long experience in this field, and under him is a corps of trained assistants. In these days of fierce competition, every detail must be carefully watched. Inattention on the part of an employee or the careless running of an elevator is often sufficient to drive away a prospective tenant. Almost every luxury that the modern hotel provides is furnished by the office building landlord. Indeed, so similar is the construction of the office building and the hotel that the addition of bathrooms and a little rearrangement of partitions would transform a skyscraper into a first-class hostelry.

Until recently the most noted of the downtown buildings have been constructed on Broadway, but as the most attractive sites there have been already improved, and as land on Broadway has increased so enormously in value, this thoroughfare is not looked upon to-day as a profitable location for new projects of this nature. According to expert opinion, an office which is to pay better than 5 per cent. must be built on cheaper land than can be obtained on Broadway, and must enjoy such natural advantages as will make it more than ordinarily attractive.

An example of this is furnished by the Whitehall Building, on Battery place. The original building was so successful that a large annex was recently added, making the Whitehall Building one of the largest commercial structures in the world. The site offers exceptional features in that it has light on four sides and commands a magnificent view of the river and bay. Rents are not so high here as on Broadway, averaging only about \$1.70 a square foot, and yet the building is proving to be one of the best investments of its kind in the city.

The operating expenses of the skyscraper vary from 35 to 55 per cent. of the gross income, but a fair average would be 40 per cent., and a building that is producing from 75 to 80 per cent. of its possible earning capacity is considered to be in a satisfactory condition. Considering the many conveniences which are afforded the tenants, and the time saved in the transactions of business,



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Cass Gilbert, Architect.

THE WOOLWORTH BUILDING.



THE CITY INVESTING BUILDING.

office rents to-day are not greatly in excess of those of former years, but store rents in the office neighborhoods have increased tremendously. The store area is no larger to-day than it was before the time of tall buildings, but the growth in number and purchasing power of the downtown population has increased enormously. The increase of offices has reacted on store rents by concentrating the population and increasing street travel.

In the early days of the skyscraper, the owners had to combat the fear of fire on the part of prospective tenants, and for that reason the rents on the upper floors were less than those in the lower. To-day, the public has changed its mind about the fire risk, and conditions are reversed. The highest rents are found at the top of the structures, and little consideration is given by the tenants to the peril of fire. While no building is absolutely fireproof, experience has shown that the present form of construction prevents many fires from starting, and once under way their progress is sufficiently retarded to permit the occupants to escape unharmed. In the twenty years that tall office buildings have been a feature in the city's industrial life, no fire has occurred in any skyscraper which entailed a considerable loss of life.

At present there are many real estate men who advocate a restriction by law of the height of buildings on the ground of the public welfare. It is undoubtedly true that extremely tall buildings take much of the light and air from the streets and from the lower portions of adjacent buildings. Besides, the great concentration of working population in the office building districts has caused a street congestion which is a serious menace to safe traveling, and which hampers to a great degree the quick transaction of business.

The concentration of travel has accounted for the great increase in store rentals, but in some cases, such as Nassau street, the extreme overcrowding is working serious harm to the retail merchant. Stores depend for their value on the ability to present their wares in attractive form to the passing public, and they do this by means of show windows. When the volume of travel becomes so great that each individual must give his entire attention to progressing in safety the show window loses much of its value.

It is claimed that height limitations for buildings would prevent further congestion and any further loss of street light and air. Many suggestions have already

been made, but no action has yet been taken by the city authorities. The existence of these conditions is recognized by builders, and of late there has been a tendency to halt in the further construction of high structures. It may be that economic conditions will be sufficient to retard construction of excessively tall buildings without recourse to law, and that further overproduction of office space will be checked by the very conditions which it has produced.

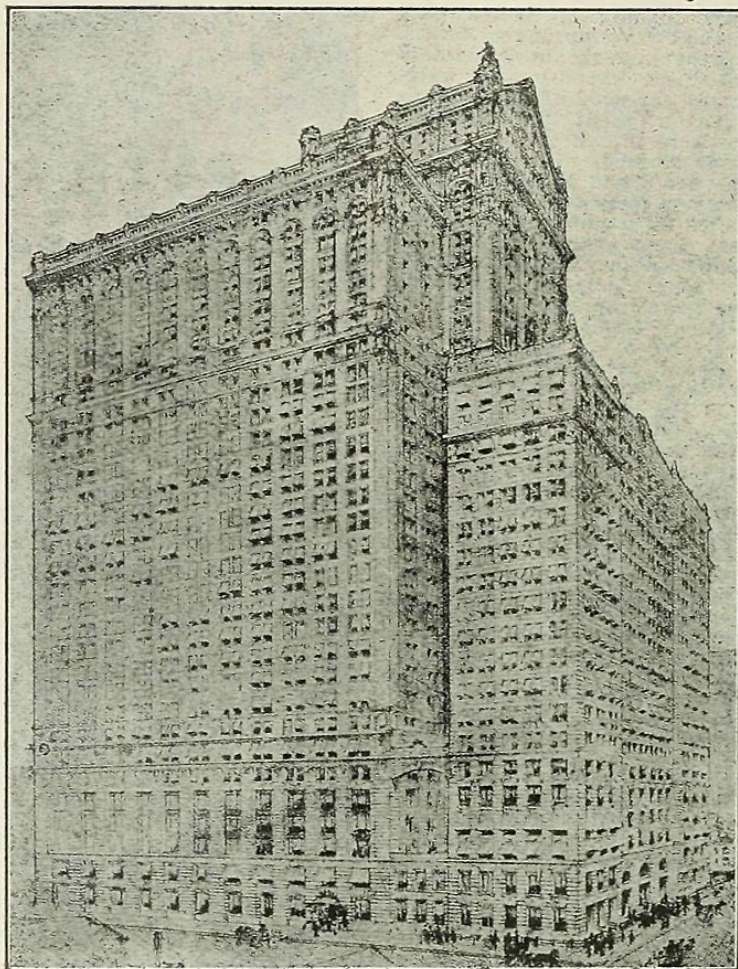
At present there appears to be more office space on the market than can be readily absorbed. Those buildings which are able to offer special inducements or have a superior location, are well filled, but in most of the others more than the normal percentage of vacancies is found. This condition has prevailed since the panic of 1907 and seems to be largely due to unsettled business conditions.

Origin of the Rejected Interborough Offer

Let it be understood once for all that the proposition submitted by the Interborough Rapid Transit Company, and which was rejected on July 20 by the Board of Estimate and Apportionment, was a proposition which had been suggested by representatives of the city and of the Public Service Commission, and which had been made and amended and modified and finally worked out in its submitted form pursuant to their recommendations and suggestions and with the understanding that it was to be accepted by the city authorities and by the Public Service Commission.—"Interborough Bulletin."

Country Homes Fashionable.

That excellent authority on social matters, New York's "Summer Social Register," just issued, shows an increase of 20 per cent. in the number of country homes opened this summer, as compared with a year ago. It also shows that the number of persons who went abroad between April 1 and June 1 this year was 50 per cent. greater than in the spring of 1910. The "Register" shows that 7,500 families were staying inland this summer, 2,800 at the seashore, and over 1,400 on foreign tours. One noticeable feature of the "Register's" interesting figures is the discovery that the inland resorts of Canada are attracting visitors in increasing numbers.—"Leslie's Weekly."



THE WHITEHALL BUILDING.

WHEN TO CONSULT THE BUILDING MANAGER.

His Advice Should Be Sought In Time To Avoid Defects of Planning That May Impair the Renting and Earning Capacity of a Proposed Building.

By George T. Mortimer.

THIS is the era of specialization; the day of the jack-of-all-trades has gone by, and it is no longer possible for buildings constructed on the haphazard plan to compete with buildings which have been laid out by the expert. As Emerson says, "If a man can write a better book, preach a better sermon, or make a better mousetrap than his neighbor, though he build his house in the woods, the world will make a beaten path to his door." If this be so in the case of books, sermons and mousetraps, it applies to office structures with even greater force.

Although I have been more or less identified with the skyscraper game, in one way or another, for about seventeen years, it is perhaps not longer than during the last six or seven years that I have known owners to call in the manager at the initial stage at all; and with what results? I will leave it to you to be the judge. I will cite some cases of my own experience, and permit me to say that none of them occurred in my home town. For obvious reasons I cannot mention names, either of buildings or of architects.

Building No. 1. A twenty-story building. Architect gets his job on the strength of a beautiful front elevation. Deal is practically closed and constructor engaged, when the speaker gets on the job as follows: heavy ornamental columns, which would have darkened the second story, were eliminated; on two floors, windows with circular tops were squared off; on the top floor, the circular effect, to appease the architect, was maintained, though not at the expense of light, by running the circular effect up into the brickwork overhead; on three floors (I presume so as to vary the monotony) each office had three windows to a bay, the center one large, with a smaller window on either side. These were done away with and two windows of an equal glass area put in. Now that was about all I saw in that case, but just as I was rolling up the plans I was surprised to find that, in order to permit of some very handsome exterior ornamentation, every other room had windows off centers. The result was that in none of these rooms, which were 17 feet wide, would the T partition have been possible, as one section of the divided room would have been so small as to be impracticable for the purpose of a private office.

A gentleman who recently built a very handsome building and who desired to inject some up-to-date ideas into it had me go through the building with him when it was being plastered, and among the up-to-date items I found that he was running an ornamental cornice around every room. Now, you Western fellows, with your movable plaster-block partitions, can readily imagine what a sweet job it would be when Mr. Owner got to chipping his cornice off the ceiling every time he moved a wall.

Building No. 2. In this case I was sent a typical floor plan, which seemed to me pretty nearly ideal. I was amazed, however, when I saw this building half done, to find that in one room on each floor from the fourth to the top, where there were two windows on the plan, only one window had been put in. The omission of the second window very materially detracted from the rentability of an otherwise attractive room. I mention this as a warning to ignore the typical plan and to insist on actual working plans of every floor with fullest details if you are to be held responsible for results.

The tremendous investment involved in a skyscraper operation makes time the essence of the builder's contract, to minimize, so far as possible, the item of carrying charges. The perfection of the building business in recent years has reached a point where the time required for the erection of the average steel building has been reduced from about three years to one or less, and a serious responsibility is placed on the shoulders of the architect, requiring him to furnish detail drawings to the builders so that the progress of the work may not be impeded. Those who are not familiar with

the game may well be surprised at the time and work necessary to prepare these detail sketches and shop drawings, and it is this very feature which makes the building manager's job pretty difficult at this stage of the work. On one hand is the builder, who, perhaps, has a penalty at stake for the completion of the work, shouting for details and essential information; on the other hand is the architect, who doesn't want the responsibility of delay put up to him. Between the two is the building manager, who not only wants his building done promptly, but wants it done properly as well, and it is at this time, Mr. Manager, that you have to do some quick thinking and use your best judgment, as well as all the diplomacy at your command.

I know of one architect, and only one, who, when submitting plans for competition, not only prepares the most minute details of every conceivable feature, but who makes his plans to a large enough scale so you don't have to look through a microscope to see the hidden joker; who makes a front elevation that looks like a piece of scenery in the opera house, and whose details are so complete that you can detect not only the species of the eagle on the flagpole, but the design of the drain in the engine room floor as well. If I have any influence with this convention, I am going to see that this man gets a leather medal before I get away.

Building No. 3, which was 70 feet wide and 300 feet deep, with excellent light on one side and poor light on the other, was laid out on all floors with a central hall 7 feet wide, with offices on either side 29 feet 6 inches in depth. This was changed so that on the light side the rooms were 34 feet deep, while on the dark side they were reduced to a depth of 23 feet, and the hall was widened to 9 feet instead of 7. Ordinarily, I do not like an office to be over 25 feet deep, but in this case believed it to be wise to borrow from the dark side to add to the side having the good light. The hall in this case was widened to 9 feet on account of the depth of the building.

In this same building I made a blunder, which, as this was the second experience, I hope not to make again. In this case the architect planned to put the flue in a position where it cut a piece 10 feet square off the corner of a room. I had already had a case where a stack in a twenty-two-story building was so located that on each of the floors two rooms on either side of it were impaired on account of the heat, and I did not want to get caught that way again, so insisted that the stack go outside of the building in an open court; but as the architect convinced me that he could build an air chamber around the stack in such a manner that there would be no heat from it, and that it would cost a lot more to build it outside than the space was worth, I gave in. What happened was this: After the architect got to making his final details, he found that the stack had to be a few inches larger, and after he got his magnesia covering around it there was no space for any air chamber, as the stack enclosure could not be made larger, owing to windows on either side blocking its expansion. The result is that in this building there is on each floor an extra storeroom which the owner had expected to be an office.

Building No. 4 was approximately 100 feet front by 90 feet deep. On the front and on one side was excellent light; on the other side there was a solid wall, while the rear fronted on a 10-foot alley. Most of the faults which occurred in Building No. 1 were evident in this case too, but the special feature I desire to accentuate is that in order to get the greatest possible percentage of rentable space the architect had planned to build on the entire lot, and as the owners of the property had for some time been multiplying the areas given by the architect by about \$2.50 per square foot and paying themselves visionary dividends from the undertaking, it became a very difficult matter for me to convince them that 2) feet cut off the rear of their lot and added to this alley, on all the floors above the first, would come nearer to a realization of the anticipated dividends. It gives me pleasure to report, however, that my suggestions having been carried out approxi-

mately, all of these rear rooms have been rented and that the building is paying dividends.

There is an old saying that "there is nothing new under the sun," and I guess it is pretty near true; but new conditions are making new problems, and if we can, by careful planning and concentration of thought on the work in hand, get the best possible results out of the tools we have to work with, we have accomplished the best there is in us. Last year, Cullen Brown told us about selling light and air. He had the right idea, but didn't go quite far enough. I believe the essentials are, first, location; then light and air; adequate but not ostentatious appointments, and, finally, efficient and liberal service at a reasonable price. The real danger in the office building game is that the owner, though a successful business man, generally knows nothing about the building business, and almost never can he read a plan; he engages an architect either on his reputation or because of personal connections, or because of clever preliminary sketches, and having engaged him, leaves the rest to the architect.

The architect, primarily, is an artist. If he were not he wouldn't be an architect, and being an artist, though an architect, does not exempt him from the faults usually to be found in the average artist. His primal instinct is to erect an artistic pile which will be a monument to his professional genius. Great care is given to exterior ornamentation, but the relation of the exterior to the commercial result to be derived from the interior is too often ignored, and economy of operation is seldom considered.

Any architect of reasonable ability who would make a connection with a practical and experienced building manager should achieve enviable success. Many of our New York architects are already consulting with the renting man, the same as they do with the steel expert and the mechanical engineer, and at least one of our most successful firms is striving for a reputation as a producer of "skyscrapers that pay."

An item of utmost importance which a consulting building manager should be posted on is elevators, not only the kind of elevators, but the requisite number. In a recent case which came before me in a building of the store and loft type, containing about 15,000 feet of rentable space on a floor, I advised the installation of two additional passenger elevators and one additional freight, and instead of keeping the freight together in one bank, divided them into two, so that freight on the east side would not have to be moved a hundred and fifty feet to the elevators on the west. This arrangement also divided the congestion of freight on the sidewalk, a matter of no mean importance, as the building is located on the corner of two busy thoroughfares.

The division of elevators into two or more banks, however, unless there is sufficient reason, should be avoided. It is my experience that four elevators in one bank are more efficient than five divided into two banks of three and two. Recently I was consulted as to the most desirable arrangement of elevators for a building in a Western city, where a large addition was contemplated. New elevators were required, and what seemed to be the most desirable arrangement was to cost some hundred and twenty-five thousand dollars more than another arrangement which maintained a bank of four elevators in one place and two banks of two each in two other locations. My advice was to spend the hundred and twenty-five thousand and keep the elevators together. No decision has been reached yet on this matter, but I venture to say that unless this arrangement is carried out a now most successful building will go to join the already long list of skyscraper freaks.

Sometimes too many elevators are planned for, and it is not infrequently that, by running locals half way up and expresses from the center to the top, not only can a saving of car miles be effected, but also a considerable amount in the capital invested.

In the new Whitehall Building, which the United States Realty and Improvement Company has recently completed, it was originally planned to install thirty-

*Mr. Mortimer is a director of the United States Realty and Improvement Company. This article is from a paper read by him before the National Association of Building Managers and Owners.

two elevators. Half of these were to be locals to the sixteenth floor and the balance expresses to the thirty-second floor. This arrangement was so modified that we were able to eliminate three of the elevators by dividing the remaining twenty-nine into three banks, distributed as follows: one bank of ten goes to the twelfth floor, the other bank of ten goes to the twenty-second floor, and nine go from the twenty-second to the thirty-second floor. If this arrangement proves to be satisfactory, and it has already given every indication that it will, we have saved in this one item \$30,000 in the investment, a not inconsiderable amount of good space and a saving for operation and repairs. It would be impractical in a paper of this kind to lay down fixed rules for the guidance of the uninitiated. I have, however, endeavored as briefly as possible to

touch the high spots which are of frequent occurrence. After all, it becomes a matter of selling goods, and the salesman who carries the line the people want and who gives the service, is bound to market his product. Local conditions and needs are to be studied, but it must not be forgotten that each dollar of initial investment means just so much added to the cost of the goods you have to sell. Every dollar saved on construction puts you in just so much better position to meet the inevitable competition. Don't, however, cut your cloth too close. At times it becomes a delicate point as to just where to draw the line. "A straw may break the camel's back," and sometimes an insignificant economy will incur the ill-will of an important tenant.

I would like to say something about plumbing and lighting, and about the in-

stallation of plants, as well as about the economies of various materials, but these are subjects of such technical nature and of such broad scope that it will be impossible to discuss them at this time. The twenty-story skyscraper of a few years ago is already a low building in the City of New York. Twenty-five, twenty-eight, thirty-eight and forty-five-story buildings and towers we have, going to a height of almost seven hundred feet, and now we have foundations completed for a fifty-five-story building, and a large insurance company proposes to go this some better by running theirs up to sixty. These buildings cannot be built by private capital. The financier is being called in to help, and when mortgages and securities are offered for sale in these enterprises, the judgment derived by your experience is going to be sought and respected.

BRONX OPINIONS ON THE SUBWAY VOTE.

Disappointment Is General Throughout the Borough Over the Failure of the Interborough to Get Its Elevated Extensions—Pres. Miller's Views.

AN attempt was made this week to learn what prospect there is for elevated railway extensions and improvements in the Bronx, now that the Board of Estimate has rejected the Interborough's offer elicited by the McAneny report. Will the Interborough enter into negotiations with the city looking to the independent development of its elevated system? That system could be express-tracked and enlarged long before the new subways in the Bronx are finished. Or will the Interborough delay action with respect to its elevated roads until the subways are completed, in the expectation of making another general offer covering both a subway and tunnel operating contract and a franchise for elevated extensions? President Shonts being away on his vacation, no definite information bearing on the Interborough's prospective action on transit matters in the Bronx was to be had.

However, a responsible official of the company expressed himself to this effect:

"The Interborough Rapid Transit Company has always tried to give the people of the Bronx as efficient a service as it was able to give. The traveling public seldom considers the difficulty under which the Interborough operates. Do you know that we cannot even drive a pickax into the street surface without special permission from the city? Of course, we will continue to maintain a high efficiency of the roadbed, but I doubt that the company plans any extensive improvements under existing conditions."

Disappointment over the action taken by the Board of Estimate is of course general in the Bronx. It was expressed by the real estate brokers, borough officials and others seen by representatives of this newspaper in the course of the week. The universal feeling was that the borough will be injured by competition from Brooklyn, which will be the chief gainer by the rapid transit routes now adopted. The Bronx will not only receive a meagre share of the new subways, but it will have nothing in the way of compensation for the proposed elevated extensions in Brooklyn.

A STATEMENT BY BOROUGH PRESIDENT MILLER.

The requirements of the Bronx and, indeed, of the city, were recapitulated by Borough President Miller in this interview:

"What the City of New York wants is rapid transit of the best kind. Whether it costs 1 per cent. or 2 per cent. more than some other kind is of very small importance, compared with the enormous increase of taxable values and other benefits to the city.

"I voted to permit the Brooklyn Rapid Transit Company to go up Broadway to Fifty-ninth street in Manhattan because, recognized that its present layout spread over a large area in Brooklyn, which could get no other relief in the shape of rapid transit immediately, and I could see no good reason why the large population in Brooklyn served by this road should be barred out of Manhattan. It will serve towards a more equitable distribution of the city's population. At the same time, from the railroading point of view, it must be recognized that this reason is sociological and not economic, as it is poor economy to permit two railroads in the same territory, where they duplicate each other's work and divide the income. If, however, the city for reasons of its own, permits two roads to occupy the same territory, it must assure such roads a fair return on their investments in

order to induce private capital to take the risk.

"It is my judgment that any plan for rapid transit in the City of New York which does not include the present Interborough roads is preposterous. The present subway is indispensable to any comprehensive rapid transit system. The Washington Heights and Dyckman sections of Manhattan, as well as the lower West Side from the Pennsylvania Station south, will have no share in the new transit facilities. The Borough of Manhattan, which pays about 71 per cent. of the cost, will receive the least consideration. It will make comparatively little difference to the Bronx, except in point of delay and in point of having two subway lines in the Bronx where one could do the work better and more economically. For its own good, the city should have included the present subways. To me it has seemed only a question of what would be a fair price to pay for them. The city is in the position of a real estate operator who owns every lot in a block where he wishes to erect a large building, except one in the center. Obviously it would be good judgment for him to buy the one lot, even if he must pay a little more than he paid for the other lots in the block. I think that the price fixed by the Interborough road, under all circumstances, is a fair one, namely, 9 per cent. preferential payment on the amount of its investment. This means that out of the earnings the Interborough may have 9 per cent. on its capital after the city has been paid 6 per cent. on its present investment and before the city is paid on its future investment. Out of the 9 per cent. it must pay 5 per cent. interest to its bonds, 1 per cent. to its sinking fund, and retain 3 per cent. as payment for surrendering its present lease, taking the risk of the construction of the road costing more than was expected, thereby reducing the net income, leveling the terms of the present leases to forty-nine years, and operating the road. Any serious accident might impair or wipe out the 3 per cent. for a period. The proposed allowance really amounts to only 8 per cent., as the 1 per cent. to the sinking fund goes to pay off the \$75,000,000 the company was to use to build the road, which was to become the property of the city at once. At the end of the forty-nine years the company was to hand over to the city a complete road, in which it had invested \$125,000,000 of its own money, free and clear from any lease.

"From the operation of the present subway, according to the figures of the year ending June 30, 1910, the company nets a profit of 17.5 per cent. upon the sum of its own invested capital. For the year ending June 30, 1911, the percentage was less on account of extraordinary expenditures for equipment. For the year ending June 30, 1913, when the new lines are put in operation, the company probably will be making 25 per cent. on its own capital. Under any circumstances it is likely to be a very profitable lease. The earnings from this lease the company agreed to pool with the new leases and take 9 per cent. instead of its present profits. The present annual profit to the company over its carrying charges is approximately \$4,500,000. Under the 9 per cent. preferential payment plan, after a further contribution of \$75,000,000 cash, the company was to receive \$3,750,000. In other words, after doubling the mileage of its lines and contributing \$75,000,000 to the city, the company was to re-

ceive nearly \$1,000,000 less than it receives now. This does not seem unconscionable to me.

DISAPPOINTMENT IN EAST BRONX.

"The efforts of the Bronx should be directed at once to securing the extensions and third-tracking of the elevated railroads, as this will give us some relief until the subways reach this borough."

The foregoing interview with Borough President Miller may be supplemented by typical statements from real estate men in different sections of the borough. Here is one by John H. Behrman, expressing the repeated disappointments experienced by residents in an important undeveloped section:

"Just about six years ago, according to the plans evolved by the old Board of Rapid Transit Commissioners, an extension of the subway system from West Farms was projected which was to run north to the city line at East 242d street. This caused the boom in realty in the East Bronx by which many conservative speculators made small fortunes. The values of lots increased nearly 100 per cent., and this continued for upwards of three years. In consequence the tax valuations were increased very heavily by the assessors. Upon the succession to office of the Public Service Commissioners, all these plans for the several new routes were either changed materially or in some cases entirely eliminated. The taxpayers and citizens of the territory east of the Bronx River held mass meetings, advocated the White Plains avenue extension of the subway, had bills introduced and passed in the Legislature and in other ways boomed the project which had the approval of the city authorities. Unfortunately for the district, Governor Hughes, during his first term in office, vetoed the original bill which provided for the immediate building of the extension along White Plains avenue. This was in a measure largely due to the opposition of Calvin Tomkins, the present Commissioner of Docks, and others of the Reform Club, who appeared at the hearing before the Governor at Albany.

"In answer to a letter sent by the writer to Mr. Tomkins, inquiring as to his opposition to the extension of the subway along White Plains avenue, as provided for in the bill which passed both branches of the Legislature, the following reply under date of March 1, 1909, was received: 'Yours of the 25th received. As you will notice by the pamphlet the Reform Club will ultimately use its influence to securing a comprehensive transit policy for the City of New York. At the present time, however, we are co-operating with other organizations and I am virtually taking the lead myself with the intention of focussing all effort to secure the passage of the Lee-Travis constitutional amendment exempting self-sustaining dock and subway bonds from inclusion in the city debt limit. After this matter has been decided one way or the other by the Legislature we will be glad to consider the other matters.' Since then the Reform Club has done nothing to relieve the situation so far as we are concerned.

"On the Monday evening before his reelection as Governor the second time, Mr. Hughes addressed an audience of over 5,000 citizens at Williamsbridge square and assured them he would do all in his power to secure the needed transit facilities for the East Bronx, but failed to explain his veto of the bill to afford rapid

transit, which had passed both branches of the Legislature the previous session. No section of Greater New York is more admirably situated than that embracing Van Nest, Bronxdale, Williamsbridge, Edenwald and Wakefield. High, dry, with a perfect sewerage system, a water supply of over 100 pounds pressure, in fact, everything essential to comfort, the district is backward because we must pay two fares to get below the Harlem River. The elevated extensions, particularly the one from Bronx Park north, have raised the hopes and spirits of the citizens and taxpayers in this section, but what effect the awarding of the contracts to the B. R. T. will have is to be conjectured.

"The extensions both subway and elevated, are bound to come in the future, but when? The hopes of the residents and taxpayers here were centered in the Interborough. We are optimistic enough to believe that the third tracking of the Second and Third Avenue 'L,' the elimination of the island stations on the Third Avenue road, between Bronx Park and 129th street, and the building of the extension from Pelham avenue north on Webster avenue to Gun Hill road, thence to White Plains avenue, and north on the latter avenue to the city line will be awarded by the Board of Estimate and Apportionment to the Interborough Company, insuring to us a 5-cent fare downtown."

WHAT SHOULD BE DONE NOW.

Julius H. Haas is of the opinion that the city authorities should be urged to revise the transit programme adopted for the Bronx. The measures which he recommends probably fall in with the prevailing sentiment in the borough:

"The Public Service Commission should be compelled to advertise at once the section from Lincoln avenue and 138th street to the Southern Boulevard and 162d street, as that entire subway part is rock and cannot be built sooner than any portion of the subway in Manhattan. The third tracking of the Second and Third Avenue Railroads ought to be passed at once, as that will be an immediate relief. The extension through Webster avenue and White Plains avenue, also the connection from Eighth avenue across the Putnam Bridge up to Jerome avenue, together with the extension from the present subway at West Farms to West Farms road and White Plains avenue, ought to be completed at once.

"The subway proposition, as passed by the Board of Estimate and Apportionment, gives no relief for the Bronx and, in my opinion, we shall never have relief in this borough until we become a county and thus a factor in politics. At present Manhattan and Brooklyn get it all and the Bronx nothing. It is my opinion as well as that of many others who have studied the transit question for years that the Interborough is the only road which can relieve the Bronx."

According to Frank Gass, of Westchester, former Register of New York County, the subway vote by the Board of Estimate does not help transit matters in his section. In common with many others in the Bronx, he believes, however, that the Interborough will still come to the rescue. He cannot persuade himself that the Interborough will allow the B. R. T. to become a competitor in the Bronx as well as in Manhattan.

Big Queens Sale.

A Cleveland syndicate and several local capitalists, including Michael J. Dagnon, have bought the Busby estate at Jamaica, consisting of about 500 acres, north of Hillside avenue and extending from Holliswood to Queens road. The property lies partly in the town of Jamaica and partly in Flushing. The consideration, it is said, was \$2,000 per acre, or about \$1,000,000 for the entire tract. The Long Island Motor Parkway Company has secured a right of way through the property, which secures for it a connected highway in Nassau and Queens from Garden City, through the Vanderbilt property to Hoffman boulevard.

Conference on Court House Site.

A conference of representatives of the various civic organizations which are opposed to the location of the new County Court House in City Hall Park was held at the City Club on Wednesday evening. The consensus of opinion was that the building should be located near and to the north of City Hall Park. Three sites were suggested as suitable. These are the property now occupied by the Stewart building, the site directly north of the present Court House, on Chambers street, and the irregular plot north of the new Municipal building, including the site now occupied by St. Andrew's Roman Catholic Church.

CITY CHARTER HEARINGS.

A Conference of Taxpayers to Be Called —Points to Guard Against.

Announcement has been made that public hearings on the proposed charter for New York City will begin at the City Hall on August 21 and continue until September 6, the date fixed for the reconvening of the Legislature. This plan was agreed upon by the joint legislation committee on affairs of cities which has been authorized to deal with this subject. The committee expects to have the final draft of the bill ready for introduction soon after the conclusion of the hearings.

These hearings will afford an opportunity for citizens and taxpayers to express their views on some of the radical changes in the proposed new charter. There are many who agree with President Mitchel of the Board of Aldermen that the present City Charter should not be superseded by a new one, but that such defects as it has should rather be remedied by amendment and elimination.

It is pointed out that a City Charter should be of a permanent character, to insure stability and orderly administration. While there were several colonial charters, granted in 1686, 1708 and 1730. The first complete State charter was given in 1813, and revised in 1830. This charter lasted until 1873, when it was revised again, and in 1882 a new charter was adopted under the Consolidation Act. Following these came the charters of 1898 and 1902. These latter charters were the result of the long and careful deliberation of men of extended knowledge of public affairs, such as Andrew H. Green, Seth Low, Benjamin F. Tracy, Henry W. Taft, Charles A. Schieren, Thomas F. Gilroy, John D. Crimmins and others. If the results of their labors are to be superseded by a new charter, so prominent business men say, this should only be done with the most careful deliberation and thorough understanding of the changes proposed, the need of them and the reasons which prompted them.

Albert E. Davis, who has made a study of municipal questions, having been active in civic affairs for over a quarter of a century, said this week:

"The proposed new city charter is deserving of a more serious attention at the hands of the taxpayers and citizens at large than it is receiving. Some radical changes are proposed the reason for which is not clear, and a few changes which experience has shown to be desirable are not embodied in it; and this latter is the only ground upon which changes should be made, it seems to me. The principle laid down by our fathers that 'Prudence will dictate that governments long established, should not be changed for light and transient causes' would apply to charters which are the basis upon which a city is governed.

"Such examination as I have been able to make indicates that many details have been omitted seemingly for the sake of brevity whose omission is likely to cause trouble, wholly aside from the innovations of the charter revisers.

"Citizens and taxpayers should be prepared to express themselves on the proposed increase in the Mayor's salary to \$25,000; depriving the President of the Board of Aldermen of his authority as Acting Mayor during the sickness or absence of the Mayor, and vesting in the Mayor the power to appoint a member of the Board of Estimate or head of a department as his substitute; the proposed paid Board of Education, the centralization of the Building Department in one commission with deputies in each borough; the Board of Inebriety; Department of Architecture; Public Recreation Commission and other changes.

"On the other hand some clear and distinct provision should be made to prevent a borough president from overriding the Board of Aldermen and nullifying city ordinances by such orders as that prohibiting stoops and cellar entrances from projecting as in the Bronx. It may be that having one central commissioner for the entire city would accomplish this since the people of the other boroughs might not submit as meekly as have those in the Bronx.

"It has frequently been urged that the Tenement House Department is a useless duplication of the work of the Bureau of Buildings and that the two should be combined in the one, affecting a saving of about a million dollars a year to the taxpayers. If public opinion demands this, it should be embodied in the new charter if we are to have one.

"The real-estate and building interests especially should assert themselves at this time, otherwise their burdens may be increased or means of easing them over-

looked. While this is not the best time of year to get people together, the choice is not ours, and there should be an effort to unite the taxpayers upon some common ground of recommendations. I would suggest that a joint committee consisting of delegates from civic, real estate, architects' and builders' associations be formed to thoroughly digest the proposed new charter and act as its combined wisdom may dictate."

It is likely that a call will soon be issued for a conference at the office of Charles Buek, architect and president of the Real Estate Owners' and Builders' Association, 5 East 42d street. Meanwhile citizens and taxpayers desiring to participate are invited to communicate with Albert E. Davis, architect, 258 East 138th street, New York City.

PRIVATE REALTY SALES.

South of 59th Street.

BROOME ST.—Biloon & Ostroff bought 65 and 67 Broome st, corner of Cannon st, two 4-sty tenements, with stores, on plot 50.4x56.

21ST ST.—The Standard Holding Company, George Backer and Arnstein & Levy, with Brody, Adler & Koch, resold the 7-sty apartment house known as the Allaire, at 218 and 220 West 21st st, on plot 46.10x105. The buyer is Minnie A. Brooks, who gave in part payment 139 and 141 West 63d st, two 4-sty dwellings, on plot 33.6x100.5, between Columbus and Amsterdam av. Adolph Meyer was the broker.

The Twenty-first st property figured in a recent trade involving the Arena building at 38 and 40 West 32d st, and 39 and 41 West 31st st.

37TH ST.—Haviland & Co., who own the 100 ft. plot at 9 to 15 East 36th st, and the abutting parcel at 10 East 37th st, is reported to have purchased 12 East 37th st, from the Van Rensselaer est., No. 14, from the Brick Presbyterian church, and No. 16 from the Crane est. No confirmation could be obtained but it is known that No. 14 was sold through Horace S. Ely & Co.

50TH ST.—John N. Golding sold for the Rev. Dr. Walter Duncan Buchanan, 54 East 50th st, a private dwelling, on lot 18x100.

North of 59th Street.

61ST ST.—B. Flanagan & Son sold for Mary E. Joyce, 151 West 61st st, a 4-sty dwelling, on lot 16.8x100.

62D ST.—Biloon & Ostroff resold to Morris Wolansky, 224 West 62d st, a 5-sty tenement, on lot 25x100.5.

64TH ST.—Sloane & Moller, Inc., carpenters and builders, bought from Mrs. L. W. Boardman 321, to 325 East 64th st, on plot 75x100.5, improved with a 5-sty building, which the buyers have occupied for many years, under a lease which has ten years to run; also from Mrs. Julie T. E. Cannon, Nos. 327 to 331 adjoining, old buildings, on plot 75x100.5, and from Mrs. Rose and Mrs. Kate M. Sanders, Nos. 333 to 343, old buildings, on plot 150x100.5. The combined properties form a plot 300x100.5. George R. Read & Co., represent the buyers and Horace S. Ely acted for the various sellers. Sloane & Moller also own the abutting property at 318 to 324 East 65th st, occupied by one 6-sty and two 3-sty buildings, on plot 93.9x100.5.

69TH ST.—J. B. English resold for J. W. McCulloch the 4-sty dwelling at 103 West 69th st on plot 18x100, to Dr. J. W. Sayre.

71ST ST.—The Madison Square Mortgage Co., sold 120 West 71st st a 3-sty dwelling on lot 21x100.5. The buyer is said to be a client of L. J. Phillips & Co.

80TH ST.—Chas. H. Davis sold to Dr. H. Everett Russell, 323 West 80th st, a 5-sty American basement dwelling on plot 43x49.6x irregular, adjoining the north corner of Riverside dr.

104TH ST.—Calder, Nassoit & Lanning sold for various owners to the Standard Construction Co. 248 to 252 West 104th st, three 3-sty dwellings, on plot 56x100.11. A 9-sty apartment house with suites of 3 and 4 rooms with kitchenettes, will be erected on the site. The plans for the structure, which will cost about \$160,000, are being prepared by Schwartz & Gross.

123D ST.—Lowenfeld & Prager resold 235 East 123d st, a 3-sty dwelling on a lot 25x100.11, to Isaac Leventhal. The sellers recently acquired the property at auction.

125TH ST.—Max N. Natanson and I. L. Levin sold for Mrs. E. V. F. Koch, 545 West 125th st, a 5-sty tenement with four stores on lot 25x99.11, near Broadway.

129TH ST.—Porter & Co. resold for George V. Morton, the 3-sty dwelling, at 127 West 129th st, on lot 12.6x99.11.

133D ST.—Morris Moore sold for the German society to the Block Construction Co., 144 West 133d st, a 6-sty tenement, on lot 25x99.11. It is occupied by colored tenants.

BROADWAY.—Katharine L. Naumann sold to Max Marx the 6-sty apartment house on plot 50x100 on the west side of Broadway, opposite Fairview av. The buyer gave in exchange 186 and 188 West 135th st, a 5-sty flat on plot 50x100.

BRADHURST AV.—W. J. Huston & Son sold for Miss Emma E. Catus, 29 Bradhurst av, a 3-sty dwelling on lot 17.4x63x irregular.

EDGECOMBE AV.—Burns Brothers sold, through John R. & Oscar L. Foley, 165 and 167 Edgcombe av, a 5-sty apartment on plot 40x100.

S. ALVIN PIZA has been appointed agent for the building, at 2908 3d av.

BROKERS' ATTENTION IS CALLED to the offering of 26 city lots by the Clausen-Flanagan Brewing Company on the Want and Offer page. Further information regarding the sale can be obtained by addressing the company or Henry Brady, 262 West 23d st.

ALBERT B. ASHPORTH has been appointed agent for the new 12-story building at the north-west corner of 7th av and 24th st. The building will be ready for occupancy about October 1.

THE STEVENS CONSTRUCTION CO., which is to erect a new automobile building on 55th st. on the north side, between Broadway and 8th av, has obtained a loan of \$200,000 on the operation from the Onondaga County Savings Bank. The building will cover a plot 60x100.5.

DONALD MACKAY, 2D, AND REED G. HAVILAND, formerly of O'Connell & Haviland, have formed a partnership for the purpose of carrying on a general real estate and insurance business at 569 5th av, under the firm name of Haviland & Mackay.

MERRITT D. KEEFE AND FRANCIS M. VALK have formed the new firm of Keefe and Valk, with offices at 425 5th av. A general real estate business will be conducted by the company.

THE FOLSOM CORPORATION announces that it has succeeded to the real estate agency and brokerage business formerly conducted by John G. Folsom. Charles Stuart Folsom will be president of the company and John G. Folsom, treasurer. The business will be carried on at the same address as before, 14 Bible House.

THE LENDERS NEGOTIATING CO. placed a loan of \$80,000 on the property at 534 to 550 West 58th st.

Oldest Synagogue Sold.

The Congregation Shaari Zedek has sold 38 and 40 Henry street to the congregation Mishkin Israel Anshe Suwolker. The building on the plot, which measured 53.5x100, is the oldest synagogue in the city. The buyers have been meeting in a hall in the vicinity. The property was sold for about \$60,000, subject to a mortgage of \$40,000.

MUNICIPAL FORECAST.

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

Monday, July 31.

BRONXWOOD AV.—Opening, etc., from Burke av to Gun Hill rd; 10 a. m.

MINERVA PL.—Opening, between Jerome av and the Grand Boulevard and Concourse; 1.30 p. m.

BAYCHESTER AV.—Opening, from West 4th st to the northerly boundary of Pelham Bay Park at Baychester Station; 2 p. m.

Tuesday, August 1.

WEST 169TH ST.—Sewer, from Fort Washington to Haven avs; 11 a. m.

BRONX BOULEVARD.—Opening from Old Boston Post rd to East 242d st; 2.30 p. m.

Wednesday, August 2.

GRAND BOULEVARD.—Opening, extension of and approaches to the southerly end from East 158th to East 164th sts; 3 p. m.

Thursday, August 3.

BUENA VISTA AV.—Opening, from its junction with Haven av at or near West 171st st to West 176th st; 1 p. m.

LOCAL BOARD MEETINGS.

CALENDAR OF LOCAL BOARD OF MORRISANIA, 22ND DISTRICT.

Wednesday, August 2nd, at 8.45 p. m.

400. Constructing sewer and appurtenances in Coster st, from existing sewer south of Spofford av, to Lafayette av; and in Lafayette av, between Coster st and Manida st, with all work incidental thereto.

402. Regulating, grading etc., Longfellow av, from the bridge over the New York, New Haven & Hartford Railroad to Aldus st, together with all work incidental thereto.

404. Constructing receiving basins and appurtenances at the northwest corner of Hunts Point av and Eastern boulevard; northeast corner of Hunts Point av and Whittier st; northeast corner of Hunts Point av and Longfellow av; northeast corner of Hunts Point av and Faile st; northeast corner of Spofford av and Coster st; northeast and northwest corners of Spofford av and Manida st, together with all work incidental thereto.

409. Constructing a sewer and appurtenances in Barretto st, between Spofford av and Lafayette av, together with all work incidental thereto.

LAID OVER MATTER.

325. Paving with granite blocks on a concrete foundation Garrison av, from Whittier St to Bronx River, setting curb and all work incidental thereto. Board of Estimate and Apportionment suggests

that resolution of May 8, 1911, of Local Board be amended so as to exclude the easterly block or fix the terminus at some definite distance back of the bulkhead line.

One owner favors last proposition, but prefers to have matter lay over until bulkhead line is fixed.

CALENDAR OF THE LOCAL BOARD OF CHESTER.

Wednesday Evening, August 2.

Notice is hereby given that a public hearing will be held at Borough Hall, 177th st and Third av, upon the following proceedings, which have been petitioned for by owners of property, viz:

380. Acquiring an easement for sewerage purposes required under the New York, New Haven & Hartford Railroad for such land necessary to connect with existing sewer on proposed center line of Blondell av, between Sackett av and Poplar st.

Map showing the laying out of an easement extending from the northerly line of Poplar st to the southerly line of Sackett av, and in the north prolongation of Blondell av, is attached to papers.

381. Acquiring title to Wilson av, from Allerton av to Gun Hill rd.

382. Acquiring title to Seymour av, from Gun Hill rd to north line of Bronx and Pelham parkway, and from the south line of Bronx and Pelham parkway to Eastchester rd.

383. Acquiring title to Sackett av, from Eastchester rd to Williamsbridge rd.

384. Acquiring title to Eastchester rd, from Williamsbridge rd to Laconia av.

385. Acquiring title to Throop av, from Adee av to Gun Hill rd.

386. Acquiring title to Burke av, from Boston rd to Gun Hill rd.

387. Acquiring title to Adee av, from Boston rd to Gun Hill rd.

394. Acquiring title to Mace av, from Bronx Park East to White Plains rd.

405. Constructing a sewer, etc., in Lurting av, between Walker av and the property of the New York, New Haven & Hartford Railroad Co., and all work incidental thereto.

378. That the proceeding for acquiring title to Castlehill av, from West Farms rd to the public place at the southerly terminus of Castlehill av, be amended by discontinuing the proceeding in so far as it seeks to acquire a public place at the southerly terminus of Castlehill av, and that instead thereof, said Castlehill av be continued south to Long Island Sound.

410. Acquiring title to St. Lawrence av, from Clasons Point rd to Bronx River av.

411. Regulating, grading, etc., St. Lawrence av, from Clasons Point rd to Bronx River av.

Laid Over Matters.

371. Starling av, from Unionport rd to Glebe av, paving with sheet asphalt. Class A pavement.

377. Adams st, widening from Van Nest av to New Haven railroad, from 50 to 60 ft.

342. Regulating, grading, etc., Rosewood st, from Bronx boulevard to White Plains av.

351. Sewer for Bronxdale av, between West Farms rd at Castlehill av and Sackett av; and in Sackett av, between Bronxdale av and Colden av.

260. Referred back June 11, 1911, from the Board of Estimate and Apportionment. Acquiring title to Sackett av, from Bear Swamp rd, Bronxdale av to Colden av. See report for district of assessment, signed by N. P. Lewis, dated April 13, 1911.

CALENDAR OF LOCAL BOARD OF VAN CORTLANDT, 25TH DISTRICT.

Wednesday, August 2nd, at 8.30 p. m.

393. Paving with bituminous pavement on a concrete foundation, Marion av, from East 189th st to Fordham rd.

397. Constructing receiving basins and appurtenances at the southwest corner of 170th st and Cromwell av, and on the east side of Cromwell av just south of Macomb's rd, together with all work incidental thereto.

398. Receiving basin on the west side of Clay av, opposite Wendover av, and all work incidental thereto.

408. Constructing a sewer and appurtenances in Teller av, between 164th and 165th sts, and all work incidental thereto.

101. Amending resolution of June 8th, 1910, providing for paving with asphalt blocks on a concrete foundation Webb av, from 188th st to Kingsbridge rd, setting curb, and all work incidental thereto, so as to read: Paving with bituminous pavement on a concrete foundation Webb av, from West 188th st to Kingsbridge rd, adjusting curb where necessary, and all work incidental thereto; said pavement being designated under Chapter 546 of the Laws of 1910 as Class "B" of Preliminary Pavement.

Map Propositions.

403. Laying out a street 50 ft in width in block bounded by Tiebout av, Ford st, Webster av and Folin st, and discontinuing the proposed 20-ft extension of East 182nd st, between Tiebout av and Folin st; also that such steps be taken as may be necessary to exchange said new street 50 ft wide for said old street 20 ft wide, pursuant to Section 205 of the Charter.

391. Laying out on city map two new streets extending from Tremont av to Burnside av, and the changing of line of Andrews av, between Tremont av and Burnside av.

323. Herkimer pl, laying out between 233rd and 235th sts.

374. Regulating, grading etc., Palisade pl, from Popham av to change of grade about 100 ft. east of Sedgwick av. Estimated cost, \$2,100, or about \$90.50 per 25-ft lot.

375. Paving with bituminous pavement Popham av, from 176th st to Montgomery av, and Montgomery av, from Popham av to 177th st.

Mr. Timm, representing Mr. Utard, petitioner, desires to withdraw proposition.

CALENDAR OF LOCAL BOARD OF CROTONA, 24TH DISTRICT.

Wednesday, August 2nd, at 9 p. m.

407. Receiving basin for the northeast corner of Jackson av and 165th st, together with all work incidental thereto.

CONDEMNATION PROCEEDINGS.

Final Reports.

FAILE ST.—Opening from Garrison av to a point about 183 ft. north of Whitlock av.

The final report of the Commissioners of Estimate and Appraisal in the above proceeding will be presented to the Supreme Court for confirmation, July 31.

Bills of Cost.

Bills of cost in the following proceedings will be presented to the Supreme Court for taxation:

GLEBE AV.—Opening from Westchester av to Overing av, August 7.

LYON AV.—Opening from Zerega av to Castle Hill av, August 7.

FRISBY AV.—Opening from Zerega av to West Farms rd, August 7.

TRATMAN AV.—Opening from Zerega av to Benson av, August 7.

EDEN AV.—Opening from 172d to 174th sts, August 9.

CASTLE HILL AV.—Opening from West Farms rd to the Public place at its southern terminus and also the Public place at the southern terminus of Castle Hill av, fronting on Westchester Creek, the East River and Pugsleys Creek, August 10.

A NEW ST.—Opening between Broome and Spring sts, extending from the Bowery to Elm st, August 10.

135TH ST.—Opening between 12th av and Hudson River, August 10.

Assessments.

DUE AND PAYABLE.

The Comptroller gives notice to all persons affected by the following assessments, which were confirmed, that the same are now due and payable. Unless paid on or before date mentioned, interest will be charged at the rate of 7 per cent. per annum from the date when such assessments become liens to the date of payment.

MERRIAM AV.—Regulating, grading, etc., from Ogden av to Aqueduct av, September 23.

172D ST.—Paving roadway, etc., from 3d av to Park av, September 23.

TREMONT AV.—Paving roadway, etc., from Jerome av to Morris av, September 23.

A Remarkable Building.

New York will, within a year, have a most remarkable building, costing £400,000, and designed exclusively as a house for the display of automobiles, motor-boats, aeroplanes, and the allied industries. There is a starting and landing track on the roof for flying machines, and a lake 60 ft. by 125 ft., also on the roof, for motor-boats. There is, too, an enormous goods and passenger elevator, 25 ft. by 25 ft., designed for carrying an aeroplane, a large motor-boat, or 300 persons on each trip.

In the basement there will be a famous "Rathskeller," seating 6,000 persons, to whom a full orchestra will discourse. The main floor contains shops, and the seven floors above are intended for showrooms. One of the structural novelties will be a movable floor the same size as the centre court of the building, which may be raised or lowered, thus permitting any large exhibition to have its main floor on the ninth story, with the tenth and eleventh floors serving the purpose of balconies. The site proposed is Madison Gardens, and will cover an area about equal to that of the Agricultural Hall, Islington.—"The Architectural Review," London.



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For Modernizing the Harbor.

The two waterfront improvement bills introduced into the Legislature by Senator Cullen at the instance of Mayor Gaynor and Dock Commissioner Tompkins have been signed by Governor Dix. One of the bills, it will be remembered, invests the city authorities with ample power to modernize the port of New York by building terminals for direct interchange of freight between ships and railways, constructing freight subways or elevated railways, etc.; the other provides for the incorporation of private terminal companies. Another bill relating to terminal matters that received the Governor's approval was the Walker bill, which enlarges the power of the city with regard to freight railway surface tracks, including those of the New York Central in Eleventh avenue. The general purport of these three important bills is to enable the municipality to act freely on its own initiative in improving and modernizing its dockage and other waterfront facilities.

A Subway Forecast.

It seems certain that the beginning of "digging" of the new subway system will not have any stimulating effect on the real estate market during the coming season. Even if the work of construction had been begun under conditions which would assure a quick and steady job, an uninterrupted supply of the necessary capital, and simultaneous construction all over the city, speculators would still be likely to postpone purchases until the day of actual operation drew nearer. The present subway, as the Record and Guide pointed out last week, did not have much effect upon values until the trains were running, except, possibly, in the neighborhood of Long Acre Square. The new subways will have a still smaller effect upon prices, because the day of actual operation is so remote and so precarious. Even if all the other causes for delay are removed, the city will have to raise so much money that it may be forced to go slow in spending it. There are limits to the amount of cash which even New York can borrow at any one time. If any delays occur from such a cause, no one can tell which of the new lines will have to be temporarily sacrificed.

The real estate market for the coming year will, consequently, not be influenced by any prospective transit improvements. The amount and kind of trading will be determined by conditions similar to those which have determined the real estate market of the past two years. Wherever renting is good, building will take place, but probably not in any great quantities.

Money will be easy, and a deal of it will be invested in improved real estate. Valuable sites in retail districts will continue to be picked up wherever possible by business men who want to occupy them; and the migration to the new mercantile district uptown may possibly increase in volume. But there are no symptoms of any noticeable revival of activity or of an outbreak of speculative interest in any new district.

Not Settled Till It's Settled Right.

The "moral agreement" which the city has entered into with the Brooklyn Rapid Transit Company to operate all the new subways has been received by public opinion with a significant lack of enthusiasm; and the proud announcement that "digging" will actually be commenced within a week or two has been equally powerless to arouse any effective response. There is a general feeling that the matter is not really settled, and that the final arrangement, whatever it may be, will differ substantially from the one which recently obtained official sanction. There are many obstacles in the way of the consummation of the agreement. Litigation is threatened, and will assuredly be uncovered in one form or another. The Mayor possesses certain definite powers of obstruction; and no one knows to what extent or in what way he will use them. Finally, when the operating contract is actually advertised, the Interborough may be in a position to put in a better bid than its competitor. No one can tell just what the result will be of all these possible methods of obstructing the agreement, or how long the operation of the new subways can be delayed by the opponents of the policy recently adopted by the Board.

Back of all this uncertainty is a general sense that a wrong solution of the subway problem has been reached, and that a matter of such grave importance to the people of New York cannot be said to be finally settled until it is settled right. The disinterested expert opinion,

both of engineers and financiers, is opposed to the official solution. The committee of the Board which had given the matter exhaustive consideration recommended a wholly different action. The head of the committee, whose behavior throughout the negotiations has won admiration by the patience and ability with which he attempted to secure for the city the best terms for the best possible subway system, the head of the committee only agreed to the action of the Board because he found it impossible to secure approval for what he believed to be the better solution. The defence which he made of the report of the committee at the final meeting of the Board was one of the fairest and most convincing pieces of argument which this protracted controversy has called forth; and we cannot help believing that in the long run his reasoning and his facts will bear fruit.

He pointed out that under the terms proposed by the committee and accepted by the Interborough, that corporation had agreed to operate a system more than double its present size for an assured income less by \$1,000,000 than it is receiving to-day, and that it could not get one cent more than this sum until after the city earned \$2,000,000 over its carrying charges. He pointed out that the proposed agreement was the only one which could give the city a logical and comprehensive transit system, enabling the maximum number of people to travel with the greatest convenience and at the smallest cost. He pointed out that the Interborough Company had submitted to every condition which could conceivably be imposed upon it in the public interest, that competition was being preserved, the leases leveled and swapped, and the earnings computed on a passenger basis. There was no other concession which the Interborough Company could make without sacrificing all of the greater part of its profits under its existing lease, and possibly involving itself in a receivership.

The inference is inevitable that the opponents of the Interborough were determined that under no possible conditions should it obtain the contract. If such is the case, that corporation can assuredly claim that it has been treated with flagrant injustice. The management of the company has frequently incurred just criticism and has deserved some of its unpopularity; but it has not deserved the treatment it has received. It was the only company which came to the rescue of New York when the Rapid Transit Commission was at a loss for a tenant. It obtained a profitable contract, and it is now being penalized for its services and good business judgment. And in order to inflict this castigation on the Interborough Company, the subway system of New York is to be cut in two, many millions of passengers are to be forced unnecessarily to pay two fares, and a quarter of the area of the central and most congested borough of the city is to be deprived indefinitely of any participation in the advantages of rapid transit.

The Week in Real Estate.

Trading in Manhattan real estate touched a very low level this week. The volume of business was extremely small, fewer sales being reported than in any other week this year. For some time past the district below 59th street has been inactive and this week less than half a dozen sales were closed there. Most of the business done was on the West Side and on Washington Heights, the East Side producing but one sale of any size.

Further details in connection with the sale of 351 to 359 West 42d street, reported recently, disclose the fact that the purchase price established a new record for property on this street, west of Eighth avenue. The plot, which is 80x100.5, sold for \$162,500, which is at the rate of more than \$50,000 a lot. The property was acquired in 1906 for about \$1,500 a front foot, and the selling price therefore indicates an increase in value of over \$500 a front foot in five years. The increase is the more marked in that very few improvements have taken place in this block. Some of the adjacent blocks, between Eighth and Ninth avenues, have been improved with large loft buildings, but 42d street, in this section, appears much the same as it did ten years ago. It is planned to erect a fourteen-story structure on the site when the present leases expire.

The only East Side sale of any interest was the purchase of a large plot on 64th street, between First and Second avenues. The buyers, Sloane & Moller, own the abutting property and have occupied a portion of the parcel just acquired under lease for their own business. No im-

President Mitchel, of the Board of Aldermen, sailed for Europe this week and will be away five or six weeks. The Board of Aldermen, at next Monday's meeting, will adjourn until September 19. The Board of Estimate, which meets on Thursday of next week, will adjourn until August 31. Mayor Gaynor's vacation plans have not been made known. Should he be away, Alderman Bent becomes Acting Mayor in the absence of President Mitchel.

The question whether architects should associate their names in some permanent way with their work was settled this week in the affirmative so far as the Metropolitan Building is concerned. Hundreds of clerks on their way to and from nearby offices were interested spectators of the progress of this inscription which was being chiseled into the granite base of the famous tower by a stonecutter one day during the noon hour: "Napoleon Le Brun, Pierre L. Le Brun, Michel M. Le Brun, architects."

The Long Island Railroad is credited with running more trains and carrying more passengers than any other road of equal mileage. Within six years the traffic has doubled. Being a system rather than a single line, and monopolizing a compact suburban territory thickly settled rather than a slender and elongated chain of small towns as most railroads must, its situation is exceptionally favorable, but the doubling of its passenger business in six years is probably a unique record.

The Ormrod bill, passed by the Legislature at Albany, provides, among other things, that anyone who places an advertisement "on any stone, tree, fence, stump, pole, mile-board, mile-stone, danger sign, danger signal, guide sign, guide post, billboard, building or other structure within the limits of a public highway is guilty of a misdemeanor." Any advertisement in or upon a public highway in violation of this provision may be taken down, removed or destroyed by anyone. The act takes effect on the first day of September, 1911.

Senator Ramsperger's bill, authorizing a State bond issue of \$19,500,000 for the construction of barge canal terminals, was signed last Tuesday by the Governor. The bill must be submitted to a referendum of the people at the general election next November. Of the total amount, \$9,740,000 is to be spent at New York City, \$2,800,000 at Buffalo, \$700,000 at Rochester, \$850,000 at Oswego, \$1,450,000 at Syracuse, and smaller amounts at other cities along the line of the canal. With the \$101,000,000 originally authorized for the canal, and the \$7,000,000 authorized last year for the Cayuga and Seneca extension, the total amount to be spent on the Barge Canal will be brought by this latest bond issue to \$127,500,000.

The Board of Estimate voted, on Thursday, to acquire for park purposes the Dreamland property at Coney Island and a strip of beach about a mile long, consisting of 250 acres, at Rockaway Park, and extending from Jamaica Bay to the ocean. The Dreamland project will cost the city about \$1,500,000, while the Rockaway land will cost \$1,250,000. The Coney Island property embraces a strip of land about 1,000 feet along the shore front and about 700 feet wide, extending from West Fifth street to West Tenth street, south of Surf avenue. The Dreamland Company submitted two options for the purchase of the land. It offered to sell to the city at private sale for \$1,350,000, or for \$1,500,000 should condemnation proceedings be required.

provement is planned, the property having been bought purely as an investment. An indication that the West Side builders are awakening to the need of small suite apartment houses was displayed in the purchase of a plot on 104th street, near West End avenue. A nine-story structure containing suites of three and four rooms, with kitchenettes, will be erected on the site. In spite of the fact that brokers on the middle West Side report an increasing demand with each renting season for small apartments, few good buildings of this type are to be found. One such building is now in course of construction on 72d street, and the owners have already received almost enough applications to fill the building when completed, at rents averaging over \$25 a room.

Several transactions involving considerable amounts were reported from suburban territory this week. The largest of these was the purchase by a syndicate of local and Western capitalists of a tract of 500 acres at Jamaica, L. I. The consideration was said to be about \$1,000,000. Another purchase of waterfront property, for factory purposes, was reported from New Jersey. The American Cotton Oil Company, one of the largest oil producing concerns in the country, acquired a large tract at Bayonne, and a refinery to cost half a million dollars is planned for the site.

The letting of contracts for subway digging and the prospect that a Lexington avenue tunnel will soon be under way, seems to have caused a mild spurt of activity in the Bronx. Trading in that borough has been very quiet of late, but a very substantial number of transactions were closed there in the last few days. It is natural to expect that the first effect of new transit lines will be felt in the territory of cheaper land values, but it will probably not be long before a certain amount of activity will be felt, along the entire Lexington avenue route.

A strong effort is being made by a number of civic associations to prevent the location of the proposed County Court House in City Hall Park. A conference was held on Wednesday at the City Club, and a committee was appointed to represent the organizations at the public hearing on Monday next.

Building Material Market.

The desire on the part of builders to get operations completed by the opening of the renting season is responsible for the notable increase in the demand for building materials since the first of July. From steel down to crushed stone and gravel, the volume of material that has moved this month is greatly in excess of that for a similar period at any time since last September. The gain is estimated to be about 25 per cent.

Most of the current demand is for finishing materials, such as lime, plaster, hardwood and superficial building equipment, including electrical devices, fire-escapes, etc. Despite this increased demand the average price has not changed materially since the first of the year. Common brick, Portland cement, mesh concrete reinforcement, some grades of front brick and some hardware lines are the only departments which have changed, and in each case the changes have been comparatively slight.

There has been, however, a marked tendency toward stiffening of concessions and accommodations.

In the case of common brick, the old percentage of discount is allowed on ten day payments, but the time limit for notes has been reduced about fifteen days. Steel fabricators are finishing up the large volume of small contracts taken earlier in the year before the steel mills made the sweeping reduction in prices. Since that time the lower quotations have had the effect of bringing out larger operations, and these are now being fabricated for August delivery. Steel men are competing keenly for desirable new business. This is not being sought on the basis of lower prices, but rather upon greater concessions than prevailed earlier in the year, when the caliber of new business was not so high as that which is now beginning to come out.

As to Portland cement, the tendency is to dispose of the great supply that the mills are forced to turn out in order to keep their enlarged capacity busy. The low price prevailing now is due also to the fact that the cement market in the metropolitan district is an open one, there being no restrictions as to the terms of sale, beyond a sort of tacit understanding among local agents. The chief item in the week's cement news was the announcement that the contract for supplying 77,000 barrels of Portland cement

to the Woolworth building went to Frank Vernon, who will supply Atlantic brand.

The announcement that the Metropolitan Life Insurance Company plans the erection of 192 semi-detached homes in the Maplewood section of South Brooklyn should be good news to building material distributors and agents of high class goods. The company will spend for building material alone about \$400,000 out of its total appropriation of \$643,500. Prominent among these materials will be a very high grade of common brick, good dark-hued face brick, a high quality of lime and plaster and Portland cement, a superior grade of plumbing and the best selected hardwood plain floor and trim. The contracts for these materials will be forthcoming within the next thirty days, and there will be a very active field for certain other lines during the remainder of the season.

The outlook for the building trade is good. Architects, contractors and owners need have little fear of higher prices, at least until after October 1. Taken as a whole, the building operator will find the building market more to his liking during the rest of the summer than it has been at any period so far this year.

Why Stucco Crazes.

Editor of the RECORD AND GUIDE:

I noticed in your last issue a letter from "Reader," asking why stucco crazes. This is a universal complaint and rather discouraging to many owners of stucco covered buildings, inasmuch as a crazed stucco will ruin the beauty of any successfully designed building. The reason for the crazing of stucco varies, but the principal cause is the lack of knowledge of the mixing of the proper proportions and also the application of the material and finally the protecting of finished stucco from the elements until it has properly hardened.

Cement applied on walls in about 1-inch thickness acts entirely different than when cement is poured into moulds in a compact body and the cement, while hardening, has sufficient dampness from the water of its own mixture. On the walls, the water mixed with the cement is absorbed on the back by the ground work on which the cement is applied and on the face by the air and wind in a shorter time than the cement would naturally require to harden. A stucco facing is composed of two or three coats. It depends on what finish may be desired. Naturally, the application of the cement mixture in two or three coats requires a great amount of care in order that each coat may properly adhere to the other. On the mixing of the various coats it greatly depends that the finish coat, which acts as a veneer over the under coat, should be mixed of the various ingredients so that it will act as an elastic cover, that is, that the mixture after it has hardened shall be of a less tensile strength, and therefore less brittle than the under coat.

The cement for the final coat should never be more than one part mixed with three parts of good, sharp, washed sand or marble grit, and also with a very small proportion of lime. This lime should be fresh-burned shell lime; if this is not obtainable, a good quality of hydrated lime may be used. This mixture (after the ground coat is well wetted down with clean water until it can absorb no more) is applied in the regular method and if properly floated and padded will eliminate the crazing and at the same time the lime will act as a waterproofer to a reasonable extent. This method of mixing the material and the applying of the same adds no extra expense to the cost of the building and will practically insure a successful result.

DAVIS BROWN.

New York, July 25.

Repairing Crazed Stucco.

Editor of the RECORD AND GUIDE:

I noticed in a recent issue of the Record and Guide the troubles of one of your readers regarding the crazing of his stucco walls. The cause of this is doubtless due to putting his wire lathing on wooden studding. If this is the case, the expansion of the metal in the lathing owing to exposure to the sun has not been permitted sufficient play because of the fastening of non-expanding studs. This has caused buckling under the stucco and the concrete-stucco, being non-pliable, has been forced apart where this expansion has been retarded.

His problem, however, is to remedy the present evil, which should be done at the earliest possible moment, before rains have had a chance to beat in upon the metal lathing, permitting them to rust. I would suggest that your correspondent

give the stucco wall a good wash down, and then apply with a whitewash brush, cropped within two inches of the butt, a liquid paste of Portland cement of about the consistency of cream, "spotting" it thoroughly over the cracks. It would be necessary, of course, to apply this treatment to the entire wall so as to have uniform color tone when the work is finished. This could be followed by a waterproofing preparation, many of which are on the market.

T. B.
New York, July 24.

The Sewage Problem in This Harbor

The final report of Col. William M. Black and Prof. Earle B. Phelps, giving the results of their investigation into the sewage problem, has just been submitted by Chief Engineer Fort of the Department of Sewers, to the Board of Estimate. The present report gives the general result of their study of the circulation of the waters in the harbor and the capacity of these waters to receive sewage without undue pollution, with recommendations as to the standard of purity which should be maintained in the different portions of the harbor.

The report contains a discussion of the renewal of the oxygen content of water by absorption from the atmosphere and by aeration through disturbances caused by wind, by passing vessels, and by tidal currents. It appears to be conclusively shown that the extent of the renewal of the normal oxygen content by these agencies has been greatly overestimated, and that their effect is so slight as to be almost negligible. The belief is expressed that were all the sewage of the city discharged at Throggs Neck or at the Narrows—that is, at the points of entrance of unpolluted sea water into the harbor, a safe limit of pollution could be maintained without treatment of the sewage until the population shall have reached more than 7,000,000. It is also believed that crude sewage can safely be discharged in the vicinity of Rikers Island or the Narrows for some years to come, but that at other points partial purification will soon be necessary, at least during the summer months, while even with such partial purification a proper system of discharge and dispersion will be necessary.

The degree of pollution and the capacity of the harbor waters to care for additional sewage is expressed in terms of the dissolved oxygen remaining in the water, and the recommendation in this final report is that 70 per cent. of the saturation value of dissolved oxygen would be a proper standard of purity to be maintained if possible.

In discussing the question of the pollution of the waters of the harbor and the necessity for treating sewage discharging into them, the absence of any accepted standard by which the degree of pollution and the necessity for treatment could be judged, has been a serious handicap. It may be that the use of the percentage of the saturation value of dissolved oxygen will furnish a standard which can be generally accepted. Colonel Black and Professor Phelps have suggested that 70 per cent. of this value would be a proper standard of purity which the city should endeavor to maintain, but they admit that this whole matter is one upon which there is at present much difference of opinion.

Montauk as an Atlantic Terminus.

No one doubts that it would be possible to build at Montauk a magnificent and ideal terminal for Atlantic steamships. It is easy of access; provides ample depth of water for the largest vessels; and in the matter of piers, pier sheds, railway facilities, and all the et cetera of a point of transfer from ocean to railway, it could be made the most perfect work of its kind. But when the harbor was completed, it is very doubtful if the traveling public would appreciate the supposed advantages thus provided.

The fastest of our modern liners, the "Mauretania," has crossed the Atlantic at an average speed of 26 knots, or over 30 miles an hour, and at this speed she would cover the 120 miles to New York in four hours' time. If, instead of proceeding to New York, she entered Montauk Harbor, and transferred her passengers to special trains, they would take at least two and a half hours to make the run to Manhattan. It is true that some hours would be consumed by the "Mauretania" at quarantine, and in steaming up the harbor to her pier in the North River; but there would be a similar delay at Montauk for quarantine and in warping the big ship to her berth for the discharge of the passengers. The ultimate gain in time would be possibly an hour and certainly not over two hours; and as an offset against this would be the in-

convenience to the passengers of an extra transfer—that from the steamer to the train—an objection so serious that it would probably prove a source of very material loss in passengers to any steamship line that made use of Montauk as a terminal.

In the earlier days of ocean travel, when accommodations were cramped, and the ships were small and of slow speed, the shortening of the voyage by a few hours would have been a matter of some importance; but in these days of giant vessels, whose bulk is so great that they are steady in any but the heaviest seas, and whose accommodations are such that the traveler is surrounded with all the conveniences which he has come to look upon as essential to his daily comfort, the matter of two or three hours more or less on board ship is one to which he is supremely indifferent. Certainly he would not wish to exchange the spacious dining saloons, lounges and smoking rooms of an ocean liner for the relatively cramped and uncomfortable accommodations of a modern railroad train.

But there are even weightier considerations, largely of a geographical character, which show the futility of the attempt to artificially create a trans-American terminus, 120 miles distant from the commercial metropolis which it would be intended to serve. The selection of the site for the great ports of the world has not been determined either by caprice or accident. The existence of the magnificent New York Harbor at the point where that great natural line of travel from the west to the Atlantic seaboard by way of the Great Lakes, the Mohawk Valley, and the Hudson River, reaches the Atlantic coast, determined beyond any chance of later revision where the principal meeting point of rail and ocean traffic would be found. The phenomenal growth of New York in population, trade and wealth was rendered inevitable by its splendid strategic position. The hundreds of miles of foreshore, the vast wharf and other terminal facilities (inadequate and capable of much improvement though they may be), the existence here of the terminals of the great railroad systems, the concentration here of the thousand and one trades and industries that cater to the ocean steamship, and finally the fact that within a few minutes of the landing wharves are to be found the finest hotels in the country, and theatres and places of amusement by the score,—all these considerations, in addition to those of the inconvenience of transfer above mentioned, conspire to render the position of New York as the point of departure and arrival of Atlantic steamships forever permanent and unassailable. — "Scientific American."

Fifth Subway Contract Let.

The fifth of the six construction contracts on the Lexington avenue subway was awarded by the Public Service Commission on Wednesday to the Metropolitan Contracting Company, a concern in which Boston interests are said to predominate. The contract covers the section between 14th and 26th streets, and the amount of the bid was \$2,419,127. The Board of Estimate is expected to act on the contract next week. The four contracts, one to Charles H. Peckworth and the rest to the Bradley Construction Company, that have already been approved represent an outlay of \$16,139,428. They cover the Lexington avenue line from 26th to 106th street, except for the stretch between 67th and 79th streets. The total outlay for rapid transit lines under the terms of the B. R. T. offer accepted by the Board of Estimate on July 21 will be about \$123,000,000 for new construction, besides about \$27,800,000 in lines which are now being built. The B. R. T. is to spend about \$75,000,000 in construction of new lines and reconstruction of existing lines and on the equipment for operation of the entire system. About 44 miles of double-track subway line will be included in the system when completed. The extension of the New York rapid transit subway system is by far the largest engineering work, measured by total outlay involved, now in progress in the United States. It is expected to bring a great many laborers and mechanics to the city, and a tenement house boom, similar to that brought about by the building of the existing subway, is looked for as one of the first effects on real estate of the new transit project.

Old Estate Property Sold.

A portion of the old Peter Cooper estate passed into new hands this week. Edith C. Bryce, a granddaughter of Peter Cooper, conveyed 329 Bowery, an old building on lot 16x82, to Mary Del Genoese.

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 |
|--------------------------|---------------|---------------|
| | July 21 to 27 | July 22 to 28 |
| Total No..... | 150 | 182 |
| Assessed value..... | \$6,592,000 | \$21,344,100 |
| No. with consideration.. | 22 | 19 |
| Consideration..... | \$1,134,940 | \$947,675 |
| Assessed value..... | \$755,500 | \$688,500 |

Jan. 1 to July 27 Jan. 1 to July 28

| | | |
|--------------------------|---------------|---------------|
| Total No..... | 5,876 | 6,570 |
| Assessed value..... | \$331,438,750 | \$395,777,930 |
| No. with consideration.. | 514 | 613 |
| Consideration..... | \$31,746,843 | \$36,095,797 |
| Assessed value..... | \$25,458,200 | \$30,561,000 |

MORTGAGES

| | July 21 to 27 | July 22 to 28 |
|--------------------------|---------------|---------------|
| Total No..... | 134 | 121 |
| Amount..... | \$3,958,274 | \$4,278,789 |
| To Banks & Ins. Cos..... | 34 | 27 |
| Amount..... | \$1,730,000 | \$1,739,000 |
| No. at 6%..... | 46 | 48 |
| Amount..... | \$1,025,564 | \$1,521,255 |
| No. at 5½%..... | 3 | 1 |
| Amount..... | \$421,000 | \$350,000 |
| No. at 5%..... | 38 | 34 |
| Amount..... | \$1,247,600 | \$858,478 |
| No. at 4½%..... | 13 | 11 |
| Amount..... | \$265,500 | \$694,000 |
| No. at 4%..... | 1 | ..... |
| Amount..... | \$17,500 | ..... |
| Unusual rates..... | 1 | ..... |
| Amount..... | \$150,000 | ..... |
| Interest not given..... | 32 | 27 |
| Amount..... | \$831,110 | \$855,056 |

Jan. 1 to July 27 Jan. 1 to July 28

| | | |
|-------------------------|---------------|---------------|
| Total No..... | 4,698 | 5,428 |
| Amount..... | \$160,175,822 | \$206,554,594 |
| To Bank & Ins. Cos..... | 1,045 | ..... |
| Amount..... | \$70,934,394 | ..... |

MORTGAGES EXTENSIONS

| | July 21 to 27 | July 22 to 28 |
|--------------------------|---------------|---------------|
| Total No..... | 35 | 37 |
| Amount..... | \$1,853,000 | \$3,921,500 |
| To Banks & Ins. Cos..... | 11 | 13 |
| Amount..... | \$1,179,000 | \$3,326,500 |

Jan. 1 to July 27 Jan. 1 to July 28

| | | |
|--------------------------|--------------|--------------|
| Total No..... | 1,453 | 1,490 |
| Amount..... | \$56,132,926 | \$65,275,794 |
| To Banks & Ins. Cos..... | 512 | ..... |
| Amount..... | \$31,942,205 | ..... |

BUILDING PERMITS

| | July 22 to 28 | July 23 to 29 |
|--------------------|---------------|---------------|
| New buildings..... | 15 | 15 |
| Cost..... | \$1,798,300 | \$1,175,000 |
| Alterations..... | \$121,880 | \$494,450 |

Jan. 1 to July 28 Jan. 1 to July 29

| | | |
|--------------------|--------------|--------------|
| New buildings..... | 547 | 567 |
| Cost..... | \$61,658,350 | \$70,092,320 |
| Alterations..... | \$7,756,070 | ..... |

BRONX

CONVEYANCES

| | July 21 to 27 | July 22 to 28 |
|--------------------------|---------------|---------------|
| Total No..... | 129 | 121 |
| No. with consideration.. | 12 | 10 |
| Consideration..... | \$220,020 | \$99,075 |

Jan. 1 to July 27 Jan. 1 to July 28

| | | |
|--------------------------|-------------|-------------|
| Total No..... | 4,267 | 4,184 |
| No. with consideration.. | 304 | ..... |
| Consideration..... | \$3,080,184 | \$3,626,215 |

MORTGAGES

| | July 21 to 27 | July 22 to 28 |
|--------------------------|---------------|---------------|
| Total No..... | 139 | 137 |
| Amount..... | \$969,690 | \$1,041,807 |
| To Banks & Ins. Cos..... | 14 | 8 |
| Amount..... | \$229,000 | \$113,600 |
| No. at 6%..... | 66 | 55 |
| Amount..... | \$447,465 | \$470,524 |
| No. at 5½%..... | 14 | 15 |
| Amount..... | \$79,550 | \$57,630 |
| No. at 5%..... | 29 | 23 |
| Amount..... | \$146,750 | \$373,750 |
| Unusual rates..... | 1 | 1 |
| Amount..... | \$3,525 | \$1,000 |
| Interest not given..... | 29 | 43 |
| Amount..... | \$292,400 | \$139,003 |

Jan. 1 to July 27 Jan. 1 to July 28

| | | |
|--------------------------|--------------|--------------|
| Total No..... | 3,683 | 4,162 |
| Amount..... | \$34,503,246 | \$40,213,979 |
| To Banks & Ins. Cos..... | 422 | ..... |
| Amount..... | \$7,721,350 | ..... |

MORTGAGES EXTENSIONS

| | July 21 to 27 | July 22 to 28 |
|--------------------------|---------------|---------------|
| Total No..... | 9 | 13 |
| Amount..... | \$137,000 | \$132,000 |
| To Banks & Ins. Cos..... | ..... | 3 |
| Amount..... | ..... | \$52,500 |

Jan. 1 to July 27 Jan. 1 to July 28

| | | |
|--------------------------|-------------|-------------|
| Total No..... | 367 | 379 |
| Amount..... | \$5,385,594 | \$4,897,440 |
| To Banks & Ins. Cos..... | 72 | ..... |
| Amount..... | \$2,174,350 | ..... |

BUILDING PERMITS

| | July 22 to 28 | July 23 to 29 |
|--------------------|---------------|---------------|
| New buildings..... | 32 | 26 |
| Cost..... | \$1,631,250 | \$627,200 |
| Alterations..... | \$183,900 | \$3,100 |

Jan. 1 to July 27 Jan. 1 to July 29

| | | |
|--------------------|--------------|--------------|
| New buildings..... | 779 | 1,147 |
| Cost..... | \$13,721,485 | \$24,397,420 |
| Alterations..... | \$828,832 | ..... |

BROOKLYN

CONVEYANCES

| | 1911 | 1910 |
|--------------------------|---------------|---------------|
| | July 20 to 26 | July 21 to 27 |
| Total No..... | 432 | 479 |
| No. with consideration.. | 35 | 22 |
| Consideration..... | \$227,624 | \$178,030 |

Jan. 1 to July 26 Jan. 1 to July 27

| | | |
|--------------------------|-------------|-------------|
| Total No..... | 14,887 | 16,101 |
| No. with Cansideration.. | 948 | ..... |
| Consideration..... | \$7,934,148 | \$9,362,789 |

MORTGAGES

| | July 20 to 26 | July 21 to 27 |
|--------------------------|---------------|---------------|
| Total No..... | 390 | 516 |
| Amount..... | \$1,310,658 | \$1,627,875 |
| To Banks & Ins. Cos..... | 80 | ..... |
| Amount..... | \$366,992 | ..... |
| No. at 6%..... | 231 | 334 |
| Amount..... | \$569,274 | \$735,370 |
| No. at 5½%..... | 49 | 64 |
| Amount..... | \$173,150 | \$189,792 |
| No. at 5%..... | 86 | 89 |
| Amount..... | \$505,436 | \$642,887 |
| Unusual rates..... | 2 | 4 |
| Amount..... | \$5,700 | \$9,720 |
| Interest not given..... | 22 | 25 |
| Amount..... | \$57,098 | \$50,106 |

Jan. 1 to July 26 Jan. 1 to July 27

| | | |
|---------------|--------------|--------------|
| Total No..... | 13,124 | 15,290 |
| Amount..... | \$60,701,305 | \$74,801,566 |

To Banks & Ins. Cos.....

| | July 1 to 26 | ..... |
|--------------------------|--------------|-------|
| To Banks & Ins. Cos..... | 444 | ..... |
| Amount..... | \$2,520,577 | ..... |

BUILDING PERMITS

| | July 20 to 26 | July 21 to 27 |
|--------------------|---------------|---------------|
| New buildings..... | 73 | 108 |
| Cost..... | \$344,185 | \$1,011,725 |
| Alterations..... | \$110,039 | \$56,124 |

Jan. 1 to July 26 Jan. 1 to July 27

| | | |
|--------------------|--------------|--------------|
| New buildings..... | 3,018 | 3,815 |
| Cost..... | \$19,410,916 | \$22,525,207 |
| Alterations..... | \$3,053,018 | \$2,891,065 |

QUEENS

BUILDING PERMITS

| | July 21 to 27 | July 22 to 28 |
|--------------------|---------------|---------------|
| New buildings..... | 106 | 110 |
| Cost..... | \$444,025 | \$412,943 |
| Alterations..... | \$12,782 | 8,175 |

Jan. 1 to July 27 Jan. 1 to July 28

| | | |
|--------------------|--------------|-------------|
| New Buildings..... | 3,452 | 2,465 |
| Cost..... | \$14,520,681 | \$8,790,950 |
| Alterations..... | \$481,144 | \$485,396 |

Leases Building on 39th Street.

John Fenning, a dealer in antique furniture, now located at 428 Fifth avenue, has leased from George MacCulloch Miller the three-story building at 15 East 39th street for a term of five years from October 1. The building, which was formerly a stable, was altered for business several years ago and leased to Fishel, Adler & Schwartz, who recently discontinued business.

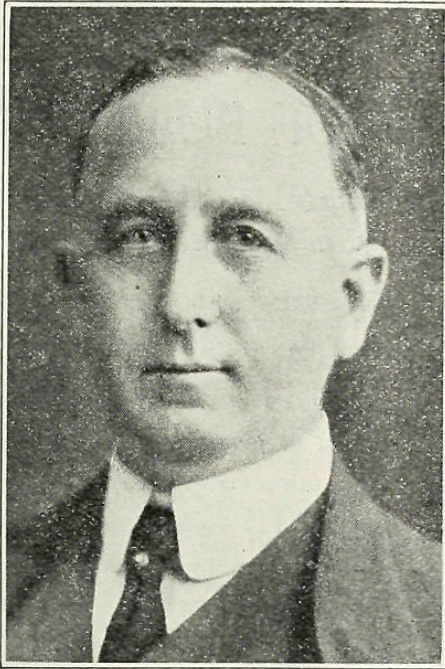
Bronx Board of Trade to Have New Home.

At a meeting of the board of directors of the North Side Board of Trade held this week at Third avenue and 138th street the Board of Trade Building Company, J. Clarence Davies, president, was empowered to sign contracts for the purchase of the gore plot, 40x100x100, at the junction of Third and Lincoln avenues and 137th street. A new three-story building will be built on the plot, from designs by Albert E. Davis, the architect, who estimates the cost at \$65,000. The American Real Estate Company will erect the building. The Board of Trade will occupy the third floor, while the second floor will be divided into offices. The ground floor will have stores. The Gates Realty Company is the owner of the property.

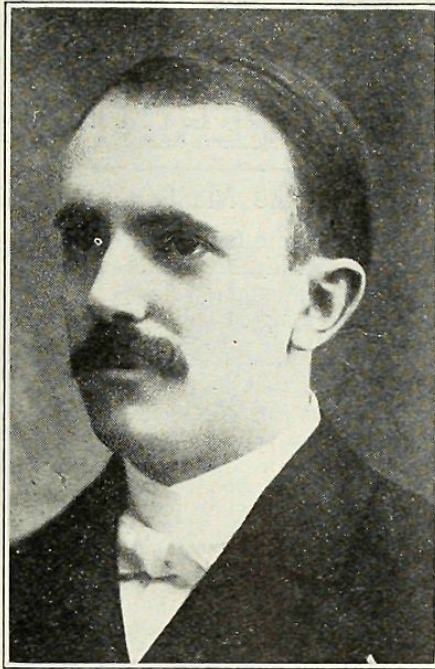
Money for Mortgages Increasing.

The Title Guarantee & Trust Company reports that the month of June from a standpoint of mortgage business has been one of the best months in its history. During the month it disposed of 615 mortgages amounting to \$7,505,100. The sale of mortgage certificates also shows a most marked increase, the amount of sales of these securities during June having been more than ten times that of June, 1910.

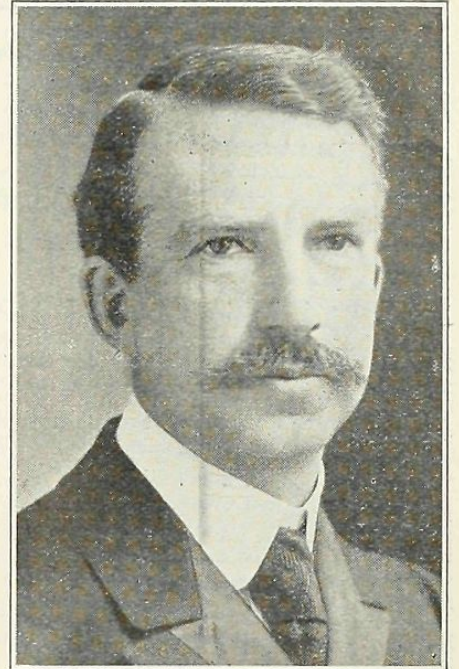
NOTABILITIES IN THE CURRENT NEWS



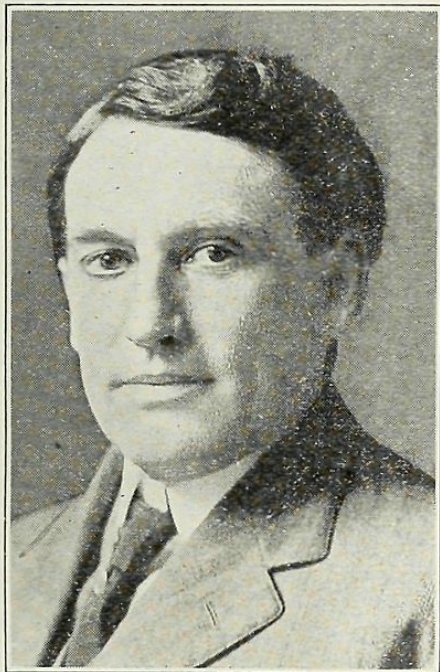
JOHN W. PARIS,
President.



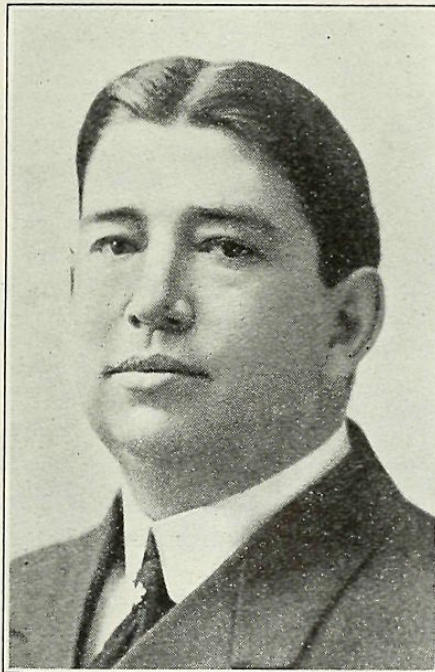
JAMES E. WILKINSON,
Secretary.



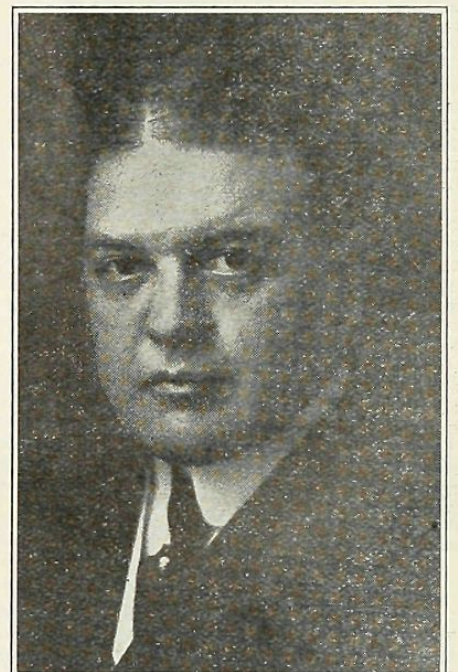
LEWIS H. POUNDS,
Vice-President for Kings County.



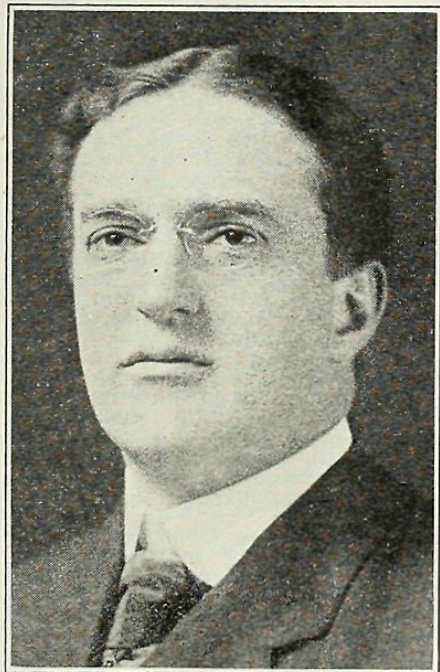
H. STEWART MCKNIGHT,
Vice-President for Queens County.



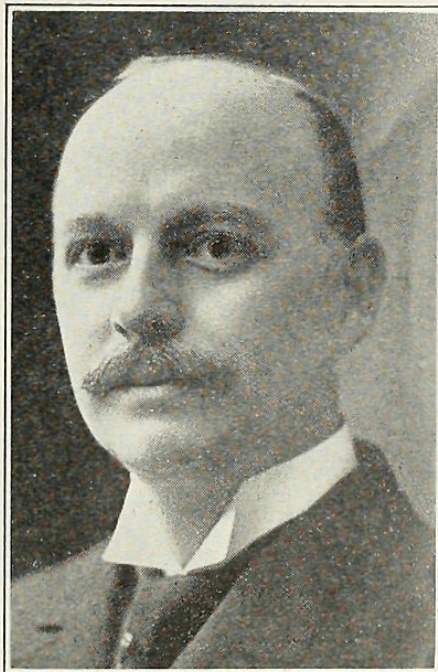
D. MAUJER McLAUGHLIN,
Vice-President for Nassau County.



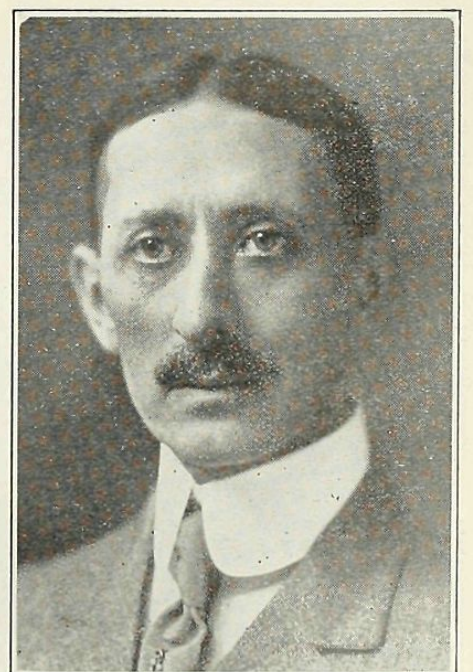
TIMOTHY L. WOODRUFF,
Chairman of Transportation Committee.



JAMES FRANK,
Chairman of Law and Legislation Committee.



JOSEPH W. DOOLITTLE,
Chairman of Highway Committee.



STUARD HIRSCHMAN,
Chairman of Sanitation Committee.

Real Estate Developers of Long Island

The Long Island Real Estate Exchange has played a prominent part in the development of Long Island real estate. The men whose pictures are reproduced above are officers and chairmen of the principal committees of the organization.

BUILDING SECTION

THE WORK OF THE SUPERINTENDENT OF BUILDINGS.

An Unusual Annual Report from the Manhattan Bureau of Buildings—How the Public Welfare Is Guarded—A Thousand Old Buildings Taken Down Last Year.

IN submitting the annual report of the Manhattan Bureau of Buildings to Borough President McAneny this week, Superintendent Rudolph P. Miller departed from the usual custom of filing merely a statistical statement.

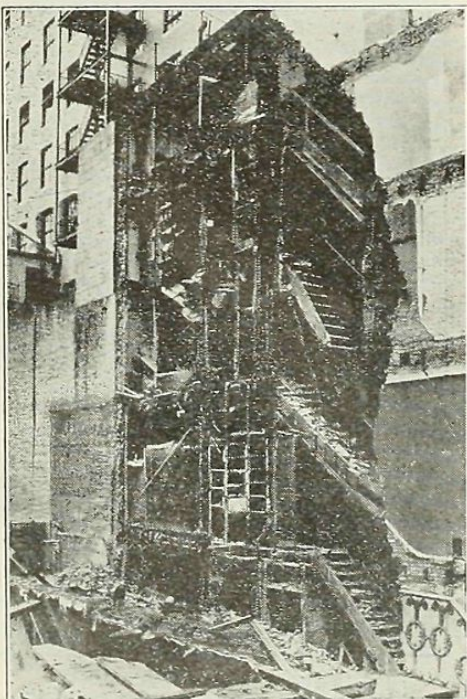
Much of the work of the department has a general as well as professional interest. That this is true was shown by the reception accorded the annual reports of 1904 and 1905, which were the only ones that anyone in the department can remember as having contained anything but statistical statements, or anything worth retaining except the tables of plans filed.

The magnitude of the operations of the bureau, taken collectively, are probably not generally appreciated. During the year 1910, which was not a particularly active year, the estimated cost of the building operations for which plans were filed at the bureau was \$109,000,000. Among great undertakings the construction of the Panama Canal stands pre-eminent. Its estimated cost to the U. S. Government is \$375,000,000. But the execution of the work will extend over a period of at least ten years, making the average annual cost of the work \$40,000,000, which is not much more than one-third of the building operations in Manhattan for 1910. So, too, the construction of the new water-supply system for New York City is a vast undertaking, with a cost estimated at \$200,000,000. As this work will take ten years, the average annual expenditure will be about \$20,000,000, or less than one-fifth of the estimated cost of building operations in Manhattan last year.

On the basis of estimated cost, the building operations in Manhattan last year exceeded those of all the other four boroughs combined, and also those of the Tenement House Department for the entire city by about thirty-eight per cent. Numerically, only about six and three-tenths per cent. of the total number of new buildings erected in New York City are in Manhattan.

THE MOST ACTIVE SECTIONS.

A table of building operations commenced and completed during the year 1910 shows that the zone in which the largest number of buildings were under construction was between 23d and 59th streets, a zone which is rapidly changing into a business district. On Morningside Heights and Washington Heights, taken



BUILDING AT NO. 12 EAST 32D STREET, WHERE A PARTY WALL FELL DURING THE DEMOLITION OF AN ADJOINING BUILDING.

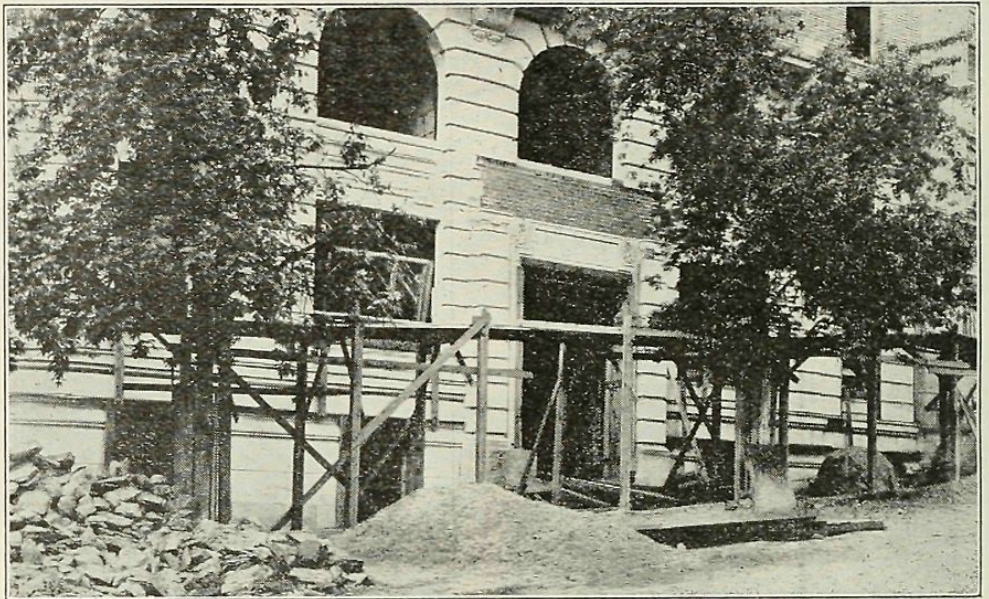
together, 159 buildings were commenced and 176 completed last year. About fifty per cent. of the tenement house construction on the island goes on in these two sections.

CHARACTER OF CONSTRUCTION.

As to the character of new building construction in Manhattan, there seems to be an impression that the majority of the buildings erected are of non-fireproof, or ordinary construction, but an analysis of the permits issued during 1910 for new buildings in Manhattan, as given in Tables VI to X, of the report, will show that this impression is not fully justified, so far as Manhattan Borough is concerned. Of the 805 new buildings for which plans were filed last year 250, or

but immediate decision cannot be secured in the clerical work of docketing, indexing and marking papers and plans for identification, and in the technical examination of the plans and specifications by the engineers. Furthermore, in the case of all applications for alterations and repairs, and of most applications for new buildings, reports must first be secured from the inspector concerning the condition of the existing structure or of the party walls to be used, thickness of walls, character of soil, etc.

Past experience shows that the average time from the date of filing an application to the first action is five days. During the busy season in the early part of 1910 there was considerable delay in this matter and more or less complaint. The



A FLIMSY TYPE OF SIDEWALK SHED, THE ELIMINATION OF WHICH IS EN-GAGING THE EFFORTS OF THE BUREAU OF BUILDINGS.

thirty-one per cent., were fireproof. This fact by itself would of course not bear out the contention just made, but it must be remembered, says the Superintendent, that the buildings which are being constructed fireproof almost always cover a larger area and go to greater heights than buildings of ordinary construction.

The tendency in this borough on account of high land values is to erect larger buildings. Hence the fairest basis of comparison is that of ground area covered. Last year 48 per cent. of the total ground area utilized was covered with fireproof buildings. To carry the comparison farther, sixty-eight per cent. of the total amount of new floor area was in fireproof buildings, and seventy-seven per cent. of the estimated cost of all projects was for fireproof buildings. The tables also show that the amount of frame construction in Manhattan is virtually nil.

DEMOLITIONS.

A building one hundred years old is an object of far more curiosity in New York City than in most Eastern cities where reconstruction is not going on to the same extent. Here a building outlives its economic usefulness long before the expiration of a century (unless it is far out of the tide of development), and is replaced with one capable of producing a larger proportionate income. In the year 1910 one thousand and seventy-two old buildings were taken down. Permits were issued to one hundred and six different contractors, of whom ten, who make this work a specialty, did about fifty per cent. of the work. That is, of the four hundred and fifty-six permits issued, two hundred and forty, representing five hundred and fifteen buildings, went to these ten contractors.

In the examination of applications for new buildings, alterations or repairs, prompt action is the aim of the Bureau,

reasons for the delay were the disorganization and demoralization of the engineering division caused by some necessary changes in the personnel, and a lack of competent assistants caused by the inability of the Civil Service Commission to supply the required help, besides the difficulty of getting good men to accept temporary appointments.

MODIFICATIONS OF LAW.

Under the city charter the Superintendent of Buildings is vested with considerable discretionary power in the enforcement of the law. It has been the policy and practice of the bureau under the present administration, says the report, to exercise that power only in cases where the intent of the law was in doubt, but in no case where the provisions are specific. Since January, 1910, the particulars in each case and the reasons for the modification have been made a part of the record and a copy has been issued to the applicant in each case. And in order to keep the building public informed on all matters affecting their interests, the publication of bulletins was introduced early in 1910. These bulletins include all special orders, rules and interpretations made by the Superintendent, and all modifications granted by the Superintendent and approved by the Borough President. The bulletins are regularly printed in the Record and Guide. The value of this information to architects, builders and others interested can be readily seen. Heretofore the information would reach those interested only by mere chance.

VIOLATIONS OF LAW.

During the year 1910 the number of violations reported was 6,137, not including violations of the regulations for elevators. Over twenty-seven per cent. of the violations were charged against plumbing and drainage. Starting new

buildings without a permit is a violation of law of too frequent occurrence, the Superintendent says. Nearly twenty-two per cent. of the violations reported were on this account. In the more serious cases of such violations injunction proceedings are resorted to.

An active campaign is being waged to secure the construction of substantial sheds over sidewalks for the protection of pedestrians. When the present administration came in it was found that a really satisfactory shed was provided in but few instances. In two serious accidents that occurred last year fatal accidents would probably have been avoided had substantial bridges been provided as required. To correct this fault, specifications outlining what constitutes an acceptable minimum were published in Bulletin 16, under date of February 5.

A class of violations that is particularly troublesome is the erection of frame structures within the fire limits. One hundred and sixteen such cases were reported in 1910.

with self-closing fireproof doors. A means of escape is thus provided with which the occupants are thoroughly familiar and which does not subject them to the dangers of outside fire-escapes, the majority of which do not lead to direct or easy egress. When a means of egress is sufficient, is largely a matter of judgment, the Superintendent says, and much difficulty is encountered in convincing owners and lessees that additional exit facilities are required.

A New York Builder's Observations in Italy.

William J. Taylor, the builder, of 7 West 42d street, returned last week from a tour through Southern Europe. While he went with no idea of making an investigation into foreign methods of construction, he incidentally observed such things as were of interest to a builder. But generally he found himself, as he had expected, more interested in examining historic

NEW PLUMBING RULES.

Hot and Cold Water Supply Pipes Must Not Hereafter be Close Together.

Commissioner Thompson, of the Department of Water Supply, Gas and Electricity, has called attention to the fact that in drawing water from cold water supply pipes, much waste occurs through permitting the water to run until it is cold.

The heated condition of the water first drawn seems to be due to the proximity of the hot and cold water supply pipes. For this reason he had suggested that a new plumbing regulation be drawn to require the hot and cold water supply pipes to be separated by at least twelve inches.

To meet this suggestion and at the same time provide for other matters affecting hot and cold water supply pipes, the following amendment to the Plumbing Regulations was proposed at a meeting of the Superintendents of Buildings of the various boroughs.

The additional rules embodied are to be published in the City Record, in accordance with Section 141 of the Building Code. It is intended to make the rules uniform in the five boroughs of the City of New York, but before they become effective any criticisms or suggestions will be gladly received by the Building Superintendents.

WATER SUPPLY.

"Amendment to the Plumbing Rules and Regulations of the Bureau of Buildings for the Borough of Manhattan, made under provisions of Section 141 of the Building Code.

"Section 159. House-service pipe must connect to the street mains by means of taps supplied by the Department of Water Supply, Gas and Electricity.

"Section 160. A stop and waste cock must be placed upon the sidewalk at the curb, and also a separate stop or valve upon the service pipe just inside the front wall.

"Section 161. The diameters of street service pipes must not be less than one inch for dwellings, one and one-half inches for tenements or apartment houses, and two inches for hotels, factories and other miscellaneous buildings.

"Section 162. That all rising lines have a stop cock or valve at the foot of each line and a separate stop cock or valve on the branches from riser for each fixture if isolated or each group of fixtures, such as bath rooms, kitchens, etc., located so as to be accessible at all times.

"Section 163. Diameters of branches to any fixture must not be less than one-half inch. For flush valves not less than one inch.

"Section 164. Where hot water supply pipes are installed, the distance between the hot and cold risers and branches must not be less than twelve inches, and a method of circulation provided that will insure the prompt deliver of hot water at the faucet when required.

"Section 165. —All risers and branches, where possible, must be exposed and properly fastened."

Unemployment in New York State.

Returns from all labor organizations in the State, representing 475,000 members, show that in the first three months of 1911 there was considerably more idleness than in the corresponding months of 1910, according to the latest bulletin from the Department of Labor. Thus 9.8 per cent of the members were reported as idle continuously during the quarter in 1911, as compared with 7.3 per cent. in 1910, while 20.3 per cent. were returned as idle on the last day of March, as against 16.1 per cent. in 1910.

Again, the average number of days worked by those not continuously idle was this year 65.1 for men and 63.7 for women, or two days less than in 1910, when the averages were 67.3 for men and 65.8 for women. The returns as to causes of idleness at the end of March made it very clear that the greater idleness this year was due entirely to a lessened demand for labor. Thus, while the number of members reporting was not quite one-third greater this year, there were nearly twice as many returned as idle for "lack of work," with less than one-half as many idle because of labor disputes and with little change in numbers idle for other causes.

The greatest increases in idleness this year are found in the building and metal trades. In the clothing trades also an increase of idleness appears, but not nearly so large. The other two of the five largest groups of organized trades, transportation and printing, are notable as showing less idleness this year than last.

SHOWING CHARACTER OF CONSTRUCTION IN MANHATTAN AS PROPOSED IN 1910.

| Class of Construction. | No. of build-ings. | Per cent. | Ground Area. | | Floor Area. | | Estimated cost | Per cent. |
|------------------------|--------------------|-----------|----------------|-----------|----------------|-----------|----------------|-----------|
| | | | No. of sq. ft. | Per cent. | No. of sq. ft. | Per cent. | | |
| Fireproof | 250 | 31.0 | 1,973,000 | 48.3 | 19,128,300 | 68.0 | \$72,874,000 | 77.1 |
| Ordinary | 413 | 51.3 | 1,907,300 | 46.7 | 8,766,200 | 31.2 | 21,335,800 | 22.6 |
| Miscellaneous ... | 136 | 16.9 | 172,800 | 4.2 | 201,000 | 0.7 | 254,700 | 0.3 |
| Frame | 6 | 0.8 | 30,300 | 0.8 | 33,200 | 0.1 | 11,200 | 0.0 |
| Totals..... | 805 | 100.0 | 4,083,400 | 100.0 | 28,128,700 | 100.0 | \$94,475,700 | 100.0 |

A large number of violations against non-fireproof dumbwaiter shafts are due to an opinion of the Corporation Counsel, holding that the provisions of Section 97 of the Building Code are retroactive. This would mean that practically all existing non-fireproof dumbwaiter shafts must be made fireproof, but as the

architecture than in observing mechanical methods from which nothing new was to be learned.

In Rome, for example, Mr. Taylor saw but little steel construction. Concrete is largely used, and nearly all work is fireproof. Walls are usually either of stone or common brick surfaced with stucco. Comparatively few buildings are more than five or six stories high.

He noted that in Italy builders had their labor troubles the same as in America and for much the same reason. He found work suspended on the exposition buildings in several cities on account of strikes. The fiftieth anniversary of the nation is to be celebrated by holding large exhibitions in a number of cities. At one place there was a strike on against front brick which had been imported from America.

Plumbing work in Italy, Mr. Taylor noticed, is less well done than with us, but in tile work the Italians seemed able to have things which would here be considered too costly for ordinary purposes, owing to our higher wages to mechanics. For example, he saw terrazzo laid in patterns with handsome effect, but the loose materials had first to be made into tiles.

The system of taxation in Rome is unique. Owners are permitted to put their own valuation on property, but they must give the government the right to buy it at this figure. The tax rate is three per cent. Rome is surrounded by tracts of uncultivated land, all belonging to a comparatively few old estates. Suburban development is not a department of real estate activity as in this country, for there is little or no demand for suburban sites. On the whole the New York builder found Italy a prosperous land and the Italians a progressive people.

Why the Subway Is Hot.

The great subway power house, located at 59th street and the North River, is designed to produce 140,000 horse-power, which requires a daily consumption of 1,000 tons of coal. More than 90 per cent. of this enormous electrical energy is converted into heat when utilized in the operation of subway trains.

In other words, the electrical energy supplied to the motors to move the trains reproduces almost the entire heating effect of the 1,000 tons of coal consumed in the power house boilers. It is no small wonder, then, that the subway is hot, for it may be compared to, and is, in reality, one great electrical heater, the peculiar features of which possess desirable advantages in all the seasons of the year except summer. To retain the advantages, suitable for cooler seasons, and at the same time eliminate the disadvantages of the summer season, has been an extremely difficult problem to solve.—"Interborough Bulletin."

Ancient Reinforced Concrete.

It has recently been found that reinforced concrete dates from ancient times. An examination of the roof of one of the numerous tombs along the Via Appia, has disclosed the fact that the roof is a slab of hydraulic cement concrete in which are embedded bronze rods crossing one another so as to form a lattice reinforcement, in quite the modern manner.

STATEMENT OF ACTIVITIES.

| | 1910 | 1909 |
|--|--------------|---------------|
| Applications for— | | |
| New buildings..... | 778 | 871 |
| Alterations | 2,989 | 3,016 |
| Slip applications.... | 3,781 | 3,692 |
| Estimated cost— | | |
| New buildings..... | \$96,703,029 | \$131,246,483 |
| Alterations | 11,940,066 | 13,085,729 |
| Slip applications.... | 447,443 | ..... |
| New buildings— | | |
| Commenced | 718 | 704 |
| Completed | 658 | 665 |
| In progress Dec. 31 | 504 | 444 |
| Alterations— | | |
| Commenced | 3,202 | 2,633 |
| Completed | 3,023 | 2,726 |
| In progress Dec. 31 | 718 | 539 |
| Number of inspections by construction inspectors... | 153,614 | 119,049 |
| Number of pieces of iron and steel inspected and reported on..... | 421,779 | 279,206 |
| Number of inspections by elevator inspectors | 18,295 | 16,707 |
| Number of inspections by plumbing inspectors | 52,984 | 33,353 |
| Number of inspections made and approvals issued under Section 31-B of Liquor Tax Law | 24 | 21 |
| Violation cases reported | 6,137 | 3,346 |
| Unsafe buildings reported | 2,341 | 1,864 |
| Fire escape orders filed | 872 | 496 |
| Additional complaints investigated | 5,580 | 5,840 |

validity of the requirement is questioned by many owners, the cases have not been pressed. A test case is now pending in the courts.

No less than 803 unsafe building cases are pending in the department. In eleven instances of unsafe buildings last year it was necessary to call on the emergency corps. But whenever it was possible bids to remove the unsafe conditions were asked, and the work was done by the lowest bidder.

FIRE-ESCAPES.

None of the orders issued by the Bureau are more strenuously resisted than those calling for the installation of adequate fire-escapes or means of exit. The provisions of the law are not specific, and perhaps cannot be, but the responsibility is clearly placed on the Superintendent of Buildings. A force of six inspectors has been assigned to this work especially, and the district inspectors also report on fire-escapes.

While it has not been possible to lay down any specific rules, certain general principles have been adopted by Superintendent Miller for the guidance of inspectors. An endeavor is made to secure as far as possible safe egress within the structure itself by enclosing all staircases in fireproof walls and by having the openings into these fireproof halls fitted

HOME BUILDING ON THE UTOPIAN PRINCIPLE.

How the Metropolitan Life Insurance Company Has Commercialized the Pet Hobby of Theorists—A Rebuke for Speculative Builders.

THE question of whether it is possible to build semi-detached wage earners' dwellings profitably by the wholesale with the very highest grade materials on improved property within the five-cent fare limit from Manhattan has been affirmatively answered by the Metropolitan Life Insurance Company. Furthermore, it has been proved to the satisfaction of the company that it can not only build the home of the man of moderate means, but can help him pay for it on easier and more equitable terms than those offered by the speculative builder.

In other words, the Metropolitan Life Insurance Company has made practical theories long entertained by housing reformers and philanthropists, that the relationship between home-building and life insurance offered a means for financing small dwelling operations. From a business point of view, however, there have been serious obstacles in the way of making loans for homes for the so-called middle class. These have been chiefly questions of interest and security of the loan. Of course the insurance company could, to some extent, safeguard its loans by requiring the borrower to take out an insurance policy similar to the one in use in Belgium, but the trouble has been that not every borrower would be insurable. If he sold the property after holding it for a short term difficulties would arise with reference to the transfer of the policy.

AN INTERMEDIARY COMPANY.

The only way out of this difficulty, and which incidentally, finally made the housing reformers' theories practical, was to establish or operate through an intermediary company which could give positive proof of solvency and to guarantee the repayment of principal and interest. Such an intermediary company would bear the costs of administration so that adequate interest returns would be received by the primary lending company. In the case of the Metropolitan the Realty Trust will act as the intermediary company and will hold second mortgages on the buildings covering the difference between the cost of construction and the selling price.

All that now remains to be done to complete the plans for putting this new plan into operation is to make certain architectural changes in the building plans for the 192 homes that the Metropolitan will build in Mapleton, South Brooklyn, and J. E. R. Carpenter, the architect, is now working on these and will probably have them completed by August 15.

The Record and Guide herewith gives the first complete details of the whole plan, as revised and perfected. It is probably the first instance on record in the United States of a far-reaching movement toward turning the stupendous life insurance funds of the country to use in financing home building, and is a modification of the system in operation in Belgium and described in recent magazine articles by Lee K. Frankel, assistant secretary of the Metropolitan Life Insurance Company.

192 SEMI-DETACHED HOUSES.

One hundred and ninety-two houses will be erected between 62nd and 67th streets and 19th and 22d avenues, in Mapleton, one of the most attractive and most active real estate sections of South Brooklyn. It is on the line of the proposed rapid transit extensions and will have a five-cent fare service from any part of Manhattan. The Realty Trust, as owners of record, will build houses at a cost of \$3,250 each. The houses will stand on lots 24 by 100 feet. They will be semi-detached and 20 feet wide by 36 feet deep, two stories high, with cellar, and will contain seven rooms and bath with all modern improvements, not of the usual speculative variety, which is usually of an inferior grade, but of good, usable material.

The houses will face on sewered streets and asphalt block pavement and concrete sidewalks, and there will be room for grass plots in the front and on the sides of the building, with plenty of space in the rear for a garage or garden.

While the Realty Trust is the owner, all the buildings will be erected under the supervision of the Metropolitan Life Insurance Company and even the plans and specifications must be approved by the company's officials having supervision over the loans. When asked what the standard of construction would be Walter Stabler, the Comptroller of the Metropolitan said:

"We are going to make these homes livable. Nothing cheap will enter their construction. When we say that they will have modern conveniences and improvements I mean that they are to be the very best to be found on the market. We will put quality into the houses we build. Our desire is not to build them and get them off our hands as soon as possible. You must remember that we are going to help finance the payment of them, if the buyers so elect, hence it is necessary to reduce depreciation as much as possible, so as not to place unexpected burdens upon the purchasers. They will all have hardwood floors, not the usual hardwood flooring found in speculative homes, but high grade hardwood that will last. They will have gas, electricity, the best plumbing that can be bought, the foundations and walls will be of good brick, and the interior walls will be finished with the best materials.

"In our original plans for the houses we had a metal cornice railing at the roof. In the new plans these will be entirely eliminated and brick will be substituted.

"The amount involved in the present operation is \$643,500, and the Van Cleave Construction Company of Philadelphia and New York will begin operations, probably within the next two weeks. So you see we have all the details worked out, except for some architectural changes which are now practically finished.

"The purpose of the company is to give to the man of moderate means an opportunity to buy as good a home as he would erect for himself at a price far below that for which he could build a single dwelling. A first mortgage for \$3,250 will run for twenty years at 6 per cent. Every six months he will make a payment of \$151.41 which in twenty years will pay off the interest and principal and leave the home free and unincumbered. If the purchaser cares to take out a twenty-year decreasing term insurance policy his first premium pays for the policy in advance and should he die within the twenty years the mortgage would be automatically cancelled. The policy which is assigned to us is so arranged that when the mortgage is fully paid up the insurance expires."

The Realty Trust will hold a second mortgage for not more than \$1,200, which will bring the actual cost price to the home-buyer to \$5,500. The cost of such a building to a person building one house would be in the neighborhood of \$8,000. The purchaser will have ten years in which to pay off the amount of this mortgage in either semi-annual or quarterly installments, and it is optional with him as to the size of the second mortgage he carries.

The purchaser is not obliged to take out insurance. If he does not want it, or he cannot pass the necessary physical examination, he can insure any member of his family who is insurable, or he can reject the insurance feature of the plan entirely.

The Hughes investigation and the Armstrong code of laws governing insurance conditions made necessary many changes in the character of securities held by insurance companies in New York State, and millions of dollars had to be transferred from subsidiary stock holdings to other forms of investments. Only within the last week Governor Dix signed the Sullivan bill giving the life insurance companies five years more in which to dispose of their stock holdings, because business conditions were such that if the big companies were to suddenly unload all their stock securities the market would be unable to digest them. For five years the companies have been making these changes, but obviously they had to act cautiously. The building movement here in New York within the last year and a half has been so sluggish that it would not have been a policy of prudence to have transferred millions of well secured funds to real estate and building investments when they were both in a sick market.

Following the publication of the new rapid transit routes, however, new development territories were opened up to investment, and while the plan for investing insurance funds in this class of security had been under consideration by the board of directors of the Metropolitan for many months, it only remained to whip the details into shape to put the project on its feet. The title for the property on which the buildings will be erected are now being searched and upon the receipt of guarantee actual construc-

tion work will begin, probably by the middle of August.

Realty investors believe that the Metropolitan's plan will be followed by big lending companies in other sections of the country where State laws have made a change in insurance company securities imperative. It puts homes within the grasp of men of moderate means at a cost of only a little over the rent they now pay for apartments in flats.

THE NEW FIRE HOUSES.

Twenty-One to be Erected After a New Standard of Architecture.

The Fire Commissioner will receive bids next Monday morning on the construction of twenty-one new fire houses in various boroughs. Never before were bids asked on so many houses at the same time, and it is also remarkable that they are all to be erected after a unit design, with reinforced concrete instead of bricks and mortar, and that they are intended for occupation by automobile engines. The occasion may be said to mark an epoch in the history of the department.

Protests have been made to the Commissioner by a delegation of bricklayers, but without avail. The designs, which have been approved by the Municipal Art Commission, are free from any unnecessary elaboration. In designing these buildings, it was deemed advisable, from an economical point of view, to have the facades of a uniform type, assuming, as a unit for this class of building, a single house 25 feet in width, the design to be adaptable to locations or sites of a wider frontage.

This condition necessitated the unit design which is the basis of the scheme. To accomplish this result, the designs decided upon show a basement simply treated in courses, and above this, and extending up through the remaining stories of the building, a series of windows with pilaster treatment on either side.

These carry up the height of the two stories and are surmounted by a dignified and simple cornice. The only ornamental feature of the front consists of the arms of the city in a low relief panel at the second-story level. Aside from this particular detail the effect of the design is obtained by the proportions and general lines of the pilasters and cornices.

The material of construction contemplated for these buildings is generally reinforced concrete. The facades above the basement story are to be treated with a special prepared stucco finish. In addition to these general methods of construction, it has been decided to eliminate the use of woodwork and all other inflammable materials. To obtain this object, the floor, walls and roof will be of concrete. The windows, doors and other fittings will be entirely of metal.

The decision to carrying out the works without the use of inflammable material is very appropriate for these buildings, considering the purpose for which they are to be used. The plans are the result of careful investigation and study of a great number of buildings now used by the department for the housing of apparatus and men.

A novel feature will consist in having the main floors inclined, so that the automobile engines, for which the houses are ultimately intended, will get their start by gravity.

It is proposed to immediately begin the erection of the buildings in accordance with this design and type in the various boroughs, as follows: Eight in Manhattan and the Bronx, ten in Brooklyn, two in Queens, and one on Staten Island. The estimated cost of the group is placed at approximately \$500,000. Messrs. Hoppin, Koen & Huntington, 244 Fifth avenue, are the architects.

Subway Digging Begins Next Week.

The first spadeful of earth is to be taken from the Lexington avenue subway trench on Monday morning, according to the plans of the Public Service Commission. Ground is to be broken first at 67th street and immediately thereafter work will be started at some nineteen other points along the four sections between 26th and 106th streets on which the Bradley Contracting Company holds the contracts.

BROOKLYN'S MOST NOTABLE CURRENT WORK.

The Cathedral Chapel of the Queen of All Saints, With School and Hall Combined—To Cost Half Million Dollars.

THE most notable structural work in Brooklyn at the present time is the Cathedral Chapel of the Queen of All Saints, at Lafayette and Vanderbilt avenues. The building is on the block next north of the site of the proposed cathedral for Brooklyn, the foundations for which were laid in 1871, and which yet stand intact, although overgrown with moss and grass. The new building will serve as a cathedral for many years. It will not only contain a house of worship for the "Chapel parish," but also a schoolhouse and hall.

The stone for the building is being prepared on the cathedral grounds, across the street from the site of the new building. Here it is received in the rough and is being cut, trimmed and polished as required. One hundred thousand cubic feet of limestone and 4,000 cubic feet of granite will be used in the building, which will have a width of 95 feet, a depth of 198 feet and a height of 96 feet, and be surmounted by a spire 150 feet high. The building is estimated to cost, the Bishop says, half a million dollars when fully ready. Reiley & Steinbach, of 481 Fifth avenue, New York, are the architects, and Thomas Reilly, of Philadelphia, is the general contractor.

The school will be six stories in height, facing Lafayette avenue. It will have a depth of 60 feet on a frontage of 95 feet. On the first four floors will be twenty large school rooms, with seating capacity for one thousand pupils. On the fifth floor will be teachers' rooms and class rooms

on the lines of the Sainte Chapelle, in Paris. It will be 135 feet in length, 50 in width and 61 in height. The interior will be of light-colored stone. There will be fourteen windows, 35 feet in height and 13 feet in width, the largest window space for stained glass in New York City, Bishop Mundelein says. Each window will contain medallions depicting sacred events and holy personages. All the windows will be made in this country, together with all the statuary. Bishop Mundelein remarked upon this to the representative of the Record and Guide with evident pride. He said it was no longer necessary to go to Italy for our sculptures or to Germany for stained glass.

There will be thirty-six statues of stone, to be placed in niches on the outer walls, all to be gifts from the founders of the parish. There will also be some beautiful carving in stone. On either side of the chapel will be interior columns, five feet in diameter, supporting arches for the roof. The main altar has not yet been designed. The rose window over the main entrance on Lafayette avenue will be twelve feet in diameter. High up on the west side of the edifice will be the escutcheon of Bishop McDonnell and the coat of arms of Auxiliary Bishop Mundelein.

THE NEED OF A NEW CHURCH.

Bishop Mundelein, upon assuming the rectorship of St. John's Chapel, saw the imperative need of a much larger church and a parochial school, and after a con-

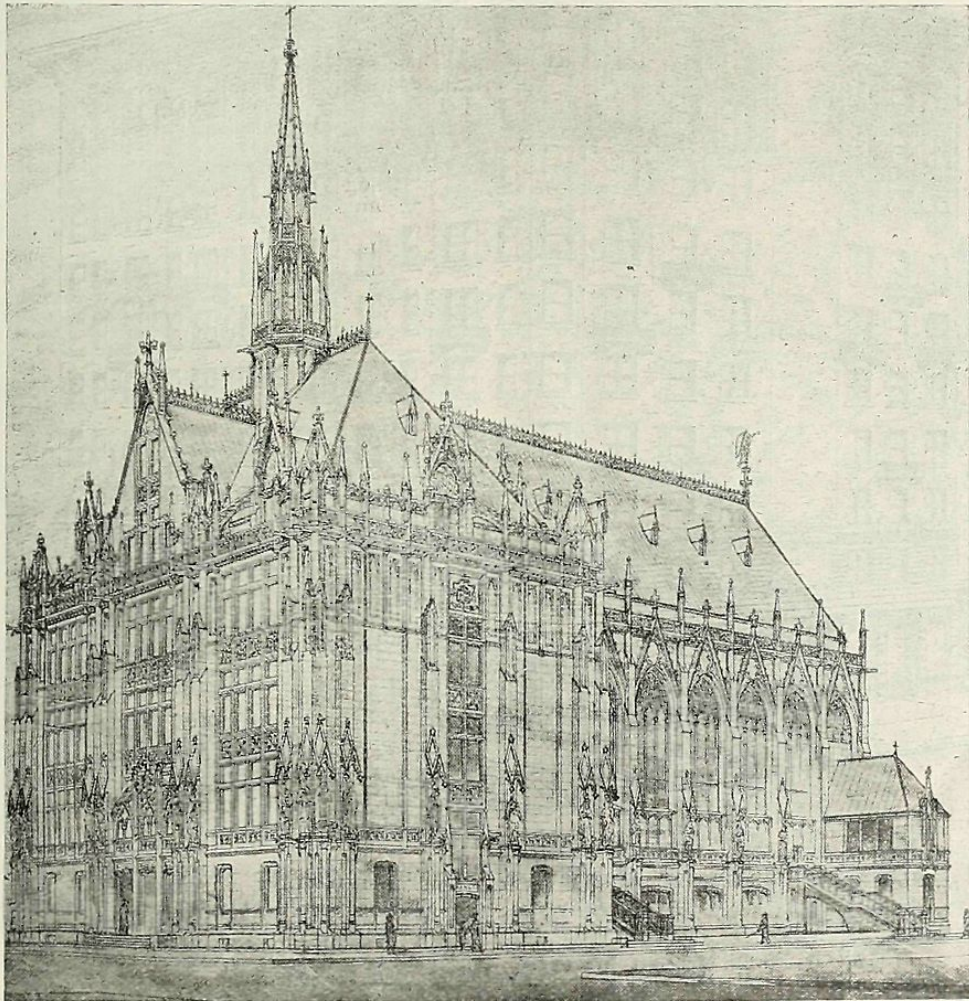
New Work at Bush Terminal.

Months sooner than originally contemplated, the Bush Terminal Company is about to begin the construction of another of its giant reinforced concrete loft buildings in South Brooklyn, where its so-called "industrial colony," now consisting of eight of these immense structures, is situated. On Monday, ground will be broken for Building No. 20, at 40th street and Second avenue, the sister building to No. 19, which is fast nearing completion.

When the plans for 19 and 20 were drawn up, it was the intention of the company to finish and lease the former and to undertake the construction of the latter, either in the late fall of this year or early next spring. General real estate and business conditions were such as to make it advisable to proceed slowly. The leasing of No. 19 was begun so soon as the foundations were dug, and, contrary to expectations, the sales department of the Bush Terminal Company reported such exceptional success, with so many applications for floor space on hand, that immediate work on No. 20 was considered justified.

The new building, like No. 19, will be an 8-story structure, two floors higher than the rest of the lofts. It will mark another step in the development of the Bush property south of the 39th street ferry, all the earlier construction having been carried on to the north of that dividing line.

It will be erected of reinforced concrete, and is to be equipped with all the various improvements for fire protection, etc., which distinguish the other Bush buildings. The Seaboard Construction Company, which is digging the foundation, reports that it will be ready for pile drivers and cement work early in October.



Lafayette and Vanderbilt Avenues, Brooklyn.

Riley & Steinbach, Architects.

THE CATHEDRAL CHAPEL OF THE QUEEN OF ALL SAINTS.

for special work. A gymnasium will have the sixth floor, while in the basement will be playgrounds. There will be two outside and underground toilets, which will have walls and partitions of heavy glass, and will cost \$6,000 apiece. The entrances to the school for pupils are planned for the Vanderbilt avenue side.

The chapel proper will occupy the rear portion of the plot, but it will be entered through the main hallway from Lafayette avenue. This hallway will have the height of two stories, and at its inner end will be broad marble staircases, one ascending to the chapel and two descending to the hall, which will be on the floor below the main auditorium of the chapel. The hall will have a stage, with scenery and dressing rooms. The floor will be two feet below the curb, and the ceiling 16 feet high.

The interior of the chapel is modeled

ference with the Rt. Rev. Bishop of Brooklyn, decided on the plan of providing both a well-equipped parochial school, such as the character of the neighborhood and the means of the parishioners would demand, and, at the same time, the much-needed church room, which the growth in recent years of the population in that district made necessary. When the late Bishop Loughlin built St. John's Chapel it was not intended to serve as a parish church for so long a time as it has.

—A sale is the thin end of the wedge. The work is not over until the bill is paid. Up to that point a sale is a loss. Do not forget that.—Wanamaker.

—The city of Troy, N. Y., is contemplating erection of a garbage disposal plant. The estimated cost is \$180,000. The city engineer has submitted a report.

An Unauthorized Publication.

Secretary Thomas Darcy, of the executive committee of the bricklayers' and masons' unions of Greater New York, reports that at the last meeting of the executive committee he was directed to give public notice that the "Monthly Journal," purporting to be printed in the interests of the executive committee of the bricklayers' and masons' unions of Greater New York, is not authorized by or printed with the sanction of that committee.

The paper was started by the former executive committee. Only one number had been printed when the unions were reorganized. Mr. Darcy, the present secretary, wishes it understood that the executive committee as now organized has no connection with the publication, and that no one has any authority from the executive board to issue a periodical of any kind.

Mr. Darcy also requests the Record and Guide to state that if anyone has a canceled check purporting to be endorsed by him, in connection with the publication referred to, he would be obliged for the loan of it for prosecution purposes.

The members of the executive committee of the bricklayers' and masons' unions now meet on Friday evenings at 644 Eighth avenue. The unions represented are: Nos. 1 and 9 of Brooklyn; No. 21, Richmond; No. 34, Manhattan; No. 37, Bronx; No. 41, Queens; No. 74, the stone masons of the entire city, and No. 84, the stone setters.

Where Small Turbines Are Used.

Small turbines for general manufacturing purposes have not been widely adopted in the city. That they may be used to advantage is shown by an instance described in the latest number of the "Isolated Plant." The chief engineer, who has had experience with large steam and gas installations, stated that he has found less trouble with this type of installation than with any that he has operated. Further than that, there has never been a breakdown and the consumers throughout the building are satisfied with the service.

The turbine plant referred to is the six-story manufacturing loft building of Jacques Kahn at 531 West 37th street, New York. The features that impress a visitor are the orderly arrangement and smooth operation of the apparatus and the simplicity of the layout.

In general, the use of small turbines (less than 500 horse-power) is confined to instances where there is an abundance of water for condensing, or where there is large use for the exhaust steam, such as for heating and drying purposes or for operating refrigerating machines of the absorption exhaust steam type.

BUILDING CODE GOES OVER UNTIL FALL.

To Await Charter Revision and Legislative Action
on Pending Measures Affecting Building Methods.

THERE being no prospect of an immediate agreement on a new building code, and this being the season when vacations are in order, it was announced this week by Alderman Dowling, the majority leader in the Board of Aldermen, that further consideration of the ordinance now pending in the Committee on Buildings has been deferred until fall.

It is expected that a code will then be reported which will have smoothed out the places where there are disagreements, especially in the provisions relating to concrete. As the term of the present Board of Aldermen will expire with the current calendar year, a strong effort will be made by the present Building Committee to draft provisions that will be acceptable to Mayor Gaynor and all concerned.

The Mayor has expressed the opinion that there should be uniformity in building regulations, and that concrete construction should not be made to cost more in Manhattan than in Brooklyn by reason of larger exactions by the Manhattan authorities. He is committed to the plan of consolidating the building bureaus in the respective boroughs into one city department, and in a letter to Chairman Kenneally, this week, he reaffirmed his views in this particular and said that he would not approve of any ordinance which was not "impartial" in its provisions.

The bill in the Legislature proposing a new Charter for New York City provides for a new building department under one commissioner. Hearings on this bill will begin at the City Hall on Friday, August 21, and continue until September 6, when the Legislature will reconvene. If by any possibility a Charter should be passed during the first week in September, as the joint legislative commission on the affairs of cities fully expect, the Board of Aldermen will be in a better position to complete the Building Code.

One of the faults of the existing code is that, having been enacted in October, 1899, before the passage of either the existing Charter or the Tenement House law, it is not in consonance with them. The last decade has also seen various changes in construction methods in the city that the old code does not take account of.

Another advantage to be gained by deferring building code legislation for a while is that the Building Committee will the better be able to frame provisions in accordance with any statute affecting building construction which may be passed by the present Legislature. A bill now in the Legislature, which was drawn by the Mayor, the Fire Commissioner and the Merchants' Association, has passed the Legislature and will, the Mayor says, be approved.

A BUREAU OF FIRE PREVENTION.

This is the Sullivan-Hoyt bill, which empowers the Fire Commissioner to organize within the Fire Department a "fire bureau," which, under the direction of the Commissioner, will have charge of the extinguishment of fires and the necessary and incidental protection of property in connection therewith.

The bill also provides for a bureau of fire prevention, which, under the direction of the Commissioner, shall perform the duties and exercise the powers in relation to the prevention of fires devolved upon the Commissioner by this new act or by any other law or ordinance. The official in charge of the Bureau of Fire Prevention shall be known as the "Chief of the Bureau of Fire Prevention," and shall be appointed by the Commissioner. The Commissioner is also to appoint such other officials and subordinates in each borough as may be necessary.

The Commissioner is empowered to cause any building to be examined and inspected by any officer or employee of the department designated for such purpose; to order, in writing, the remedying of any condition found to exist in, on or about any building, in violation of any law or ordinance in respect to fires or to the prevention of fires, except the tenement house law; to require, in writing, the installation, as prescribed by any law or ordinance, in any building, of automatic or other fire-alarm system or fire-extinguishing equipment, or the construction, as prescribed by any law or ordinance, of adequate and safe means of exit; and to require any building which, in the opinion of the Commissioner, is inadequately protected against

fire perils to be vacated, or to be condemned and removed.

Orders of the department or of the Fire Commissioner shall be addressed to either the owners, lessees or occupants of buildings; but it shall not be necessary to designate them, only in some way to designate the premises so that they may be readily identified. The expenses attending the execution of any and all orders made by the department will be charged against the owners or lessees.

ANOTHER NEW CODE.

A new building code drawn by Ernest Flagg, the architect, was introduced in the Board of Aldermen this week. It fills nineteen pages of the City Record of Friday. It is designed to be a substitute for the Kenneally code, and was referred to the Building Committee.

E. J. Johnson Extends Slate Quarries.

E. J. Johnson, with main business office 38 Park Row, New York, has recently made extensive additions to his quarry plant for the production of structural slate such as steps, platforms, toilet slabs, base and other numerous articles in slate.

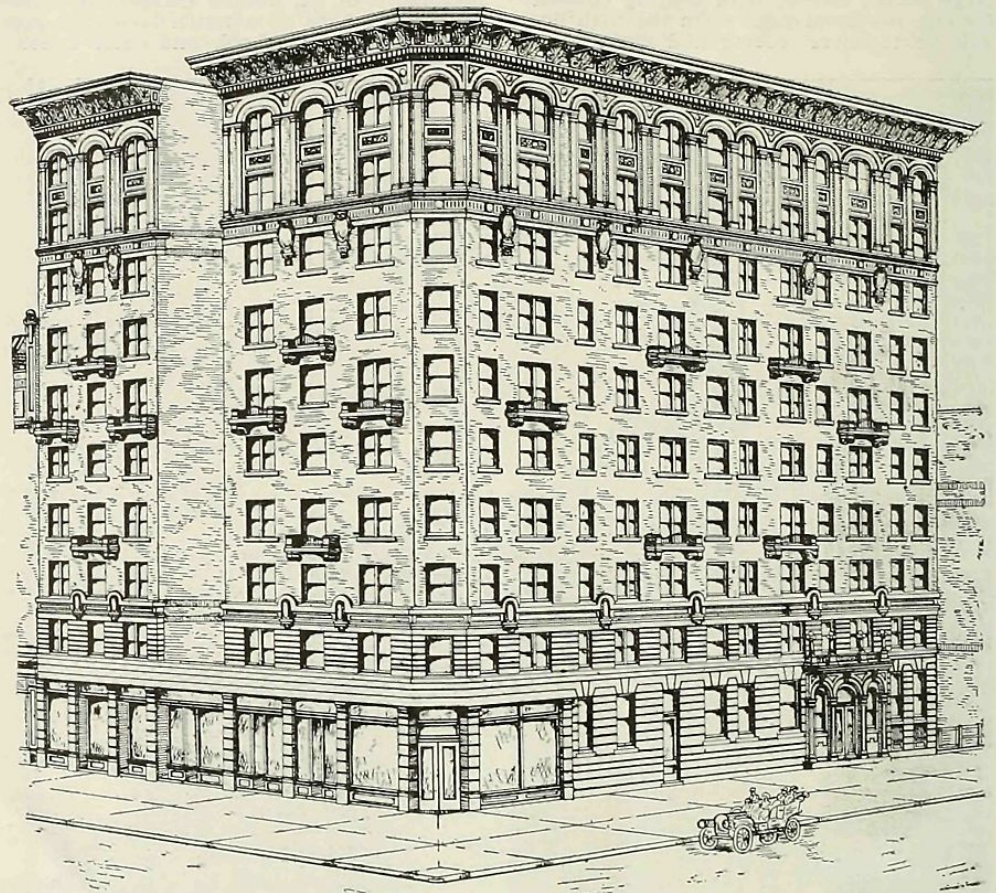
Mr. Johnson is the only slate producer with an office in this city, and therefore his facilities in the line of structural slate should be of very great advantage

An Object Lesson to New York City.

When fire destroyed the wood and steel grandstand at the Polo Grounds, New York City, on April 14, of this year, no prophet was needed to tell what materials would be used in its reconstruction. The menace to human life involved in an athletic field, completely surrounded by huge wooden stands, had long been recognized in every newspaper office, and the fact that the fire started at night was regarded as providential. Nearly every large city in the country had already recognized that the day of the wooden grandstand was over and, beginning with the Harvard Stadium, impressive structures of reinforced concrete had been constructed in Philadelphia, Pittsburgh, Cleveland, Chicago, Syracuse, and other cities.

But New York, always slow to adopt new methods and ideas, was content with its wooden stands until the inevitable fire forced the issue. Early in May the contractors started work and on June 28 a crowd of 10,000 enthusiastic fans witnessed a ball game on the historic field, occupying the first tier of the new stand which had been completed in approximately seven weeks.

No greater object lesson for the average citizen on the utility and adaptability of concrete could be imagined. With what other material could the same work have been done so quickly and so well? Speed was the essential thing. The baseball season was in full swing and the people wishing to attend important games could not be accommodated at the smaller American League Park where the "Giants" were temporarily forced to play. The contractors had nothing to wait for.



Broadway at the southwest corner of 179th Street

Moore & Lansiedel, Architects.

THE FIRST FIREPROOF APARTMENT HOUSE NORTH OF 168TH STREET.

The plans for this house are in preparation, and building operations will begin September first. It will occupy one of the very last vacant corner plots in a section of Washington Heights which has been built up mainly within the last five years.

This house will have seven apartments on a floor and three electric elevators.

to large contractors. He reports his roofing slate and slate blackboard business as being exceptionally large this season.

His specialty in "out of the ordinary" roof slates has come to be of large dimensions. He has a number of prominent jobs in this vicinity, as well as in more distant parts of the country for roof slates that measure all thicknesses up to 1½ inches. These slates he has displayed in his office in shape of roofs already laid, so that he can demonstrate to the trade exactly the appearance and arrangement of this newly developed line of slate-roof business.

—For the month just closed, the aggregate value of the new buildings and alterations for which permits were issued in Montclair, was \$209,710. This establishes a record for the month of June, as these figures have not been reached before in that month in the history of the Montclair building department.

Lumber for forms, cement, sand and crushed stone for the concrete, steel bars from stock for reinforcement bent to the required shapes on the job. A day and night shift was put on and work was continuous. Meanwhile the steel columns and roof trusses for the upper tier were being fabricated.

Notwithstanding the speed of erection there was no evidence of haste in the completed portion of the work. It is as permanent and indestructible as if months instead of weeks had been necessary for its completion. Besides, there was given to the grounds an air of spaciousness and stability never possessed before. In this way is concrete made known even to the masses. Formerly it was customary for baseball "fans" to refer to a stupid player as having a head of "solid ivory," nowadays the phrase is "solid concrete." Having penetrated into the vernacular of the crowd, it cannot be doubted that concrete has come to stay.—"Cement Age."

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.

5TH AV.—George F. Pelham, architect, 507 5th av. is preparing plans for a 6-sty tenement at the southwest corner of 5th av and 111th st for the C. I. Weinstein Realty Co., 17 West 120th st, to cost \$65,000.

PARK AV.—Pickering & Walker, 103 Park av. are preparing plans for a 12-sty tenement to be erected for the 969 Park Avenue Co. (of 103 Park av.) at 961-971 Park av. Estimated cost, \$650,000.

SULLIVAN ST.—Louis A. Sheinart, 194 Bowery, has plans under way for a 5-sty tenement at 150-152 Sullivan st for the Citizens' Investing Co., 226 Lafayette st, to cost \$55,000.

48TH ST.—Harold L. Young, architect, 67 West 125th st, is preparing plans for a 6-sty tenement for the 48th Street Realty Co., 325 West 43d St, to be erected at the south side of 48th st, 150 ft. west of 8th av. Probable cost, \$52,000.

165TH ST.—The Owl Construction Co., of 652 Broadway, have commissioned Goldner & Goldberg, architects, of Jackson and Westchester avs, to draw plans for a 6-sty apartment house, to be erected on the north side of 165th st, 85 ft. east of Washington av. The plot measures 50x113.5. There will be twenty-two rooms on a floor.

FORT WASHINGTON AV.—Neville & Bagge, 215 West 125th st, have completed plans for the erection of an 8-sty fireproof brick, stone and terra cotta apartment at the northwest corner of 170th st and Fort Washington av, for the James Livingston Construction Co., 18 West 27th st. Masonry, Michael Gilleran, 322 East 197th st; carpentry, Stephen Ball, 271 West 125th st. Foundations are being laid.

RIVERSIDE DRIVE.—Fleischmann Bros. Co., 507 5th av, have received the general contract for the alterations, consisting of changing ten seven-room apartments into 20 four-room apartments, to the Brookfield apartment at 450 Riverside Drive for Mrs. Helena L. Gillender Asinari, 326 West 80th st. Schwartz & Gross, 347 5th av, are the architects. Cost, \$5,000.

82D ST.—D. E. Waid and J. E. Carpenter, 1 Madison av, are preparing plans for a 12-sty brick, limestone and terra cotta apartment house at 71-77 East 82d st, for the Fullerton Weaver Realty Co., 106 East 82d st, S. Fullerton, president. Mr. Mengel, Room 2421, 1 Madison av, is in charge and desires estimates on masonry and architectural terra cotta work. The structure will cost \$700,000.

171ST ST.—Sommerfeld & Steckler, architects, 31 Union Square, have completed plans and work has been started on the 6-sty semi-fireproof brick and terra cotta apartment house to be erected for the Placid Realty Co., 498 West 158th st, John Katzman, pres.; Thomas F. Kane, secy., on the north side of 171st st 125 ft. west of Amsterdam av. Cost, \$50,000.

114TH ST.—William Huenerberg, architect, 764 Tinton av, is preparing plans for alterations to the 5-sty tenement at 18 East 114th st for Samuel Gordon, 62 East 110th st, to cost \$5,000.

CHURCHES.

PARK AV.—I. E. Ditmars, architect, 111 5th av, is taking bids until July 26 for alterations on the church at 84th st and Park av, for the Church of Ignatius Loyola, of which Rev. Father David W. Hearn is pastor. The alterations will consist of reconstructing the interior with marble, bronze, etc. The cost is estimated at about \$150,000.

110TH ST.—G. Zibelli & Son, 160 S 10th st, Mt. Vernon, has received the general contract to erect the brick and limestone church on the south side of East 110th st, 125 ft. west of 2d av, for St. Ann's Roman Catholic church, of which Rev. Father Giacinto Gardi is pastor, 307 East 112th st. N. Serracino, 1170 Broadway, is the architect. The cost is estimated at \$30,000.

BROADWAY.—Louis E. Jallade, architect, 37 Liberty is taking bids on general contract for the 4-sty parsonage and church at the northwest corner of Broadway and 114th st for the Fourth Avenue Presbyterian Church. Committee in charge: George H. Masten, 34 East 9th st; Frank Lugar, 12 East 30th st; George P. Ludlam, 640 Madison av; Dr. Frank C. Yeomans, 46 West 48th st. Cost, \$200,000.

4TH ST.—Thomas Reilly, 1616 Thompson st, Philadelphia, has received the general contract for alterations to the 5-sty brick asylum and reception house at 220-226 East 4th st, for St. Joseph's Asylum, 89th st and Av A; Sister M. J. Damascene, Superiorress; Rev. Jos. A. Schneider, 173 East 3d st, Pres. and Treas. Thomas W. Golding, 8654 19th av, Brooklyn, is the architect.

54TH ST.—J. V. Van Pelt, 381 4th av, is preparing plans for the 4-sty brick, stone and terra cotta church, school and rectory at 545 West 5th st, for St. Ambrose Church, Rev. Father Peter Guinerau, Rector, 513 West 54th st. Alexander Brown, Jr., 33 East 20th st, is figuring on the general contract and desires estimates on all sub-contracts.

DWELLINGS.

5TH AV.—W. & W. F. Crockett, 306 E 59th st, has received general contract for alterations to the 3-sty brick residence, consisting of alterations for street widening at 677 5th av for Cornelius Vanderbilt, on premises. Delano & Aldrich, of 4 East 39th st, are the architects.

MADISON AV.—La Farge & Morris, architects, 25 Madison Sq, are taking bids for altering the 4-sty brick residence into a store and office building at 178 Madison av, for Mrs. Edith L. Bailey, Katonah, N. Y. Estimated cost, \$10,000.

64TH ST.—Buchman & Fox, 11 East 59th st, have completed plans and work has been started on alterations to the 4-sty brick residence at 18 East 64th st, for Charles L. Bernheimer, 120 Franklin st. General contractor, Reid-Palmer Construction Co., 11 East 59th st; carpenter, C. W. Klappert's Sons, Inc., 328 East 25th st. Estimated cost, \$35,000.

FACTORIES AND WAREHOUSES.

96TH ST.—J. K. L'Hommedieu, architect, 4 East 42d st is preparing plans for an addition to the 6-sty brick and stone warehouse at 107-109 West 96th st for Charles A. Collins, on premises, Lessee, Fleischman Bros., 507 5th av, are figuring on the general contract.

HALLS AND CLUBS.

GRAMERCY PARK.—J. G. Deisler, 105 West 40th st, has received the general contract for altering from a boarding house to a club house 1 Gramercy Park for Shuball Cottle, 31 East 17th st. D'Oench & Yost, 105 West 40th st, are the architects. Beta Theta Pi Club, 1 Gramercy Park, are the lessees.

HOTELS.

BROADWAY.—Albert S. Gottlieb, architect, 156 5th av, is preparing plans for alterations to the Hotel Imperial, Broadway and 32d st, which will consist of a new entrance and foyer on the 32d st side, a new cafe, a ladies' reception room, coatroom, lavatory, etc. Hoggson Bros., 7 East 44th st, have received the general contract and work will be started at once. Estimated cost, \$50,000.

MISCELLANEOUS.

COLUMBUS AV.—Plans are being prepared for a structural steel and galvanized elevated station at 87th st and Columbus av for the Interboro Rapid Transit Co., 165 Bway. George H. Pegram, care the owners is the chief engineer. Bids will be called for about Sept. 1. Cost, \$40,000.

51ST ST.—McKim, Mead & White, 160 5th av, have prepared plans for a 3-sty brick and stone studio for Alden Sampson, 1 West 54th st, and A. Phimister Proctor, 17 MacDougal Alley, to be erected at 168 East 51st st. A. J. Robinson Co., 123 East 23d st, is figuring on the general contract. Estimated cost, \$15,000.

MUNICIPAL WORK.

WILLIAMSBURGH BRIDGE.—The Dept. of Bridges on Thursday, Aug. 3, will receive bids for furnishing and installing electrical feeder cables on the Williamsburgh Bridge.

FIRE HOUSES.—Bids will be received by the Fire Commissioner, Monday, July 31, for the erection of four fire houses, to be situated as follows: At 191 Fulton st, southeast corner of 50th st and Lexington av, south side of East 111th st near 2d av, and on the north side of West 181st st near Audubon av.

SCHOOLS AND COLLEGES.

IRVING PL.—Bids will be received Monday, July 31, by the Board of Education for installing electric equipment in the Washington Irving High School, in Irving pl at 16th st. The amount of security required is \$16,000.

PARK AV.—McKim, Mead & White, 160 5th av are preparing plans for the 7½-sty fireproof brick, marble and stone Brearley school on the southwest corner of Park av and 61st st for the Brearley School, 44th st west of 5th av; chairman of building committee, Pierre Jay, 40 Wall st. The architect will take bids on general contract in about six or eight weeks.

STABLES AND GARAGES.

55TH ST.—J. M. Baker, architect, 21 Jackson av, Long Island City, has completed plans for an 11-sty fireproof brick and terra cotta garage and manufacturing building at 245-249 West 55th st for the Stevenson Construction Co., 270 Jackson av, Long Island City, William E. Stewart is president, Thomas F. Penders, vice-president. The owners will build. The architect is now ready for bids on sub-contracts. Estimated cost, \$150,000.

STORES, OFFICES AND LOFTS.

CHRISTIE ST.—M. A. Cantor, 29 W 42d st, has prepared plans for the addition and alteration from a brewery to a 5-sty semi-fireproof brick, store and loft building at 55-7-9 Christie st, for S. N. Katz, care the architect.

34TH ST.—Frank T. Cornell, 125 East 23d st, has prepared plans for alterations to the 12-sty fireproof brick store and loft building at 1 W 34th st for the Bankers' Estate Co., 1 W 34th st. Herbert L. Hatfield, of 23 Treno st, New Rochelle, is president and David L. Getz, 888 Hancock st, Brooklyn, is secretary. Fountain & Choate, 110 E 23d st, have received the general contract. Estimated cost, \$2,500.

30TH ST.—George Neiman of 335 Fifth av, states in correction of a report in this column last week, that he is not included in the syndi-

cate which has option on plot at 5 to 11 West 30th st, upon which an office building will be erected. Mr. Neiman is the broker representing the syndicate, but has no proprietary interest.

5TH AV.—C. P. H. Gilbert, 1123 Broadway, has completed plans for the 11-sty fireproof, brick and limestone business building at the southeast corner of 53d st and 5th av for Edward Holbrook, president Gorham Mfg. Co., 386 5th av. The architect will take bids on general contract about July 28th.

COENTIES SLIP.—Mulcahey & Gibson, 381 4th av, have received the structural steel contract for the 8-sty fireproof brick, terra cotta and limestone ship chandlers' building at Coenties Slip and Water st for Baker, Carver & Morrell, 75 Front st. H. V. Severance, 21 West 45th st, is the architect; J. A. Roberts, 25 West 42d st, steel engineer; Harvey Murdock, 116 Nassau st, supervising contractor; George Vassars Son & Co., 1170 Broadway, general contractor. The building will cost \$200,000.

BROADWAY.—S. B. Eisendrath, of 500 5th av, is preparing plans for a 2-sty semi-fireproof brick, limestone or marble restaurant at 1626 Broadway for Cyrus W. Clark Estate, c/o Howard F. Clark, 55 Liberty st, to cost about \$75,000. Paul Salvin, 50th st and 7th av, is the lessee.

BROADWAY.—Rouse & Goldstone, 12 West 32d st, are preparing plans for the 12-sty limestone and terra cotta office building at the southeast corner of 33d st and Broadway for George B. Wilson, 99 Nassau st. Falk & Hager, 30 Church st, are the steel engineers. The W. L. Crow Construction Co., 103 Park av, are figuring on the general contract.

37TH ST.—George and Edward Blum, 505 5th av, are preparing plans for a 12-sty fireproof limestone and terra cotta store and loft building at 20-22-24 West 37th st for Julius Sternfeld, 114 East 23d st. The Godwin Construction Co., 30 Church st, is the general contractor for the foundations. The owner will build and is taking bids on masonry.

PEARL ST.—Francis Kimball, 71 Broadway, architect, is ready for bids on the 12-sty fireproof brick and stone loft building at 122-124 Pearl st for the Storage Record Co., care Thomas Morch, 165 Broadway. W. C. Tucker, 156 5th av is the sanitary engineer.

5TH AV.—John H. Duncan, 208 5th av, has plans under way for an 8-sty fireproof, brick, limestone and granite store and office building for Albert G. Milbank, 49 Wall st, to be erected at 657 5th av. H. P. Wright & Co., 1123 Broadway are figuring on general contract and desire estimates on all sub-contracts. The Investors Estates Corporation, 165 Broadway, Pres. Frank C. Lowe, Treas., George F. Gunther, are the lessees of the land and owner of the building. Estimated cost, \$200,000.

6TH AV.—Renwick, Aspinwall & Tucker, 320 5th av, have completed plans for the 8-sty fireproof brick, terra cotta and stone store and loft building to be erected at the northeast corner of 45th st and 6th av for Lewis & Conger, 130 West 42d st. Cauldwell Wingate Co., 381 4th av are the general contractors; Sloane & Moller, Inc., 316 East 65th st are the carpenters. Work has been started. Cost, \$150,000.

19TH ST.—Walker & Hazzard, architects, 437 5th av, have prepared plans for a 12-sty brick, terra cotta and limestone loft and store building to be erected at 151-53 West 19th st for the Tessie Building Co., E. M. Tessie, Pres., 37 East 28th st. The owners are ready for estimates on structural steel and sub-contracts.

5TH AV.—C. P. H. Gilbert, of 1123 Broadway, has completed plans for the 11-sty fireproof brick and limestone business building at the southeast corner of 53d st and 5th av, for Edward Holbrook, president of the Gorham Mfg. Co., 386 5th av. The architect will take bids on general contract about July 28th.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

BROADWAY.—Moore & Lansiedel, architects, of 3d av and 148th st, Bronx, will be ready on October 1 to take bids for the large fireproof apartment house to be erected on the southwest corner of Broadway and 179th st, Manhattan, for Donald Robinson, of 312 West 109th st. This will be the first fireproof apartment house to be erected north of 168th st. There will be seven apartments on a floor. Three elevators will be installed. The plot measures 103 ft. on Broadway, 148 ft. on 179th st.

DWELLINGS.

CONCOURSE B'LV'D.—Fred'k Jaeger, of 441 Tremont av, is preparing plans for the erection of a 2½-sty terra cotta block and stucco residence, 35x52, at the northeast corner of the Grand Concourse and Boulevard and 182d st, for Alex. Wilson, owner. All bids will be received by the architect. Estimated cost, \$25,000.

MUNICIPAL.

FIRE HOUSES.—The Fire Commissioner will receive bids on Monday, July 31, for the erection of four fire houses, at the following locations: On Prospect av near 152d st, on Morris av near 169th st, on the southwest corner of Bailey av and the Albany rd and at the southwest corner of Castle Hill av and Ellis av.

Brooklyn.

HOSPITALS AND ASYLUMS.

RALPH AV.—John B. Snook's Sons, 73 Nassau st, N. Y. C., have prepared plans for a 4-sty fireproof brick, stone and steel asylum on Ralph av near Pacific st for the Brooklyn Hebrew Orphan Asylum Society of 373-393 Ralph av, Brooklyn. Simon F. Rothschild is president and Mrs. Bertha Lazarus, supt. Peter Guthy, Inc., 926 Broadway, Brooklyn, is figuring on general contract and desires bids on all sub-contracts.

MUNICIPAL WORK.

KINGS COUNTY HOSPITAL.—Bids will be received Thursday, Aug. 3, by the Dept. of Public Charities, foot of East 26th st, New York, for interior hall and ceiling decoration, together with all work incidental thereto, in the Nurses' Home and Training School at the Kings County Hospital, Boro. of Brooklyn.

FIRE HOUSES.—By the Fire Commissioner, Monday, July 31, for the erection of ten fire houses, at the following locations: Southwest corner of South and Lorraine sts, 160 Carlton av, 124 DeKalb av, 491 St Johns pl; on 7th av near 50th st; Metropolitan av near Varick av; at 533 Hicks st; on 12th av near 42d st; at 582 Knickerbocker av; and on Cortelyou rd, bet 12th and 13th sts.

CONDUIT.—Bids will be received by the Board of Water Supply Tuesday, Aug. 1, for the construction of the Brooklyn conduit, a portion of the city pipe lines of Catskill Aqueduct, in the City Aqueduct Department, and extending from the junction of Flatbush av and Schermerhorn st, in the Borough of Brooklyn, along 3d av, Baltic st, Park pl, 6th av, 24th st and 5th av to 36th st.

Queens,

MUNICIPAL WORK.

FIRE HOUSES.—Bids will be received by the Fire Commissioner Monday, July 31, for erecting a fire house on Spruce st near Atlantic av and another on Central av near Mott av, at Far Rockaway.

Richmond.

MUNICIPAL WORK.

SEA VIEW HOSPITAL.—Bids will be received by the Dept. of Public Charities, foot of East 26th st, New York, Wednesday, Aug. 2, for furnishing all labor and materials necessary or required for certain excavation, masonry, steel and iron work, painting, plumbing work, power work and machinery, refrigerating work, electric work, and all other work for the completion of an administration building, a surgical pavilion, a storage kitchen and dining hall building, a service tunnel and covered corridor connecting buildings and a power house, ambulance and laundry building, and also the power work and machinery, and the like, for six ward pavilions (now under contract) for the Sea View Hospital situated on the property of the Department of Public Charities, Borough of Richmond.

FIRE HOUSE.—By the Fire Commissioner, 157 E 57th st, Manhattan Monday, July 31, for the erection and completion of a new building, for an engine company, on the southwest corner of Sarah Ann and Hannah sts, Tompkinsville.

Out of Town.

ARMORY.

BINGHAMTON, N. Y.—General C. H. Hitchcock, commanding the First Regiment, has received plans and specifications for the addition to be built to the State Armory in Washington st, at an estimated cost of \$5,500 to \$6,500.

BANKS.

LONG ISLAND CITY.—J. M. Baker, architect, 21 Jackson av, L I City, has plans under way for an extension to the 1-sty brick and limestone bank building at 21 Jackson av for the Long Island Savings Bank, 21 Jackson av. Dr. Burnett, is president. The architect will be ready for bids on general contract about July 29. Estimated cost, \$10,000.

NEWARK, N. J.—Cass Gilbert, 11 East 24th st, N. Y. C., has prepared plans to erect a 12-sty fireproof brick, granite and marble bank and office building on the southeast corner of Broad and Mechanic sts for the National State Bank, 810 Broad st, Newark. William I. Cooper, pres., James F. Bless, vice-pres., Henry F. Hays, Jr., 2d vice-pres., Arthur W. Greason, cashier. The directors are: James F. Bless, E. Luther Joy, Cyrus O. Baker, Charles C. Champenois, William I. Cooper and others. Gunvald Aus, 11 East 24th st, N. Y. C., is the steel engineer and the William H. Fissell & Co., 1132 Broadway, N. Y. C., the general contractors.

DWELLINGS.

COLD SPRING HARBOR, L. I.—Henry W. Whitfield, architect, 160 5th av, has prepared plans for the 2½-sty non-fireproof terra cotta blocks and stucco residence including two wings 35x50 ft, for Mrs. Rodman Gilder, 24 Gramercy Park, N. Y. C. Total cost, \$12,000.

HIGHLAND MILLS.—Plans and specifications have been given out for estimate, for the erection of a residence for A. Thibaut, the wall paper manufacturer, of 48 E 13th st, New York. The specifications in part call for a block concrete three and a half story structure. The outside buildings will consist of a garage and one cottage. The estimated cost is \$45,000. The property adjoins that of the late Senator Platt.

PASSAIC, N. J.—Oliver Adams will erect a 2-sty frame dwelling at 269 Boulevard to cost, \$5,500.

BINGHAMTON, N. Y.—Frank B. Newell will erect a 2-sty residence in Front st to cost about \$40,000. The material used will be blue stone, tile and terra cotta. James O'Neil is the contractor.

MT. VERNON.—M. W. Del Gaudio, of 1910 Webster av, is now preparing plans for the erection of four 2-sty and attic, hollow-tile,

two-family dwellings on the east side of South Sixth av, 1,000 ft. south of West 6th st, Mt. Vernon, for the Phelan Bldg. Co., of 35 South 5th av, Mt. Vernon. Each house to be built 25x32. Estimated cost, \$5,600 each.

NEWARK, N. J.—Frederick G. Hobbe, architect, awarded contracts for a \$6,000 private residence to be erected at 931-933 South 15th st for Anna Begerow. The structure will be 2½ stories high, of frame construction covered with stucco. A. C. Windsor & Ludwig Palmer have the contracts for the masonry and carpentering, respectively.

NEWARK, N. J.—William J. Fitzsimmons has prepared plans to remodel the private dwelling at 88 Clinton av for John L. Sommer. The New Jersey Building Company are the contractors. About \$12,000 will be expended for this purpose.

NEWARK, N. J.—Robert C. Klemm, 156 Market st, has completed plans for a 2-sty and attic frame and stucco private residence for Charles Clark at 758 South 10th st at an estimated cost of about \$6,000.

FACTORIES AND WAREHOUSES.

EDGEWATER, N. J.—The Midland Linseed Company, of which E. C. Warner is president, is taking bids on the construction of a manufacturing plant to be erected at Edgewater from private plans. There will be six buildings, of brick, steel and reinforced concrete. The main building will have four and five stories, with ground dimensions of 240x100 ft. The estimated cost of the plant is \$1,000,000. No date is set for taking bids. The vice-president of the company, E. C. Bisbee, is in immediate charge of the work. His home address is 1254 Chamber of Commerce Annex, Minneapolis, Minn.

BAYONNE, N. J.—The American Cotton Oil Company, of 27 Beaver st, New York City, contemplate the construction of an oil refinery along side the tracks of the Central Railroad of New Jersey, at Bayonne. The architect and engineer have not yet been selected. The construction will be fireproof, with a brick exterior.

LONG ISLAND CITY, L. I.—The Tubes Realty Co., of 516 5th av, N. Y. C., will erect a 6-sty reinforced concrete, faced with ashlar and brick, storage warehouse on Jackson av, between Beech and Crane sts. The cost will be \$600,000.

NEWARK, N. J.—Frederick A. Phelps, architect, 920 Union Bldg., has prepared plans for a large 2-sty and basement factory at Tichenor and Hermon sts for John Pell & Son, Inc., to cost approximately \$40,000. The building will be of fireproof construction with reinforced concrete walls and floors.

NEWARK, N. J.—R. H. Owen & Co. have received the contract to erect an addition to the plant owned by the Jersey Biscuit Co. at 111 to 121 Hudson st which will cost \$8,000. The new extension will be of brick, three stories high, and of semi-fireproof construction.

NEWARK, N. J.—E. C. Levy & Co. have started work on the foundation for a 1-sty brick factory building for the Newark Automobile Mfg. Co. in Bigelow st, near Frelinghuysen av, to cost about \$7,500.

HALLS AND CLUBS.

PERRY, N. Y.—The contract will soon be let by Village Council for a 2-sty village hall and jail of brick and concrete from plans of F. W. Kirkland, of Rome. Estimated cost, \$30,000.

YONKERS, N. Y.—Anton Schonbach, architect, has prepared plans for the brick and Indiana limestone clubhouse to be erected at the northeast corner of South Broadway and Kellinger st by the Yonkers Lodge No. 707, Benevolent and Protective Order of Elks.

TARRYTOWN, N. Y.—H. M. Weed Building & Decorating Co., 124 West 45th st, N. Y. C., has received the general contract to erect a 4-sty and basement fireproof brick, limestone and terra cotta Y. M. C. A. for the Tarrytown Y. M. C. A. Jackson & Rosencrans, 1328 Broadway, are the architects. Paul J. Piatti, 45 West 34th st is the steam engineer. The building will contain bowling alleys, swimming pool, gymnasium, billiard room, classroom, dormitories, boiler house and manual training room. Total cost, \$100,000.

HOSPITALS AND ASYLUMS.

SKILLMAN, N. J.—Gunzleman & Cramer, Somerville, N. J., have received the general contract for the 2-sty brick and reinforced concrete hospital and tuberculosis shack for the State Village of Epileptics, care Dr. L. F. Weeks, Skillman, George E. Poole and F. H. Bent, State House, Trenton, are the architects. The total cost is estimated at \$37,500.

SAILORS SNUG HARBOR, S. I.—John Kennedy & Son, 103 Park av, N. Y. C., has received the general contract for the 2½-sty brick warehouse and the 3½-sty employees building to be erected for the Sailors' Snug Harbor, New Brighton, S. I. Capt. A. J. Newbury, Gov., James Henry, Comp., 31 Nassau st, N. Y. C. Thomas Nash, 1170 Broadway, N. Y. C., is the architect; Frank Sutton, 80 Broadway, N. Y. C., is the steam and electric engineer.

HOTELS.

BUFFALO, N. Y.—Esenwein & Johnson, 781 Ellicott sq. Bldg. Buffalo are preparing plans for the 4-sty and basement brick and stone Erie County Lodging House at 120-122 West Eagle st for the Board of Supervisors of Erie County, Alonzo G. Hinkley, Clerk, Room 36, City and County Bldg., Buffalo. The owner will take bids until Aug. 1. Estimated cost, \$35,000.

MUNICIPAL WORK.

BRIDGETON, N. J.—Bids were opened June 27 for the complete construction of a pumping station and water filtration works, with machinery pumps, filters, etc., from plans of Clyde Potts, 30 Church st, N. Y. C., and the lowest bid is stated to have been submitted by Harry F. Hankins & Bro., of Bridgeton, for about \$70,000.

MISCELLANEOUS.

CROWN POINT, N. Y.—Booth Bros. & Hurricane Island Granite Co., 206 Broadway, have received the general contract to erect a fireproof granite lighthouse 55 ft. high for the State of New York. Dillon McLellan & Beadle, 1123 Broadway are the architects. Estimated cost, \$50,000.

RAILROAD STATION.

PEEKSKILL.—The New York Central & Hudson Railroad will soon start the erection of a \$400,000 station at Fishkill Landing.

SCHOOLS AND COLLEGES.

NUTLEY, N. J.—H. King Conklin, 665 Broad st, Newark, has prepared plans for a 2-sty and basement fireproof reinforced concrete public school on Washington av between Avondale rd and Walnut st for the Board of Education, George A. Hill, pres., 92 Cliff st, N. Y. C.; M. L. Rosenstock, secy.; Thomas O'Neil, member, both of Nutley. The American Concrete Steel Co., 718 Union Bldg., Newark, N. J., are the general contractors and the William Nairn Co., 222 Kearny av, Kearny, N. J., are the carpenters. Estimated cost, \$45,000.

TROY, N. Y.—Lawlor & Haase, 69 Wall st, are preparing plans for a 2-sty fireproof brick and limestone gymnasium, to contain swimming pool, 40x75 ft., for the Rensselaer Polytechnic Institute, E. C. Ricketts, director, Troy. The architect will take bids in about a month. Estimated cost, \$150,000.

GLENS FALLS, N. Y.—W. L. Lawrence, Knickerbocker Bldg., Glens Falls, has plans well under way for the 1-sty and basement non-fireproof brick school at Baycross Staple, 2d and 3d sts for the Board of Education of Glens Falls, James A. Holden, pres., F. D. Morehouse, secy. Plans are now ready for bids. Cost, \$14,000.

WEST POINT, N. Y.—The George A. Fuller Co., of New York has received the contract to erect a 4-sty rubble stone class room and laboratory building to cost about \$550,000. Cram, Goodhue & Ferguson, 170 5th av, N. Y. C., are the architects.

ALBANY, N. Y.—Goldwin Starrett & Van Vleck, 45 East 17th st, N. Y. C., are preparing plans for the high school, at Western, Lake and Washington avs, for the Board of Education of Albany. The plans will be revised at once. S. Danforth E. Ainsworth is president of the Board.

NEWARK, N. J.—The Board of Education will erect a new schoolhouse on the east side of Prospect st, at a cost not to exceed \$40,000.

PASSAIC, N. J.—Bids will be received for all mason work for two new school buildings to be erected at Rutherford, N. J., at the office of Julius Koch Co., Union st., Carlstadt, N. J.

JAMESBURG, N. J.—John H. & W. C. Ely, Firemen's Insurance Bldg., Newark, have completed plans and work has been started on the 2-sty brick high school to contain six classrooms with a seating capacity of 600 at Thomas av and Augusta st for the Township of Jamesburg, John Waddy, District Clerk, Jamesburg. Marcus S. Wright, South River, N. J., is the general contractor.

PLAINFIELD, N. J.—John C. Abbott, of Carlton av, has received the contract for the rebuilding of Mt. St. Mary's College which was recently damaged by fire. The work will cost about \$200,000, and will include the addition of a large wing besides the rebuilding of the part now occupied by the standing walls.

NEWARK, N. J.—The Board of Education has let the contracts for the erection of the addition to the Maple avenue school building. Dempsey & Cooney will do the mason work; Reeve & Burr, carpentry; L. B. Tompkins, plumbing, and George Alfred, painting. The cost of the addition will be \$23,500.

WAVERLY, N. Y.—Thomas P. Maney, of this place, was the lowest bidder for the work of erecting a new high school building at Nichols. He bid \$17,992 for the erection of the building exclusive of heating and plumbing.

LONG BRANCH, N. J.—Henry C. Pelton, architect, 8 West 38th st, N. Y. C., has prepared plans for the new school in this place the cost of which has been placed at \$100,000. The contracts have been awarded as follows: Construction, John Lowery & Co., N. Y. C., \$69,390; electric, Universal Electric Co., \$2,150; heating, Aetna Heating & Ventilating Co., \$9,938; plumbing, L. C. Burns, Long Branch, \$4,000.

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HAWTHORNE, N. Y.—The Board of Education will erect a new school at this place at an estimated cost of \$30,000. Architect Fanning, of Paterson, N. J., is preparing the plans.

PATERSON, N. J.—A swimming pool is to be installed in the Plainfield high school at a cost of \$1,000.

STABLES AND GARAGES.

BUFFALO, N. Y.—The low bidders for the construction of the police garage are as follows: Metz Bros. for masonry, cut stone, fireproofing and plastering, \$4,724; August Feine, iron and steel work, \$1,275; Joseph G. Belanca, carpentry work, \$795; Charles Bauer's Sons, roofing and metal work, \$465; Frontier Plumbing & Heating Co., heating apparatus, etc., \$282; Frontier Plumbing & Heating Co., gas fittings, drainage, etc., \$607.

STORES, OFFICES AND LOFTS.

NEWARK, N. J.—Frederick & Phelps, Union Bldg., architect, is taking bids for the loft building to be erected at Academy and Plane sts for the Industrial Building Co., care Robert Stoutenburgh, 843 Broad st, Newark.

ORANGE, N. J.—E. A. Munger, architect, care New York Telephone Co., 15 Dey st, N. Y. C. is preparing plans for an addition to the 4-sty fireproof brick and granite telephone building for the New York Telephone Co., 15 Dey st, N. Y. C., U. N. Bethell, pres., Waldron Hoppins, secy., Ford Huntington, treas. R. M. Ferris, care the owners, is the chief engineer. The owners will call for bids on general contract about July 30. The addition will cost \$45,000.

NEWARK, N. J.—J. H. & W. C. Ely, architects, 784 Broad st, Newark, have prepared plans for a 12-sty fireproof brick and limestone office building to be erected at the northeast corner of Market and Denver sts, for Aaron P. Ordway, 343 West 37th st, N. Y. C. William H. Fissell & Co., 1133 Broadway, N. Y. C., are the general contractors. Work has been started.

THEATRES.

ONEIDA, N. Y.—A. M. Lansing, of Watertown, has prepared plans for the new opera house at this place; and contractors are now figuring on the work.

Bids Opened.

Bids were opened on Monday by C. B. J. Snyder, superintendent of Buildings for the Board of Education, for the erection of P. S. 132, at Wadsworth av and 132d st, Manhattan. A. L. Guidone & Co., at \$153,344, were low bidders.

Bids Wanted.

EAST 145TH ST.—The McAfee Construction Co., (John Knox McAfee, pres.) will erect a six story 6 family flat, on plot 50' x 104'3", at 448-50 East 145th st, from plans by J. C. Cocker to cost \$65,000. The builder is ready for estimates.

LITTLE NECK HILLS, L. I.—The Gerard Building Co., of 198 Broadway, Manhattan, is ready for estimates for the construction of three residences at Little Neck Hills, L. I., which are to contain three stories, ten rooms and two baths. Fronts of rough front brick, roofs of asbestos. Estimated cost, \$7,500 each.

Contracts Awarded.

PORT JEFFERSON, N. Y.—Wright & Evans, 125 East 23d st, N. Y. C., have received the contract for building a new Presbyterian church building in South st, Port Jefferson, to cost \$20,000.

YONKERS.—Isidor Fajans, of 122 East 25th st, has obtained the contract to rewire St. John's Riverside Hospital at Yonkers, from plans by G. Howard Chamberlain.

APARTMENTS, FLATS AND TENEMENTS.
NEWARK, N. J.—Contracts have been awarded by Romolo Bottelli, architect, for the erection of a 4-sty brick store and apartment building on the northeast corner of Orange and 11th sts, which will be owned by Isaac Fleischman and Moses Klein. Estimated cost, \$18,000.

FACTORIES AND WAREHOUSES.

SYRACUSE, N. Y.—The R. H. Howes Const Co. of N. Y. C., received the contract for the erection of a new 8-sty building in South Warren st for Dey Bros. & Co. Work will start at once. The first story will be laid with cut stone and the remaining stories will be done in gray brick with terra cotta trimmings. Estimated cost, \$125,000.

HALLS AND CLUBS.

YONKERS, N. Y.—George T. Kelly, John st, Yonkers has received the general contract for the erection of a 3 or 4-sty brick and stone lodge building on South Broadway for the B. P. O. Elks, 45 Warburton av. Warren D. Benedict is the Exalted Ruler and Elmer J. Craft the secretary. A. Schonbach, of 18 Getty sq., is the architect.

MUNICIPAL WORK.

RIVERDALE AV.—E. N. Lynch, 344 Vernon av, Brooklyn, received the contract for constructing a sewer in Riverdale av and 259th st, for about \$6,770, by Cyrus C. Miller, pres., Borough of Bronx.

OFFICES, LOFTS AND STORES.

RICHMOND, VA.—The United States Realty and Improvement Company, it was announced yesterday, has received the contract for erecting a twenty story office building in Richmond, Va., which will be the tallest of its kind in the South. The structure, which is estimated to cost \$1,100,000 and is expected to be ready for tenants by July 1, 1912, will be owned by the First National Bank of Richmond and the Chesapeake & Ohio Railway Company, the headquarters of which are in Richmond. Edwin Hawley and Frank A. Vanderlip, of the Chesapeake & Ohio board, are also among the directors of the United States Realty and Improvement Company.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

BROADWAY, s w cor 143d st, 10-sty brick and stone tenement, 99.11x90.5x125, slag roof; cost, \$500,000; owner, McMorrow Engineering Co., 3785 Broadway; architects, Neville & Bagge, 217 West 125th st. Plan No. 500.

86TH ST, s s, 107.9 w Park av, 12-sty brick, stone and terra cotta tenement, 63.10x45.2x84.2, slag roof; cost, \$200,000; owner, Putnam Construction Co., 43 Cedar st; architects, Schwartz & Gross, 347 5th av. Plan No. 507.

CLUBHOUSE.

SOUTH ST, n e cor Coenties Slip, 12-sty brick club house, 112x irregular, roofing, tile roof; cost, \$350,000; owner, Seaman's Church Inst. of N. Y., 1 State st; architect, Warren & Wetmore, 3 East 35d st. Plan No. 508. Masonry and carpentry, Jno. Downey, 410 West 34th st.

DWELLINGS.

70TH ST, Nos. 42-4-6 E, 5-sty brick residence, 45x27x84, tile roof; cost, \$100,000; owner, Stephen C. Clark, Cooperstown, N. Y.; architect, F. J. Sterner, 139 East 19th st. Plan No. 497.

FACTORIES AND WAREHOUSES.

54TH ST, Nos. 425-27-29 E, 2-sty brick wagon storage, 75x95, tar and gravel roof; cost, \$24,000; owner, L. Schnurmacher, 1128 1st av; architect, Louis A. Sheinart, 194 Bowery. Plan No. 499.

130TH ST, Nos. 617-21 West, 4-sty brick storage, warehouse and stable, 75.2x99.11, slag roof; cost, \$50,000; owner, Louis Strauss, Bible House; architects, Gross & Kleinberger, Bible House. Plan No. 509.

MISCELLANEOUS.

45TH ST, No. 242 E, 1-sty brick toilets, 7.6x 11.8, tin roof; cost, \$1,200; owner, Monaton Realty Co., Times Bldg., Times Sq. and 42d st; architect, Jno. H. Knubel, 318 West 42d st. Plan No. 494.

13TH ST, Nos. 452-4 West, 1-sty brick steam room, 16.4x27, tin roof; cost, \$500; owner, Peter D. Strauch, 22 10th av; architect, Strauch Bros., 22 10th av. Plan No. 502. Masonry and carpentry, Potterton Bros., 215 West 28th st.

54TH ST, No. 4 West, retaining walls, pavement and fences to garden and fences only; cost, \$3,000; owner, J. D. Rockefeller, 4 West 54th st; architect, W. W. Bosworth, 527 5th av. Plan No. 504.

54TH ST, No. 10 West and 9 West 53d st, retaining walls, pavement and fences to garden and yards; cost, \$5,000; owner, Jno. D. Rockefeller, Jr., 13 West 54th st; architect, W. W. Bosworth, 527 5th av. Plan No. 503.

STABLES AND GARAGES.

65TH ST, No. 437 E, 2-sty brick and stone stable, 27x95, tar and gravel roof; cost, \$7,000; owner, Bernard McQuillan, 329 East 66th st; architect, Jno. H. Knubel, 318 West 42d st. Plan No. 496.

MORNINGSIDE AV, w s, between 119th and 120th sts, 6-sty brick and stone tenement, 163.4x161.10x irregular, plastic slate roof; cost, \$300,000; owner, West Side Construction Co., 322 West 100th st; architect, Geo. F. Pelham, 507 5th av. Plan No. 501.

215TH ST, w s Broadway, 351.5 n, 1-sty stone garage, 38.6x75x100, 5-ply pitch tar felt gravel roof; cost, \$1,600; owner, Thos. Dwyer, 601 West End av; architect, D. Leitersdorfer, 346 East 65th st. Plan No. 505.

STORES AND OFFICES.

5TH AV, No. 605, 6-sty brick and stone store and loft, 25x100, composition gravel roof; cost, \$65,000; owner, Peerless Investing Co., 31 Nassau st; architects, Townsend, Steidle & Haskell, Marbridge Bldg., 34th st and Broadway. Plan No. 495. Not let.

72D ST, No. 133 W, 7-sty brick and stone office building, 22x94.2, composition slag roof; cost, \$65,000; owner, Cluny Realty Co., 149 Broadway; architect, Chas. E. Birge, 29 West 34th st. Plan No. 498.

19TH ST, 151-3 West, 12-sty stone, brick and terra cotta store and loft, 46.7x43.5x81.9, gravel roof; cost, \$150,000; owner, 151 West 19th Street Co., 37 East 28th st; architect, Walker & Hazzard, 437 5th av. Plan No. 506.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

179TH ST, s s, 100 w Prospect av, two 5-sty brick tenements, plastic slate roof, 36x82; total cost, \$70,000; owner, Ernest Keller, 415 East 240th st; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 557.

MELVILLE ST, s s, 200 w Van Nest av, 3-sty brick tenement, tin roof, 25x72; cost, \$10,000; owners, A. Rezano Con. Co., Angelo Rezano, 1734 Adams st, Pres.; architect, B. Ebeling, 1136 Walker av. Plan No. 561.

231ST ST, n w cor Bailey av, 5-sty brick tenement, plastic slate roof, 30.4x111.9; cost, \$40,000; owners, Martin-Weber Const. Co., M. J. Martin, on premises, Pres.; architects, Moore and Landsiedel, 148th st and 3d av. Plan No. 563.

UNION AV, w s, 25 n 147th st, seven 5-sty brick tenements, plastic slate roof, 39.20x88; total cost, \$300,000; owners, Ibrov Realty Co., Isaac Brown, 821 East 167th st, Pres.; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 566.

MAGENTA ST, s s, 50 e Pine av, 3-sty brick tenement, tin roof, 25x60; cost, \$10,000; owner, Angelo Fierro, 363 3d av; architect, Lorenz F. J. Weillur, 271 West 125th st. Plan No. 568.

DWELLINGS.

KINGSBRIDGE TERRACE, w s, 110 n 230th st, five 2-sty brick dwellings, plastic slate roof, 15.10x35 each; total cost, \$22,500; owners, Loring Realty Co., Arthur Wellwood, 2229 Andrews av, Pres.; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 556.

STORY AV, n s, 105 w Olmstead av, two 2-sty brick dwellings, tin roof, 20x50; total cost, \$11,000; owner, Ernestina Geffe, 905 Olmstead av; architect, Henry Nordheim, 1087 Tremont av. Plan No. 559.

SETON AV, w s, 350 n Nelson av, two 2-sty frame dwellings, tin roof, 18x32; cost, \$5,000; owner, Annie Metzler, 2878 Heath av; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 564.

HUGHES AV, w s, 138.3 n 180th st, 2-sty brick dwelling, tin roof, 13.8x36.8; cost, \$1,100; owner, Henry Clelland, 176th st and Anthony av; architect, Chas. Schaefer, Jr., 401 Tremont av. Plan No. 571.

STORY AV, n s, 105 w Olmstead av, two 2-sty brick dwellings, tin roof, 20x50; total cost, \$11,000; owner, Ernestina Geffe, 905 Olmstead av; architect, Henry Nordheim, 1087 Tremont av. Plan No. 572.

MATTHEWS AV, w s, 219.4 n Bronxdale rd, 3-sty and attic brick dwelling, slate roof, 20x35; cost, \$6,000; owner, Robt. Moore, Tuxedo, N. Y.; architect, Chas. Bailey, Muliner and Bronxdale av. Plan No. 567.

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FACTORIES AND WAREHOUSES.

AQUEDUCT AV, w s, 100 s Tremont av, 1-sty frame shop, 24.11x50; cost, \$1,000; owner, Annie E. Delaney, 262 Rye av; architect J. J. Vreeland, 2019 Jerome av. Plan No. 558.

UNIONPORT ROAD, s s, 600 w Morris Park av, 1-sty concrete shop, 49x184; cost, \$38,500; owners, New York Westchester & Boston Ry. Co., L. S. Miller, 70 East 45th st, Pres.; architect, L. B. Stillwell, 100 Broadway. Plan No. 562.

HOSPITALS AND ASYLUMS.

GUN HILL RD, Woodlawn av, 210th st and Steuben av, eight 2, 3 and 4-sty brick sanitariums and hospitals, sizes irregular, brick and copper roofs; total cost, \$1,000,000; owners, Montifore Home & Hospital, Jacob H. Schiff, Broadway and 138th st, Pres.; architects, Brunner Buchman & Fox, 320 5th av and 11 East 59th st. Plan No. 570.

MISCELLANEOUS.

176TH ST, s s, 275 e Prospect av, 4-sty brick laboratory, tar and felt roof, 81x138; cost, \$72,000; owners, Biograph Co., J. J. Kennedy, 11 East 14th st, Pres.; architects, Turner Const. Co., 11 Broadway. Plan No. 560.

EDGEWATER TERRACE, s e cor Barkley av, 1-sty frame boat house, 30x30; cost, \$800; owners, Herman Schmitt, 2944 3d av, and Louis Ebling, 156th st and St. Ann's av; architect, B. Ebeling, 1136 Walker av. Plan No. 569.

FORDHAM ROAD, n s, 147.3 e Harlem River terrace, 1-sty brick governor house, copper and terra cotta roof, 109x764; cost, \$30,000; owner, Consolidated Gas Co., 4 Irving pl; architect, W. Cullen Morris, 111 Woolsey st, Astoria. Plan No. 573.

STABLES AND GARAGES.

BRIGGS AV, e s, 100 s 200th st, 1-sty iron garage, 12x20; cost, \$350; owner, Hugo J. Mischo, 262 East 200th st; architect, J. J. McMillan, 237 East 198th st. Plan No. 555.

STORES AND DWELLINGS.

PROSPECT AV, w s, 50 s Oakland pl, 1-sty frame stores and dwelling, slag roof, 25x80; cost, \$2,000; owner, Susanna Wirth, 862 West st; architect, Wm. Kurtzer, 192 Bowery. Plan No. 565.

PLANS FILED FOR ALTERATION WORK.

Manhattan.

CHAMBERS ST, Nos. 192-98, fireproof partition, metal skylight to 5-sty brick loft; cost, \$1,500; owner, Jacob Erlich, Trustee of estate of David Leure, 40 West 21st st; architect, W. D. Hunter, 60 Wall st. Plan No. 2017.

EAST BROADWAY, No. 40, remove part of rear wall, and set in two beams to 5-sty brick store and loft; cost, \$700; owner, Mary Crosby, care T. G. Hillock, 401 Grand st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 2006. Lessee Angrist & Arkin, 40 East Broadway. L. Arkin, 40 East Broadway, Supt.

ESSEX ST, No. 71, general alterations to 4-sty stone tenement and store; cost, \$700; owner, Louis Pollock, 170 West 23d st; architect, Horenburger & Bardes, 122 Bowery. Plan No. 1996.

HUDSON ST, No. 67, n w cor Jay, general alterations to 4-sty brick and stone hospital; cost, \$2,500; owner, Soc. N. Y. Hospital, 67 Hudson st; architect, John A. Hamilton, 32 Broadway. Plan No. 1973. Not let.

LIBERTY ST, Nos. 95-7, general alterations to 12-sty brick and stone office building; cost, \$2,500; owner, Singer Mfg. Co., 149 Broadway; architect, Ernest Flagg, 109 Broad st. Plan No. 2019.

LIBERTY ST, Nos. 91-3, general alterations to 14-sty brick office building; cost, \$1,500; owner, Singer Mfg. Co., 149 Broadway; architect, Ernest Flagg, 109 Broad st. Plan No. 2020.

NASSAU ST, No. 31, general alterations to 18-sty brick office; cost, \$1,500; owner, National Bank of Commerce, 31 Nassau st; architect, Matthew J. McQuillan, 100 William st. Plan No. 1978.

NASSAU ST, No. 63, general alteration to 5-sty brick store, loft and office; cost, about \$6,000; owner, Estate of Marie Carroll, Pierre J. Carroll, Adm., 732 Broadway; architect, Chas E. Miller, 111 Nassau st. Plan No. 2000. Lessee, Jas. A. Logan, 63 Nassau st; supt., Jas. A. Logan, 63 Nassau st. Masonry and carpentry, Jas. F. Egan, 5 East 42d st.

NORFOLK ST, w s, between Hester and Canal, new iron stairs, to 5-sty brick public school No. 75; cost, \$225; owner, City N. Y., City Hall; architect, C. B. J. Snyder, 500 Park av. Plan No. 1980.

PITT ST, No. 65, general alterations to two 3- and 4-sty store, storage and factory; cost, \$10,000; owner, Rabbi Weinberger & Aaron Streit, 277 7th st; architect, Henry Regelman, 133 7th st. Plan No. 2004.

UNION SQUARE, 1-3, alter vault to 9-sty brick office and store; cost, \$3,000; owner, Van Buren Estate, F. T. Van Buren and F. T. Van Buren, Jr., Ex., 21 West 14th st; architects, Walker & Gillette, 128 East 37th st. Plan No. 197. Lessee, Wm. Crawford, Bloomingrove, Orange Co., N. Y.

WASHINGTON SQ, n w cor University pl, general alterations to 4-sty brick dwelling; cost, \$2,000; owner of land, Sailors' Snug Harbor, 31 Nassau st; architect, Henry Davidson, 400 West 23d st. Plan No. 2007. Lessee, Emily J. DeForest, 7 Washington sq; sublessee, Frances deF. Stewart, 7 Washington sq; supt., Masonry and Carpentry, Chas. H. Metcalfe, 2294 Broadway.

WEST ST, Vesey, Fulton and Washington sts, general alterations to 1-sty brick Washington Market building; cost, about \$9,000;

owner, N. Y. City; architect, Dept. of Public Works, Per D. F. Adams, Park Row Bldg. Plan No. 1986.

WOOSTER ST, Nos. 61-63, new fireproof stairway in 5-sty brick store and loft building; cost, \$3,500; owner, Herbert C. Pell, Tuxedo Park, N. Y.; architect, Jno. B. Snook's Sons, 73 Nassau st. Plan No. 1963.

2D ST, No. 194, general alterations to 5-sty brick tenement and stores; cost, \$5,000; owner, Bayard Livingston, Albany, N. Y.; architect, Chas. E. Meyers, 1 Union sq West. Plan No. 1993.

4TH ST, Nos. 220-226 East, general alterations to 5-sty brick school and tenements to be occupied as asylum and reception house; cost, \$35,000; owner, St. Joseph's Asylum, 89th st and Av A; architect, Thos. W. Golding, 8654 19th av, Bklyn. Plan No. 1964. General Contractor, Thos. Reilly, 1616 Thompson st, Philadelphia.

9TH ST, No. 226 East, general alterations to 4-sty brick dwelling; cost, \$800; owner, Mendel Alterman, 60 East 118th st; architect, Frank Straub, 18 East 42d st. Plan No. 2025. Lessee, Michale Berg, 50 Stuyvesant st. Supt., M. Alterman, 60 East 118th st.

13TH ST, Nos. 8-10 W, new toilet and partitions to 11-sty brick store and light manufacturing building; cost, \$250; owner, Lord & De Respiration Construction Co., 321 East 116th st; architect, F. C. Zobel, 118 East 28th st. Plan No. 2010.

14TH ST, No. 144 East, new store front to 5-sty brick hotel; cost, \$500; owner, Thos. J. Sharkey, 144 East 14th st; architect, Frank Massam, 280 East 201st st. Plan No. 1962.

14TH ST, No. 58 E, general alterations to 6-sty brick theatre; cost, \$500; owner, Trust Estate of Cortlandt Palmer, 852 Broadway; architect, Jas. Riely Gordon, 402 5th av. Plan No. 2018.

14TH ST, No. 143 E, remove portico and build iron and glass marquis to 5-sty brick theatre, assembly hall and club house; cost, \$600; owner, Tammany Society, 145 East 14th st; architect, Thos. W. Lamb, 501 5th av. Plan No. 2012.

16TH ST, s s, 200 e 10th av, install fireproof door in basement, wall to 6-sty brick bakery; cost, \$150; owner, National Biscuit Co., 409 West 15th st; architect, Isaac Beers, 114 East 23d st. Plan No. 1999. Masonry and carpentry, Isaac Beers, 114 East 23d st.

19TH ST, No. 113, enlarge toilet to 4-sty brick building and office; cost, \$3,000; owner, Matilda O. Rhinelandt, 27 William st; architect, Henry B. Herts, 113 East 19th st. Plan No. 1974. Masonry, J. Schlesinger, 224 East 37th st.

19TH ST, No. 145 E, remove partitions, new plumbing, electric wiring and stairs to 3-sty brick residence; cost, \$5,000; owner, Mrs. Marie Wright, 138 East 19th st; architect, F. J. Sterner, 139 East 19th st. Plan No. 2028.

21ST ST, No. 27 E, new stairway and other alterations, to 8-sty brick store and loft; cost, \$350; owner, Rosie Haberman, 246 West 129th st; architect, M. A. Cantor, 29 West 42d st. Plan No. 2002. D. Wallen, 21 West 20th st, supt.

23D ST, No. 42 E, general alterations to 8-sty brick business building; cost, \$1,200; owner, O. Oelschlegel, 110 East 23d st; architect, Bruno W. Berger & Son, 121 Bible House. Plan No. 2021. Lessee, Mangels & Muller, 42 East 23d st.

32D ST, Nos. 15-17 E, new iron stairway and fireproof partition to 12-sty brick store and loft; cost, \$150; owner, Geo. R. Coughlan, 49 Wall st; architect, Geo. F. Pelham, 507 5th av. Plan No. 1979.

32D ST, No. 9 W, remove front and rear walls and interior partitions of basement and first floor to 4-sty brick private dwelling; cost, \$15,000; owner, Margaret Isabelle Hoyt, Great Neck, L. I.; architect, Daniel G. Malcolm, 331 Madison av. Plan No. 2030. Lessee, J. D. Healy, New Rochelle, N. Y.

34TH ST, No. 446 W, remove partition to 3-sty brick and frame store and storage; cost, \$1,500; owner, Jas. P. Burke, 446 West 36th st; architect, Jno. H. Knobel, 318 West 42d st. Plan No. 1985.

34TH ST, No. 31 W, alterations to conform to requirements for widening street to 2-sty brick bank; cost, \$1,000; owner, North River Savings Bank, 31 West 34th st; architect, Chas. E. Birge, 29 West 34th st. Plan No. 2005.

39TH ST, No. 225 W, sub-divide floors into offices in 12-sty brick loft and office; cost, \$4,000; owner, L. & R. Realty Co., 225 West 39th st; architects, Mulliken & Moeller, 103 Park av. Plan No. 1988. Lessee and supt., American Press Association, 225 West 39th st. Masonry, Fullam Construction Co., 103 Park av.

46TH ST, No. 107 W, general alterations to 4-sty brick store and dwelling; cost, \$5,000; owner, Leo Rosenberg, 1968 Broadway; architect, Nast & Springsteen, 21 West 45th st. Plan No. 2029. Supt. Leo Rosenberg, 1968 Broadway.

72D ST, Nos. 530-2 E, rearrange stalls in 4-sty brick stable; cost, \$1,000; owner, 530 East 72d St. Co., 52 Wall st; architects, Martin & Mandell, 1133 Broadway. Plan No. 1977. Masonry and carpentry, Martin & Mandell, 1133 Broadway.

73D ST, No. 14 E, general alterations to 5-sty brick residence; cost, \$2,000; owner, Mrs. Harriet M. Spraker, 14 East 73d st; architect, Jno. H. Duncan, 208 5th av. Plan No. 2001.

78TH ST, No. 109 E, remove window and door, in 3-sty brick dwelling; cost, \$350; owner, Mildred Conway Sawyer, 109 East 78th st; architects, York & Sawyer, 50 East 41st st. Plan No. 1981.

80TH ST, Nos. 116-118 East, additional bath rooms to 3-sty brick residence; cost, \$1,500, each \$3,000; owner, Mary V. Hoffman, 107 East

86th st; architect, Geo. Provot, 104 West 42d st. Plan No. 1965. Masonry, carpentry and superintendent, Hynd Bros., 30 Church st.

117TH ST, Nos. 19-21 W, enlarge window, make new doorway to 6-sty brick tenement; cost, \$1,000; owner, Louis Roseno, 114 Spring st; architect, Arthur Weiser, 132 Nassau st. Plan No. 1975.

AV B, s e cor 17th st, new roof over stairs to second story, to 5-sty brick tenement and store; cost, \$200; owners, L. Gordon & B. Levy, 230 Grand st; architect, Chas. B. Meyers, 1 Union sq West. Plan No. 1992.

ADRIAN AV, No. 49, new window and change window to door to 2-sty frame dwelling; cost, \$250; owner, Bernhard Weisse, 49 Adrian av; architect, Ahneman & Younkheere, Inc., 3320 Bailey av, Bronx. Plan No. 2015. Carpentry, Ahneman & Younkheere, Inc., 3320 Bailey av, Bronx.

BROADWAY, n e cor, 34th st, general alterations to 11-sty office; cost, \$5,000; owner, Wm. R. H. Martin, Greenwich, Conn.; architects, Townsend, Steinel & Haskell, 1328 Broadway. Plan No. 1983.

BROADWAY, n w cor 45th st, remove vestibule, re-erect doors, to 5-sty brick theatre and office; cost, \$1,500; owner, Long Acre Sq. Theatre Co., n w cor Broadway and 45th st; architect, Geo. Keister, 12 West 31st st. Plan No. 1982.

BROADWAY, w s, between 119th and 120th sts, remove partitions, to 5-sty college; cost, \$185; owner, Bernard College Corp., 119th st and Broadway; architects, Jno. McCahan, 206 West 90th st. Plan No. 1989. Masonry and carpentry, Lloyd & McCahan, 206 West 90th st.

BROADWAY, Nos. 1219-1221, general alterations to 4-sty brick theatre; cost, \$1,320; owner, Oliver L. Jones, Cold Spring Harbor L. I.; architect, M. C. F. Heil, 117 West 33d st. Plan No. 1991. Masonry, M. C. F. Heil, 117 West 33d st.

BROADWAY, No. 175, remove iron stairs, install new iron risers and treads to 5-sty brick store and office; cost, \$250; owner, Jno. G. Wendel, 175 Broadway; architect, Jno. B. Snooks Sons, 73 Nassau st. Plan No. 2008.

BROADWAY, No. 1542, new balcony to 2-sty brick billiard parlor; cost, \$400; owner, T. B. Hidden, 489 5th av; architect, Wm. F. Cherry, 103 Park av. Plan No. 2011. F. Regan, Lessee, 24 West 39th st.

LEXINGTON AV, No. 205, general alterations to 2-sty brick stable to be occupied as store and loft; cost, \$1,500; owner, Katherine L. K. Pell, Tuxedo, N. Y.; architect and contractor, Harry A. Collins Jr., 254 West 20th st. Plan No. 1984.

LEXINGTON AV, No. 1499, alter partitions to 5-sty brick tenement; cost, \$400; owner, Pietro Fusi, 179 Park Row; architect, Henry Meucher, 1565 Prospect av. Plan No. 1987.

MADISON AV, No. 1965, general alterations to 4-sty brick and brownstone dwellings; cost, \$3,500; owner, Sisters of Charity of St. Vincent de Paul, Mt. St. Vincent-on-the-Hudson; architect, J. E. Ditmars, 111 5th av. Plan No. 2024.

2D AV, No. 91, concrete floor of doctor's office in 4-sty brick tenement; cost, \$500; owner, Regina Ackerman, 58 2d av; architect, Chas. B. Meyers, 1 Union sq West. Plan No. 1994.

3D AV, s e cor 45th st, general alterations to 3-sty brick saloon, lodge and club rooms, store and dwelling; cost, \$2,000; owner, Central Brewing Co., 68th st and East River; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 1995. Agent and contractor, Jacob Froehlich Cabinet Works, Whitlock & Leggett avs; lessee, J. D. O'Connor, s. e. cor 45th st and 3d av.

3D AV, n w cor 126th st, remove side wall and install store front, also remove partitions to 5-sty brick store and lodging; cost, \$1,000; owner, Mrs. Ray H. Winstin, Stamford, Conn.; architect, Max Muller, 115 Nassau st. Plan No. 2013.

3D AV, s w cor 58th st, erect support on top of walls for tank to 5-sty brick store; cost, \$1,000; owner, Maria Staatsano, s w cor 3d av and 58th st; architect, Rusling Co., 39 Cortlandt st. Plan No. 2023. Masonry and carpentry, Rusling Co., 39 Cortlandt st.

4TH AV, s e cor 18th st, general alterations to 20-sty brick loft and office; cost, \$900; owner, Henry Corn, 341 5th av; architect, R. J. Mansfield, 49 Claremont av. Plan No. 2016.

5TH AV, No. 680, general alterations to 4-sty brick residence; cost, \$3,000; owner, Mrs. W. T. Webb, 680 5th av; architect, Jno. B. Snook's Sons, 73 Nassau st. Plan No. 2009.

5TH AV, No. 675, general alterations to 4-sty brick and stone residence; cost, \$3,000; owner, Alvin Untermyer, 675 5th av; architect, Harry A. Jacobs, 320 5th av. Plan No. 1990.

5TH AV, Nos. 721-23-25, remove stoops, steps and areas, put in new main entrance steps and new sidewalk to three 5-sty brick residences; cost, \$5,000; owner, Wm. Waldorf Astor, London, Eng.; architect, Peabody, Wilson & Brown, 389 5th av. Plan No. 1998. Masonry and carpentry, Jno. Downey, 410 W. 34th st.

5TH AV, n e cor 49th st, general alterations to 8-sty brick store and apartments; cost, \$2,000; owner, Geo. Kemp Real Estate Co., 615 5th av; architect, Renwick Aspinwall & Tucker, 320 5th av. Plan No. 2027. Masonry, Cauldwell-Wingate Co., 351 4th av.

6TH AV, No. 667, remove store front, put in columns and beams, change stairs to 3-sty brick store and dwelling; cost, \$400; owner, Wm. McDonald, 677 6th av; architect, David Monson, 119 West 33d st. Plan No. 2026.

6TH AV, No. 19, raise rear wall to 4-sty brick store and dwelling; cost, \$400; owner, Angelina Graffini, 217-219 Thompson st; architect, G. Fontana, 568 West Broadway. Plan No. 1976.

6TH AV, n e cor 42d st, exterior alterations to 6-sty brick stores; cost, \$1,000; owner, Improved Property Holding Co. of N. Y., 341 5th av; architect, Maynicke & Franke, 25 Madison sq. Plan No. 2014.

STH AV, No. 323, new partitions and stairs, also new plumbing fixtures, to 4-sty brick building, containing two families, meeting rooms and stores; cost, \$400; owner, Henry Siefke, ex. and trustees for Rudolph Rosselli and Antonio Gomoio; architect, Lorenz F. J. Weiher, 271 West 125th st. Plan No. 2003.

10TH AV, n e cor 18th st, general alterations to 4-sty brick tenement; cost, \$500; owner, Richard Grant, 96 10th av; architect, Bruno W. Berger & Son, 121 Bible House. Plan No. 2022.

Bronx.

SANDS ST, w s, 25 s Starling av, 1-sty frame extension, 7x32, to 1-sty frame shop; cost, \$300; owners, Louis Koterbe, 1450 Unionport rd; architect, Otto C. Krauss, 2318 Newbold av. Plan No. 331.

160TH ST, n s, 146.92 e Union av, 1-sty brick extension, 22.2x5.8, to 2-sty frame store and dwelling; cost, \$1,500; owner, A. Santini, 831 East 160th st; architects, Koppe & Daube, 830 Westchester av. Plan No. 334.

BATHGATE AV, w s, 175 n 174th st, 1-sty frame extension, 21x9½ to 2-sty frame store and dwelling; cost, \$600; owner, Ferd Dalhue, on premises; architect, Frank J. Schefcik, Park av and 176th st. Plan No. 333.

FOREST AV, n w cor Westchester av, make interior walls and partitions, etc. fireproof, for 3-sty brick theatre; cost, \$170,000; owners, Jackson av. Amusement Co., Edw. Freund, Jackson av and 155th st, Pres.; architect, H. J. Krapp, 113 East 19th st. Plan No. 336.

OLINVILLE AV, w s, 100 n King st, 2-sty frame extension, 18x16 to two 2-sty frame dwellings; cost, \$500; owner, Frank McGarry, 660 Burke st; architect, F. J. McGarry, 660 Burke st. Plan No. 329.

LONGFELLOW AV, e s, 225 s Jennings st, 2-sty brick extension, 46x37.6, to 1-sty brick factory; cost, \$8,000; owners, Friedman & Rabinowitz, 482 Broome st; architect, Joe J. Pemoff, 1385 Stebbins av. Plan No. 332.

TAYLOR AV, e s, 425 s Van Nest av, move 1½-sty frame dwelling; cost, \$1,000; owner, Mary Helfrich, on premises; architect, B. Ebeling, 1136 Walker av. Plan No. 332.

WILKINS AV, e s, 50 s Jennings st, 1-sty, 21x6, and 1-sty added to 2-sty frame dwelling; cost, \$2,000; owner, A. Feinblatt, 1525 Fulton av; architect, Kreymborg Archtl. Co., 1330 Wilkins av. Plan No. 335.

Personal and Trade Notes.

H. S. BLACK, president of the U. S. Realty & Improvement Co., sailed this week on the S. S. Olympic.

CRANE & MAHONEY, ornamental plasterers, recently at 110 West End av, have removed to 363 Ninth av.

GRANT & McCLOSKEY, builders, have severed partnership. M. Grant still at 1123 Broadway in the contracting business, and W. McCloskey has opened an office at 331 Madison avenue, and will continue in the business.

WALDO D. PUTNAM, formerly of 76 Park pl, announces his removal to 23 Warren st. Waldo D. Putnam represents the Norton Door Check Co., who manufacture the Norton Elevator Door Check, Norton's Bank Cage Door Checks and the Norton Liquid Door Check.

JOHN A. BENSEL, State Engineer; Calvin Tomkins, Commissioner of Docks, of New York City, and R. A. C. Smith, of New York City, have been appointed a state commission to investigate port conditions and pier extensions in New York Harbor, by Governor Dix, under a law recently passed by the New York state legislature.

INCREASING CAPACITY.—Work is now well under way on an addition to the Norwich, Conn., plant of the McCrum-Howell Co. of New York, which will increase its capacity 50 per cent. A new cupola will be installed, together with facilities for handling raw materials economically. The warehouse is receiving an industrial railway, and the cleaning room will have a complete new dustless equipment, with exhaust fan and dust separator.

NEW CANAL ENGINEERS.—Subject to the approval of Governor Dix, State Engineer Bensel appointed Joseph Ripley, of Albany, and Mortimer G. Barnes, of New York, as consulting engineers in connection with the construction of the barge canal, as authorized by the Manley bill, which legislated out of office the advisory board of barge canal consulting engineers and transferred the duties of the board to the State Engineer, who is empowered to employ necessary assistants. Ripley and Barnes were members of the old advisory board. Mr. Bensel also announced that he would appoint, with the consent of the governor, William H. Burr, of New York, professor of civil engineering at Columbia University, and George G. Green, former chief engineer of the New York City Dock Department, as the other members of the new board of consulting engineers.

The Bridges of New York

There are forty-three bridges in the City of New York, of which four span the East River, these four ranking among the great bridges of the world, having lengths of from 2,793 feet to 7,449 feet, and main spans of from 1,470 to 3,724 feet. The daily traffic of three of these bridges amounted on November 17 last to 567,686 persons of whom 327,899 crossed on the oldest structure.—"City Life."

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.]

BUILDING DEPARTMENT. STORM WATER SEWERS.

BULLETIN NO. 27, 1911.—It has been determined to install a separate system of sewers for the district bounded by Isham st on the west, Broadway on the east, the Harlem Ship Canal on the north, and Broadway and Isham street on the south, Borough of Manhattan. The bottom of the storm sewer will be about five feet below the curb level.

It will be necessary hereafter to provide separate systems of drainage in all buildings to be erected or altered within the district affected. Both drainage systems must be described in the application and shown on the plans for all new buildings and alterations. Both systems must comply with the present plumbing and drainage rules. Separate sewer connections at the proper levels must be provided.

The area served by this separate system is shown on the accompanying map.

RUDOLPH P. MILLER,
Superintendent of Buildings.

Dated: July 25th, 1911.

ROLLING STEEL SHUTTERS.

BULLETIN N. 28, 1911.—To remove an apparent existing doubt, attention is hereby called to the fact that rolling steel shutters are not accepted in lieu of fire shutters specified in Section 104 of the Building Code, except in the first story of any building, and then only on the conditions set forth in that Section.

RUDOLPH P. MILLER,
Superintendent of Buildings.

Dated: July 24th, 1911.

REGULATIONS FOR ELEVATORS.

Regulations for the construction, inspection and operation of elevators, adopted by the Superintendent of Buildings, City of New York. In effect September 1st, 1911.

1. The term "elevator," as used in these Regulations, shall include all elevators or lifts used for the carrying of passengers or employees. The term "dumbwaiter" shall include such special form of elevator, the dimensions of which do not exceed nine square feet in horizontal section, and four feet in height, and which is used for the conveyance of small packages and merchandise. So far as practicable, these Regulations shall also apply to escalators. Where freight elevators are placed within the same shaft enclosure as passenger elevators, such elevators must conform in all particulars to the regulations for the construction, inspection and operation of passenger elevators. All other freight elevators must comply with Sections 3, 4, 6, 7, 10, 12, 13, 14, 15, 17, 18, 19, 20, 21 and 22 of the "Regulations for Passenger Elevators." Any hand-power elevator having a rise of more than thirty-five feet shall comply with all the requirements of these Regulations. No belt elevators driven from a countershaft shall be installed for passenger service.

2. All elevators must be inspected as often as possible by an inspector of the Bureau of Buildings, known and designated as an inspector of elevators, in accordance with the rules and regulations of the bureau prescribing the duties and governing the actions of the employees.

3. Before any elevator shall hereafter be installed or altered in any building, the owner or his agent, architect or contractor shall submit, on appropriate blanks furnished therefor, to the Superintendent of Buildings, an application in triplicate stating the construction and mode of operation of such elevator to be installed or altered, and shall obtain his approval therefor. This application shall be accompanied by such plans and drawings as may be necessary. Before any such elevator shall be put into service, the same shall have been duly tested and inspected under the supervision of an inspector of elevators and a certificate of such inspection issued and a formal approval obtained from the Superintendent of Buildings. In making any changes or alterations to elevator shafts, rails, overhead machinery or power, all the work changed or altered must be made to conform to the present law and regulations.

4. The owner, lessee, manager or other person having charge or control of any elevator now in operation and the manufacturer of any such elevator hereafter placed in any building, shall cause to be fastened in a conspicuous place in said elevator a metal plate, having suitable raised letters on same, which shall designate the number of pounds weight which said elevator shall be permitted to carry, but in no case shall a carrying capacity of less than 75 lbs. per square foot of platform area inside the car be permitted on any passenger elevator.

5. Every elevator, except full automatic push button elevators in private dwellings occupied by one family, must be in charge of a competent operator of reliable and industrious habits, not less than eighteen years of age, with at least one month's experience in running an elevator under the instruction of a competent person. In case the Superintendent of Buildings shall become satisfied that the person engaged in running any elevator is incompetent or disqualified from any cause to continue to run the same, the owner or person managing or controlling the elevator shall, upon notice from the Superintendent of Buildings, at once replace the said operator by a competent operator.

6. Elevator shafts and doors of same in non-fireproof buildings must be constructed fireproof and made solid for their full height. Any lights that may be desired in these doors must

be provided with wire glass. No one pane of wire glass shall exceed five square feet in area. No more than one opening in the elevator shaft will be allowed on each floor, and all openings in the several stories shall be one above the other, unless the elevator is used exclusively for freight purposes, except that where the operating device of the elevator is so placed that the operator can readily control all doors without leaving the car control, more than one opening will be permitted on a floor.

7. In all cases where the law or regulations permit grille-work enclosing the shaft or car, it shall be of substantial material and construction, properly braced and carried the full height of openings, and there shall not be more than one and one-half inch space between any two members of said grille-work except where plain straight bars are used, not filled in with scroll, when there shall not be more than one inch space between members.

8. All doors or gates leading to any elevator shaft shall be locked or bolted on the shaft side so as to be opened only by the operator of the car, and said shaft doors or gates and car gates shall be closed before the car is put in motion.

9. All entrances to elevator cars must be provided with substantial folding or sliding gates or doors, and where floor tracks are used the same must be countersunk. All folding gates over three feet wide at entrance to shaft or car shall have top and bottom centre braces.

10. All counterweights shall have their sections strongly bolted together. There shall not be less than three feet clearance between the top of counterweights and the under side of over head beams when the car is resting on the bumpers. No continuous forged straps shall be permitted on counterweights.

11. Where counterweights run in the same shaft as the car, they must be protected with a substantial screen of iron from the top of rail to a point fifteen feet below, except where the plunger or traction type of elevator is used.

12. All elevators, except direct plunger elevators and freight elevators having a rise of fifteen feet or less, shall have a governor or speed regulator properly connected to the safety devices on the car, in such a manner that the car will be brought to rest with an easy and gradual stop, or in a distance not greater than eight for a speed of seven hundred feet per minute, except that on elevators having a speed of one hundred feet per minute or less safeties of the instantaneous type may be used. Every elevator operating on alternating current electricity shall be equipped with an electro mechanical brake, or some such device as will insure the brake being applied at any time should the current be interrupted from the service. All electric car controlling devices shall be self-centering and self-locking in inoperative position. All hoisting machines of the drum type shall have an automatic slack cable device that will stop the machine if the hoist or drum weight cables shall become slack from any cause. All elevators shall have upper and lower limit devices on the machine or in the shaft. No elevator shall be used for the carrying of safes or other material of a greater weight than the normal lifting power of such elevator, unless the car is equipped with a locking device which will hold it fixed at any landing independent of the ropes while such safe or other material is being loaded or unloaded.

13. The car of all elevators must be constructed of incombustible materials, except that interior trim and flooring may be of hard wood. There shall be not more than one and one-quarter inches space between the floor of the car and the floor saddles, and where the saddles project into the shaft, the same shall be properly bevelled on the under side. The under side of the car must be of incombustible materials. Cars for all elevators shall be properly lighted.

14. All guide rails for both car and counterweights shall be of iron or steel, and shall be fastened to the sides of the shaft with wrought or cast iron brackets, so spaced that the guide rails will be rigid.

15. There shall be not less than two cables, independently connected to the car and to each set of counterweights. The lifting and weight cables shall have at least one full turn of cable on the drum when they have reached the limit of travel. Such cables shall be of a diameter to insure a factor of safety of five. All cables used in the operation of elevators shall be of steel, iron or "marlin" covered. Where overhead machines are installed, the use of equalizer arms will be permitted on the car and counterweights.

16. No elevator shall be permitted to have attached above, below or on the inside of the car, a freight compartment of similar device.

17. Immediately under the sheaves at the top of every elevator shaft in any building, there shall be provided and placed a substantial grating of iron or steel having not more than one and one-half inch space between any two members of said grating, and of such construction as shall be approved by the Bureau of Buildings.

18. A clear space of not less than three feet must be provided between the bottom of the shaft and the lowest point of the underside of the car floor when the car is at its lowest landing, and between the top of the crosshead of the car and the under side of the overhead grating when the car is at its top landing, provided that for elevators of greater speed than three hundred and fifty feet per minute, the distance between the top of the crosshead of the car and the under side of the overhead grating, when the car is at its top landing, shall be not less than five feet, except in the case of elevators where the rise does not exceed thirty feet, and the speed of the elevator is not more than one hundred feet per minute, such clear space at the top of the shaft shall be not less than two feet between the top of the car and the under side of the overhead grating when the car is at its top landing.

19. All parts of the elevator machinery must be properly inclosed by suitable partitions of incombustible materials, and such inclosures must be lighted. Free and safe access must be provided to all parts of elevator machinery. Where the machine is located at the bottom of

the shaft, the same shall be protected with a substantial pit pan.

20. The speed of all elevators must not exceed five hundred feet per minute, except that express elevators may run seven hundred feet per minute for that portion of the shaft in which no intermediate stops are made. Express elevators shall mean only such elevators as run eighty feet or more without stop. The speed of mechanically controlled electric elevators must not exceed one hundred and fifty feet per minute.

21. At the bottom of all elevator shafts there shall be placed substantial buffer springs for car and counterweights. Where the car does not travel to the bottom of the shaft, the bumper beams shall be supported independent of the car rails. All plunger or traction type of elevators shall be provided with substantial oil buffers at the bottom of the shaft for both car and counterweights.

22. The carrying beams for all machinery shall be of wrought iron or steel.

23. Every passenger elevator shall have a trap door in the top of the car of such size as to afford easy egress for passengers, or where two cars are in the same shaft, such means of egress may be provided in the side of each car.

24. Any infraction of these regulations, or failure to comply with their provisions after due notice from the Superintendent of Buildings, shall be treated the same as a violation of the Building Code, and shall subject the owner to the same penalties as prescribed in Section 150 of the Building Code for such violation.

PATCHOGUE'S NEW BANK.

Union Savings Is Having a Fine Marble Home for Itself Finished.

Long Island is in the throes of an extensive building movement at this time, consequent on the steady incoming of population to it. New schools, town halls, country mansions, business buildings, all-

BUILDING MATERIAL PRICES.

Owners Are Hurrying Operations to Completion for Renting Season.

Common Brick Prices Maintained at \$6. in a Strengthening Market—Fabricators of Structural Steel Competing for Big Work on Slight Margins.

Since the first of July there has been an improved demand for labor in the building trades, which is doubtless attributable to the anxiety of owners to have their operations ready for occupancy when the renting season opens in September. Realty interests now believe that the oversupply of tenable structures prevalent at the opening of the fall season in 1910 will not be repeated this year, for the reason that apartment-house operations in the Washington Heights section have been more or less curtailed this year, and the supply is nearer normal than was the case last year. As for loft buildings, Fourth avenue has filled up well, and the new buildings in the cross streets average about 50 per cent. rented.

When this condition came to be generally known, architects received orders from their clients to hurry half-finished operations to completion so as to get the cream of the fall removals. In consequence, the demand for finishing materials has been exceptionally heavy in the last four weeks, but prices have remained practically unchanged.

Common brick is in a better condition as a market commodity than it has been at any time since the opening of the

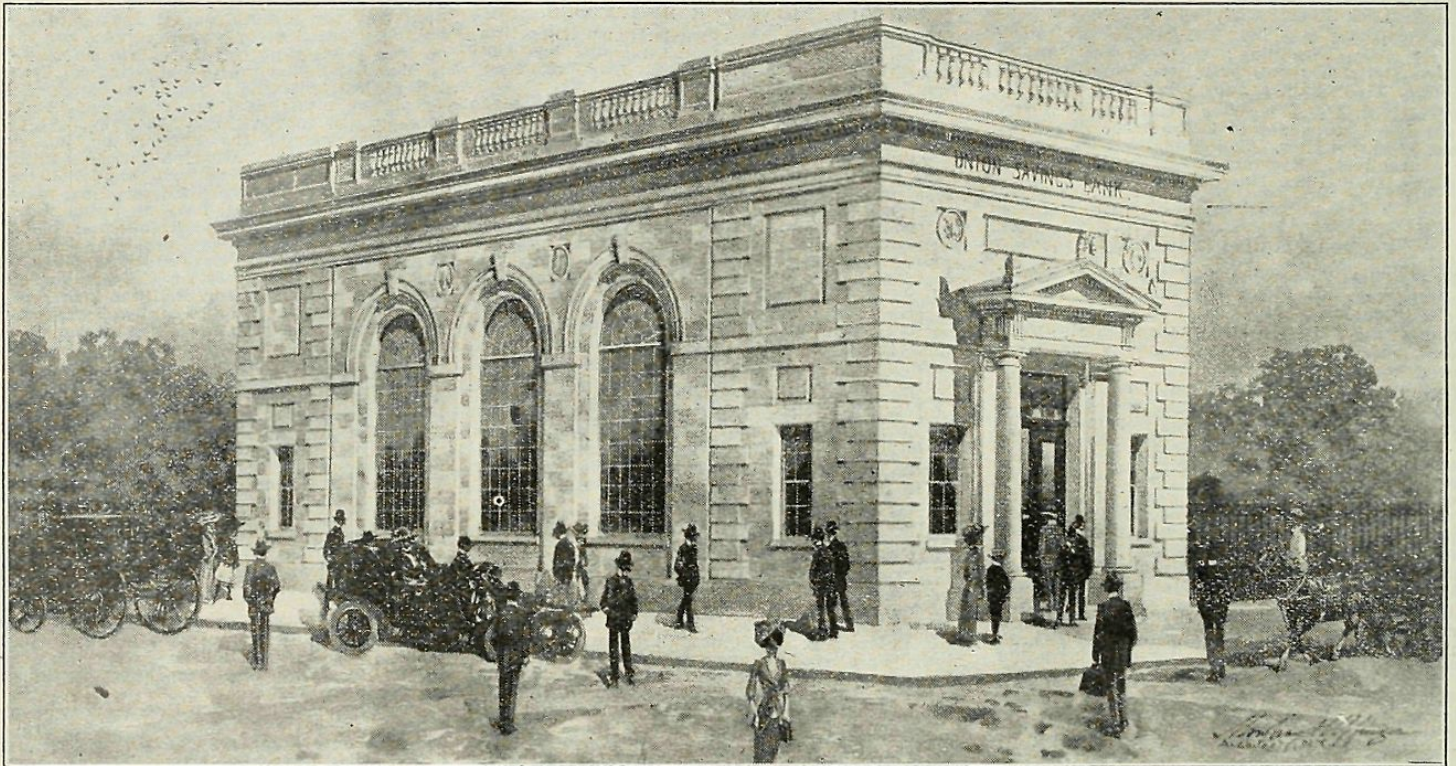
In connection with the improved demand for finishing materials, the roofing slate interests are extremely active. To such an extent is this true that E. J. Johnson has been obliged to increase the capacity of his roofing slate quarries and to enlarge his equipment for turning out structural slate. The prices for this commodity are unchanged from the quotations made in this department's last regular monthly quotations, although there is a disposition to keep close to lists on any new business taken during the remainder of the building season.

One of the interesting features of the week is the behavior of the structural steel market. In this department there has been a change in the attitude of many fabricators. Owing to the fact that they have been hurrying the numerous small contracts, they were glad enough to take earlier in the season, they are finding room for big work to carry them into the fall season. In consequence, the stiffness that prevailed in this market in June and July has given way to keen competition for desirable contracts calling for deliveries up to October 1. Prices are not being shaded, but concessions are being made covering deliveries.

It is expected that this will encourage prospective operations to move ahead immediately, and that its momentum will be sufficient to carry it well into the fall, when there probably will be a new price schedule.

THE PASSING OF THE WHOLESALE BRICK MARKET.

One of the effects of the introduction of new selling methods in the common brick market is the passing of the famous old wholesale brick market at the



Mowbray & Uffinger, Architects.

NEW BANKING HOUSE OF UNION SAVINGS BANK OF PATCHOGUE.

year residences and banking houses comprise the structural work under way.

At Patchogue, on the south shore, 54 miles from New York City, the Union Savings Bank is having a new bank building built at the corner of Ocean avenue and Church street. Occupying a plot 26x70 feet, the new structure is one story in height, with a mezzanine floor. Patchogue is one of the busiest communities on Long Island, and contains numerous important manufacturing and industrial establishments, whose employees, along with many other residents, make a savings bank worth while in the place. The exterior of the new building is white Vermont marble on a polished Maine granite base.

Of colonial design, the building has a fine portico entrance and windows that harmonize with it. The interior wall finish, which is now under way, is of Caen stone cement, while the floor is of marble tile and the trim of fine hardwood. The screens are of bronze on a marble base. Remington-Sherman Company, of New York, will install the money vaults for the institution.

A finely appointed directors' room occupies the mezzanine floor.

Mowbray & Uffinger, 56 Liberty street, New York, are the architects of this new bank building, the cost of which is \$30,000. Joseph Bailey, a lumber merchant, is president of the Union Savings Bank.

building season. There is some North River brick being sold at \$6, but a fair grade of brick can be purchased for \$5.87½ a thousand, at which price most of the current sales are being made. The Raritan River situation is exceptionally strong, owing to the big building movement now in progress in the east Jersey suburbs. North Jersey, supplied by the Hackensack brick manufacturers, is also taking a fair quantity of brick, the demand there being just about equal to the reduced schedule of output arranged for the present season, which is about 20 per cent. lower than the total for 1910. Prices run from \$6.50 to \$7, yard, while the quotation in this city for Raritan River brick is from \$5.75 to \$6.

The transactions in barge lots at the West 52d street dock last week follow:

| | Arrivals. | Sales. |
|-----------|-----------|--------|
| Monday | 22 | 15 |
| Tuesday | 6 | 7 |
| Wednesday | 5 | 12 |
| Thursday | 8 | 10 |
| Friday | 9 | 6 |
| Saturday | 5 | 8 |
| | 55 | 58 |

Left over, July 24, 15

Arrivals in corresponding week last year were 57, and sales, 58; with 8 on hand from the preceding week and 7 left over. Prices were \$5.50 to \$5.75. Current prices, \$5.87½ to \$6. Raritan, \$5.75 to \$6. Condition of Market, July 27, strengthening.

foot of West 52d street. There the tows from up the river berthed for generations. They still do, but the agents' offices have been closed, with the exception of two—the office of William K. Hammond and Emmons & Roberts—all the others, including John McNamara, Frank L. Holmes, John Schultz, the De Noyelles Brick Co., the Jova Brick Co. and the Rose Brick Co., have gone to the new headquarters at 103 Park avenue. There is even some talk of shifting the barge wharves to a more central location.

WILL TAKE 1,500,000 RARITAN BRICK.

In a recent review of the brick market, reference was made to several large sales by the Sayre & Fisher Co., wherein was stated that 1,000,000,500 brick had been sold for a hotel in Virginia. This was a typographical error, and should have read 1,500,000 common brick.

More Variety in Wood Stains.

Ten years has made a big difference in the methods of decorating wood. Paints and varnishes, once used exclusively in the decoration of the interior of homes, have been supplemented by many styles of stains, shellac and wax. The appearance of a house depends largely on the coloring and decoration of its woodwork. The ornamentation of the halls and woodwork is perhaps the first thing noticed.

NEW IDEAS IN TRADE LITERATURE.

Value of the Loose Leaf Catalogue, Backed Up by a Consistent and Persistent Advertising Campaign.

THESE came to hand this week additions to the loose leaf catalogues of Yale & Towne, the American Blower Company and the General Electric Company. In most catalogues great stress is made of fine printing, high grade paper and embossing, all of which is expensive. When it is recalled that a catalogue is merely a reference book, used comparatively seldom by even the architect, it is a question whether so much money expended in publicity of this sort actually pays. Is it not merely an essential part to a successful whole?

A well printed, well mounted catalogue not only sells more goods than the poorly printed and inefficient one, but also reflects the tone of the house issuing it just as a letter-head often reflects the character and stability of the average business house. The catalogue is vital, but it is not a wise policy that expects the catalogue to do all the work. What, then, is the greatest aid to making the catalogue pay its way?

All advertising authorities agree that the advertising campaign that pays best is that which has the most efficient follow up system. The acme of successful advertising, therefore, is that campaign which not only keeps the product constantly before the eye of the prospective purchaser, but advises him through well prepared bulletin advertisements just what the newest improvements to the company's product are and when new lines are added.

There is really nothing new under the sun, but contractors and architects, as well as the prospective builder, is mightily interested in any novel application of an old idea or the adaptation of an old idea to a novel use, that will reduce cost or create greater efficiency. This is the keynote upon which the producer can play to attract the prospective purchaser.

The loose leaf catalogue system, backed by good advertising copy, is the best business getter of the age. In the first place, it keeps the buying public in touch with the progress being made in the lines in which he is interested, and in the second place it gives him ready reference as to styles and prices at a moment's notice, without necessarily betraying the fact that he is in the market. Incidentally, the arrival of each installment of the loose-leaves at his office is equivalent to a written assurance that that particular supply house is constantly keeping the architect, contractor or prospective builder in touch with the progress of the day without consuming his valuable time in a perusal of a bulky catalogue.

THE LATEST IN HARDWARE.

The catalogue of a house like Yale & Towne is a bulky affair. It is unreasonable to expect the average user of a tome like this to read it through, but the adoption of the loose leaf system, backed up by an advertising campaign, at once calls attention to latest improvements in the special line carried.

With full size illustrations printed with descriptive text on coated paper the recipient of these periodical changes of the catalogue pages, gets an idea of what is most modern in that particular line. For instance, the last installment of loose-leaves received from this company includes a new seamless Yale and other types of padlocks and night latches, rim turnbuckles, flush bolts, cremone bolts, store door handles, coat and hat hooks, pull down hooks, key plates, door knobs, roses and plates, and other building hardware. These changes are for Catalogue No. 20 and are dated as of May 15. Duplicates may be obtained by addressing Yale & Towne, 9 Murray street, New York.

PHOTOGRAVURE ADVERTISING.

If the advertising of a business house bespeaks the kind of work it does, the efficiency of the W. G. Cornell Co. of the Everett Building, this city, Boston, Baltimore and Washington, is of the highest order. This company has just issued to architects and general contractors a very handsome print on art paper showing the Munsey Building at Baltimore, Md., of which Frank A. Munsey is the owner and the W. G. Cornell Company were plumbing contractors, for the George A. Fuller Co. the general contractors for McKim, Mead & White, architects.

On a slick paper fly leaf, the company announces the establishment of an office in the Munsey Building and also states that it has been compelled to increase the floor area of its home office, and adds that the company offers to the owner, architect and builder the services of a complete mechanical organization for the installa-

tion of a plumbing, heating and lighting equipment.

The series of photogravures showing the buildings on which the Cornell Company had plumbing contracts includes the highest class of structures erected east of the Alleghenies. Copies of this placque may be obtained by addressing the company, Everett Building, city.

A NEW VENTILATING FAN.

One of the most effective campaigns of this kind is that of the American Blower Company. In its Bulletin No. 135 for June, which is punched for use in a loose leaf catalogue form, it tells about its latest improvement in curved blade disc fans and illustrates what it says about them in both photograph and drawing. It tells of its efficiency by plotted chart and goes into details in reference to ventilation matters, giving didactic charts showing the resistance of piping and showing how to figure on reducing temperatures in workroom, store or office.

The work is of great value to those having occasion to figure ventilation installations and to architects in general. Copies may be obtained by addressing the American Blower Company, at 141 Broadway.

THE DOOR BEAUTIFUL.

If this catalogue had been named the "Brochure Beautiful" it would not have been an extravagant title, for it is without question one of the handsomest catalogues of its kind issued this year by building material specialty companies. Of a green tinge, the covers are plain with an embossed title, and the text is preceded by a photograph of a log pile in the forest from which the Morgan Company, of Oshkosh, Wis., get the raw material for their patented hardwood doors. Besides being a good reference work, it gives some information of especial value to owners of houses trimmed with hardwood in a chapter treating of "The Care of Hardwood Doors." It is a work especially valuable to the prospective builder and more particularly to those who expect to build homes in the suburbs. Copies may be obtained by addressing the Morgan Company at Oshkosh, Wis.

(Continued on page 140.)

Heavy Structural Parts for Brewery.

It is interesting to note that the long continued depression in the building business shows a marked change for the better. As a matter of fact, prices of structural steel have already stiffened; this is also true of other steel products. The shops and mills are filling up and plates are even now commanding a premium.

In this connection we may report that The George A. Just Company, the shops and offices of which are at 239 Vernon avenue, Long Island City, has secured a 1,500-ton contract for the new brew house of Jacob Ruppert, for which Otto C. Wolf was the engineer and architect. Under the direction of the same architect, this company has just completed a 3,000-ton contract of a stockhouse for the same owner, as shown in the accompanying photograph, which was taken during the construction.

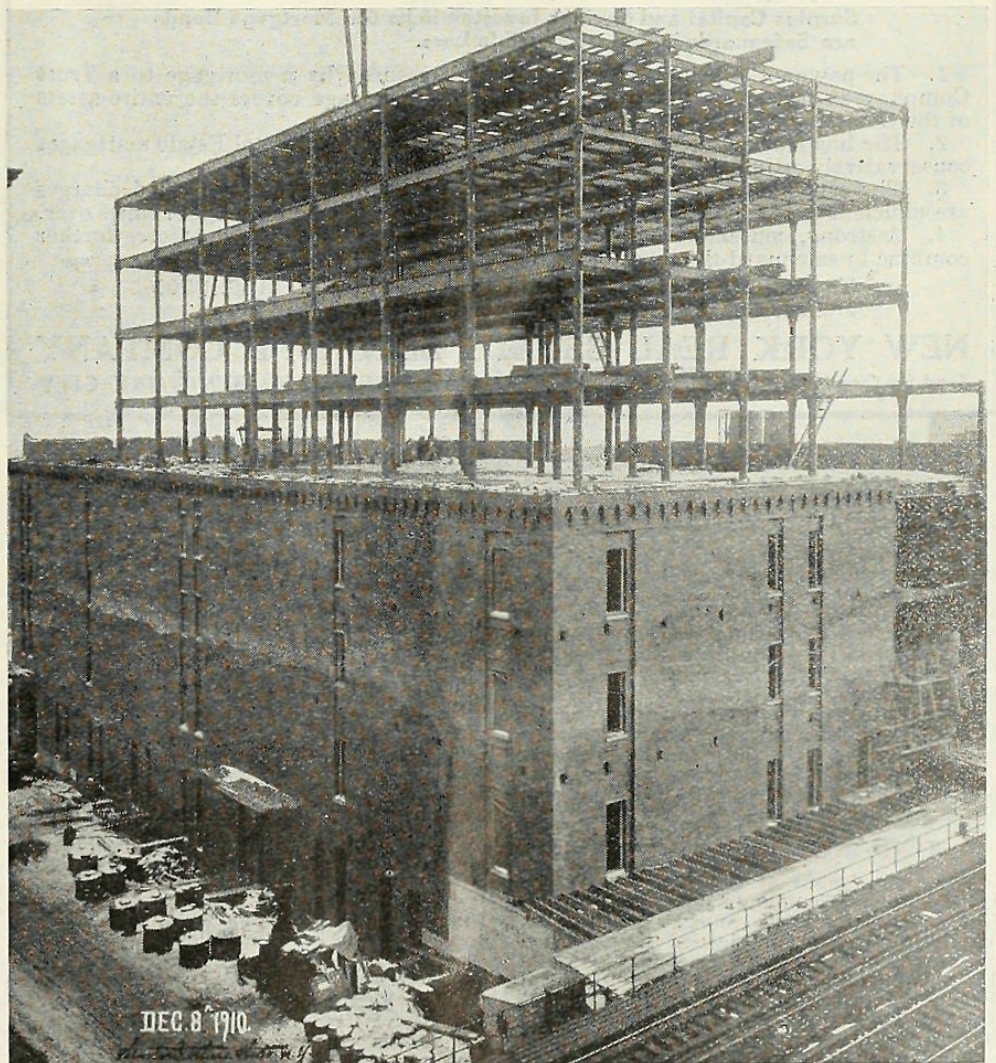
Because of the unusual heavy loads to be carried in this building, the members entering into its construction were extraordinary large; many of the columns weighing as much as twelve tons. The company has also just completed a storage-shed for Young & Metzner of Long Island City, for which the company were the engineer, and C. Curtis Woodruff & Co. the general contractors.

The George A. Just Company also has in hand at the present time contracts for the steelwork of the following buildings:

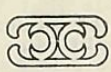
A factory building for the Arabol Manufacturing Company, in Brooklyn, Beyer & Kuckro, architects; for the American Jersey Cattle Club, Jardine, Kent & Hill, architects; for the Wadsworth Theatre, Wm. H. McElfick, architect; for the E. D. & J. D. Stein stable, H. C. Pittman, architect; for an alteration for the Childs' Restaurant Company, J. C. Westervelt, architect; for a loft building at West Broadway and Beach street for the estate of Wm. B. Welch, Frederick P. Kelley, architect; and for several other minor undertakings.

A part of the shop has, for some time, been devoted to the manufacture of steel car frames. The company is especially well equipped for work in the Metropolitan district, because of its organization and facilities. The raw material from the mills is delivered directly on their own dock, thence into the yard of the company.

The president of the company, since its organization in 1904, is George A. Just, C. E., and Thomas A. Harvey, C. E., has been its vice-president and treasurer for the same period. G. J. Schultz is secretary to the company.



Geo. A. Just Co., Contractors. Otto C. Wolf, Engineer and Architect. SHOWING HEAVY STRUCTURAL STEEL USED IN RUPPERT STORAGE BUILDING



WANTS AND OFFERS



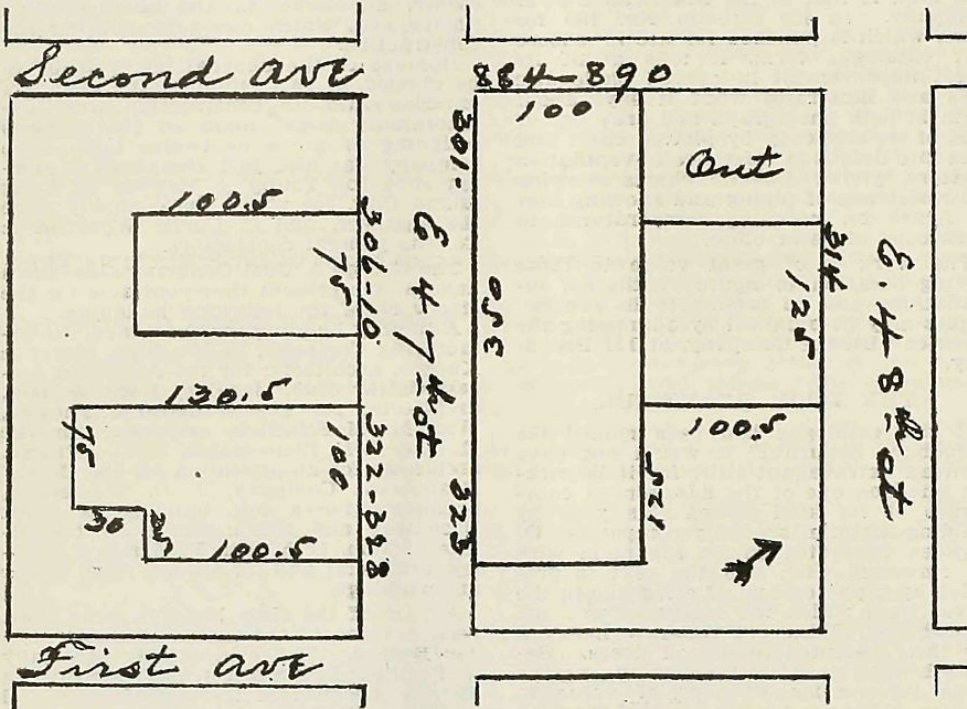
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(Continued from page 139.)

THE GENERAL ELECTRIC COMPANY.

Recent publications issued by the General Electric Company include "Alternating Current Switchboard Panels" (Bulletin No. 4846), "Couplings" (Bulletin No. 4818), "Electric Locomotives for Industrial Railways" (Bulletin No. 4829), "Fifty-ton Electric Locomotives for Interurban Cars" (Bulletin No. 4852), and "Commutating Pole Generators, Type D. L. C." (Bulletin No. 4632). All or any one of these may be obtained by addressing the company at General Electric Company Publication Bureau, Martin P. Rice, Manager, Schenectady, N. Y.

SAND-LIME BRICK IN 1910.

The Department of the Interior, of the United States Geological Survey, of which George Otis Smith is general director, at Washington, has just issued an advance chapter from "Mineral Resources of the United States" on the subject of "The Production of Sand-Lime Brick in 1910." In the general introduction the following statement is made:

"The sand-lime brick industry was in a prosperous condition during the year 1910 and showed a slight increase in value of

product over that of 1909. Two more plants reported in 1910 than in 1909, making a total of 76 as compared with 94 in 1907, the year of maximum activity.

"The sand-lime brick plants in the United States last year turned out products valued at \$1,169,153, which is less than the value of any year's output since 1907, when it was \$1,225,769, and shows an increase over 1909's output of only 1.61 per cent, but did not reach the figures of 1907, which is the maximum by \$56,616."

This report may be obtained by addressing the Department of the Interior, Washington.

"ARGUMENTS FOR SELLING TIN ROOFING."

This is a booklet which conveys to the reader a great fund of information on the subject of tin roofs, as compiled by the N. & G. Taylor Company, of Philadelphia, where copies may be obtained. The work is well illustrated and contains a list of tin roofing publications which are of value to architects, builders and owners.

KENNEDY VALVE PRICE LIST.

The Kennedy Valve Manufacturing Company's Red Book is out, giving prices on valves for all water, steam and air systems where large mains are used. Copies may be obtained by addressing the company at Elmira, N. Y.

How to Tell Wrought Iron From Cast Iron.

Cast iron has a much higher percentage of carbon than wrought iron; hence any method of setting the surplus carbon free will serve to distinguish the cast iron. To do this, dilute a little nitric acid with three times as much water; apply a drop of the diluted acid to the iron and wash it off after a few minutes. If the spot is white, the piece was wrought iron; if black from the liberated carbon, it was cast iron.—"Power."

The Color of Douglas Fir.

Douglas fir varies in color from a decided reddish tinge to a light yellow, and on this account is sometimes classified as red and yellow fir. The red fir, as a rule, has a coarser grain and contains a considerable amount of the dark-colored summerwood. It is usually obtained from second-growth timber or from the heart of older trees. Yellow fir is the soft, fine-grained wood obtained from the outer portion of mature trees. It yields a large proportion of clear lumber. The difference in color is supposed to be due mainly to the difference in the rate of growth.—"Bulletin" No. 188 of the U. S. Forest Service.

RECORD SECTION

of the

RECORD AND GUIDE

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

Vol. LXXXVIII

New York, July 29, 1911

(83) No. 2263

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.

| | | | | |
|-------------|-----------------|---------------|--------------|-----------------------|
| 8-46 | 790-62 | 1199-1 & 61 | 1580-30 | 1831-49-50 |
| 97-49 | 818-10 & 12 | 1211-34 | 1582-40 | 1847-68 |
| 113-26 | 822-28 | 1214-13 | 1593-2 | 1870-1-2½ |
| 142-14-16 | 829-29 | 1216-54 | 1610-42 & 43 | 1888-63 |
| 243-66 | 892-31 | 1220-3 | 1611-49 | 1906-10½ |
| 249-78 | 894-pt lot 28 | 1260-63½ & 64 | 1614-52 | 1919-58 |
| 260-29 | 895-85 & 88 | 1281-13 | 1619-56-57 | 1920-39 |
| 282-11 | 906-42 & 43 | 1283-59 | 1621-12 & 28 | 1921-55 |
| 301-17 | 910-21 | 1295-63 | 1641-66 | 1945-20 |
| 322-21 | 1018-55 | 1310-62 | 1642-51 | 1949-18-26-42-47 |
| 328-36 | 1033-68 | 1333-48 | 1658-34 | 1958-55 |
| 329-39 | 1052-44½ | 1338-34-35 | 1665-9 | 1962-38-43 & 67-72 Pt |
| 331-43 | 1071-61 | 1340-31 | 1673-29 | Its 41-49 |
| 333-25 | 1076-15 & 17-18 | 1378-30½ | 1680-29 | 1987-15 |
| 353-22 | 1083-52 | 1383-63 | 1683-41 | 1993-81 |
| 357-63 | 1086-1b | 1404-63 | 1689-38 | 2014-38 |
| 372-26 | 1090-20 | 1410-22 | 1697-41 | 2015-2 & 4 |
| 388-45 | 1094-23 | 1444-36 | 1717-24 | 2119-37 |
| 392-20 | 1149-59 | 1449-13 | 1736-12-18 | 2025-23½ |
| 399-41 | 1151-21 & 42-44 | 1470-10 | 1747-5½ | 2030-9 |
| 410-16 | 1152-17-18 | 1520-2 | 1750-41 | 2050-Pt lt 157 |
| 446-11 | 1153-47 | 1526-14 | 1751-16½ | 2152-5 & 7 & 50 |
| 458-3 | 1164-61½ | 1557-45 | 1770-5 | 2247-64 |
| 773-42 & 81 | 1165-58 | 1558-20 | 1778-9 | |

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.

THE TITLE INSURANCE CO., OF NEW YORK

135 Broadway, Manhattan CAPITAL AND SURPLUS,
and 203 Montague St., Brooklyn \$3,000,000

Examines and Insures Titles to Real Estate on Sales and Loans, and Deals in Mortgages

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GERHARD KUEHNE, Jr., Ass't Treas.
Hon ABRAHAM R. LAWRENCE, Counsel

Fred'k G. Hobbs, Pres. Fred'k H. Birch, Treas.
Geo. L. Slawson, Vice-Pres. Chas. D. Hobbs, Secy.

SLAWSON & HOBBS

Real Estate
162 WEST 72D STREET

ADVERTISED LEGAL SALES.

July 29.
No Legal Sales advertised for this day.

July 31.

Beck st, ns, 100 w Av St John, runs n 125xw41.7xsw130.6xse18.10xe117.6 to beg. 5-sty bk tnt. Wm C Cox agt Altro Realty Co et al; Weschler-Rothschild, attys, 135 Bway; Clarence McMillan, ref. (Amt due, \$18,693; taxes, &c, \$466.50.) By Daniel Greenwald.

147TH st, 615 W, ss, 150.6 w Bway, 24x 99.11, 3-sty & b bk dwg. E Edwin Rothchild agt Coleman Ullman et al; Jonas B Weil, atty, 160 Bway; Edw D Davis, ref. (Amt due, \$5,530.84; taxes, &c, \$768.38; sub to a first mtg of \$12,000.) Mtg recorded July 30/09. By Joseph P Day.

167TH st, 581, see Franklin av, 1160.

Franklin av, 1160, nec 167th (No 581), 100x25, 2-sty fr dwg. Martha A Garrison agt Mary F Martin et al; Fredk A Southworth, atty, 33 William; Jno F O'Ryan, ref. (Amt due, \$9,723.77; taxes, &c, \$175.) Mtg recorded Aug 9/06. By Jos P Day.

Vyse av, 1215, ws, 171.4 n Home, 20x100, 3-sty bk dwg. David Webster agt Cheney Realty Corp et al; Walter S Newhouse, atty, 37 Liberty; Robt S Conklin, ref. (Amt due, \$8,132.70; taxes, &c, \$174.08. Mtg recorded Mar 13/07. By Daniel Greenwald.

Villa av, 3132, es, 132.6 n 204th, 25x130.1 x25.1x130.6, 4-sty bk tnt & str. David McClure agt Constantine Avallone et al; Arthur J McClure, atty, 22 William; Alfred J Talley, ref. (Amt due, \$13,003.75; taxes, &c, \$491.82.) Mtg recorded Apr 15/09. By Joseph P Day.

2D av, 2491, ws, 75 n 127th, 24.1x100, 5-sty bk tnt & str. Jessie Gillender agt Max Damroer et al; Chas A Runk atty, 31 Nassau st; Jos J Marrin, ref. (Amt due, \$17,023.48; taxes, &c, \$570.97.) Mtg recorded Sept 5/07. By Joseph P Day.

Aug. 1.

198TH st, nec Jerome av, see Jerome av, nec 198.

240TH st, ns, 350 e Martha av, see Jerome av, nec 198.

Arthur av, 2126, es, 692.4 s 182d or Kingsbridge rd, 20.4x101; 2-sty fr dwg; Emma F Alyea agt Jennie A Marvin et al; Ward D Williams, attys, 60 Wall; Lewis A Abrams, ref; (Amt due, \$3,447.17; taxes, &c, \$70.98); Mtg recorded July 24/08; By Joseph P Day.

Central Park W, 348, ws, 68.3 n 94th, 56 x100, 6-sty bk tnt; Pittsburgh Life & Trust Co agt Emory F Dodson et al; action 1; Berlinicke & Adams, attys, 220 Bway; Percival H Gregory, ref; (Amt due, \$133,058.23; taxes, &c, \$8,106.41); By Joseph P Day.

Central Park W, 349, ws, 124.3 n 94th, 52x100; 6-sty bk tnt; same agt same; action No 2; same attys; same ref; (Amt due, \$127,291.03; taxes, &c, \$7,600.20); By Joseph P Day.

Edison av, ws, 225 s Tremont rd, 50x95; Throggs Neck; Frank S Beavis agt Augusta Realty Co et al; Douglas & Armitage, attys, 280 Bway; Edmund Hurley, ref; (Amt due, \$585.36; taxes, &c, \$60); By Joseph P Day.

Jerome av, nec 198th, 72.10x101.9x42.11 x111.7; vacant; also 240TH ST, ns, 350 e Martha av, 100x75.11 to city line, x-x 132.4; vacant; Jas S Lawson agt Jno F Coffin et al; Wm H Grasse, atty, 192 Bway; Adolph Stern, ref; (Amt due, \$2,958.49; taxes, &c, \$1,164.92); By Joseph P Day.

Aug. 2.

Isham st, nwc Sherman av, 100x100; vacant; Geo J Gould, &c, et al agt Emil Bloch et al; David H Taylor, atty, 165 Bway; Wm S Bennet, ref; (Amt due, \$20,212.82; taxes, &c, \$2,600.61); By Herbert A Sherman.

Ridge st, 149, ws, 125 n Stanton, 25x100; 5-sty bk tnt & str; Oscar Englander agt Bessie Tucker; Louis Kunen, atty, 302 Broadway; Jno J Shea, sheriff; sheriff's sale of all R. T. &c, which Bessie Tucker had on Feb 25/11, or since; By Danl Greenwald.

123D st, 238 W, ss, 369.7 e 8 av, 13.10x 100.11; 3-sty & b stn dwg; United States Life Ins Co in the City N Y agt Emilie L Cornelius et al; Wm A Elliott, atty, 277 Bway; Jas T Williamson, ref. (Amt due, \$8,666.11; taxes, &c, \$183.79; Mtg recorded Oct 31/88; By Jos P Day.

So Boulevard, es, 75 s Jennings, 50x100; vacant; Elizabeth B Riley agt H U Singh Realty Co et al; Jno E O'Brien, atty, 38 Park row; Geo M S Schulz, ref. (Amt due, \$6,929.06; taxes, &c, \$700); By Jos P Day.

Sherman av, nwc Isham, see Isham, nwc Sherman.

Aug. 3.

Lewis st, 78, es, 124.9 n Rivington, 25x 99; 5-sty bk tnt & str. & 5-sty bk tnt in rear; Aaron Gottlieb agt Hyman Moskovitz et al; Schlesinger & Schlesinger, attys, 10 Wall; Edw D Dowling, ref; (Amt due, \$10,936.46; taxes, &c, \$1,183.15; sub to a first mtg of \$16,000); By Bryan L Kennelly.

7TH av, 2253, es, 74.11 s 133d, 25x100; 5-sty bk tnt & str; Wm M Knoepke et al agt Maurice B Ripin et al; Salter & Steinkamp, attys, 140 Nassau; Henry N Steinkamp, ref; (Amt due, \$5,521.77; taxes, &c, \$602.37); Mtg recorded Apr 2/06; By Jos P Day.

Aug. 4.

43D st, 6-S E, ss, 158 e 5 av, 41x100.5, one 4 and one 5-sty stn dwgs with 2-sty bk stable in rear No 4. N Y Life Ins Co agt Lena K Hoag et al; Cary & Carroll, attys, 59 Wall; Edw D Dowling, ref. (Amt due, \$198,116.33; taxes, &c, \$5,963.36.) By Joseph P Day.

145TH st W, see Riverside Drive, see Riverside Drive, 676-8.

180TH st, 725 W, see Ft Washington av, 452.

Carpenter av, 4532-38, es, 400 s 240th, 76x100, Wakefield; Louise Koch agt Wm W Penfield et al; Edw R Koch, atty, 69 Wall; Frank A Spencer, Jr, ref; (Amt due, \$1,244.54; taxes, &c, \$135.98; sub to two first mtgs aggregating \$6,000); By Joseph P Day.

Fort Washington av, 452, nec 180th (No 725), runs n 100.10xe100xn10xe40xs110xw 144.6 to beg; 6-sty bk tnt; State Realty & Mortgage Co agt Dacorn Realty Co et al; action No 1; Albert J Shaw, atty, 11 Pine st; Maxwell Davidson, ref; (Amt due, \$35,661.82; taxes, &c, \$367.00; sub to a pr mtg of \$210,000); Mtg recorded Feb 3/09; By Jos P Day.

Riverside Drive, 676-8, sec 145th, 100x 124.4x99.11x120; 10-sty bk tnt; State Realty & Mortgage Co agt same; action No 2; same atty; same ref; (Amt due, \$61,127.07; taxes, &c, \$—; sub to three pr mtgs aggregating \$465,000); Mtg recorded Nov 27/09; By Jos P Day.

Aug. 5.

No Legal Sales advertised for this day.

Aug. 7.

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

Richardson av, nec 236th, 130x120x125x 120, Wakefield; Jno T Smith agt Pietro Campo et al; Edw H Kelly, atty, 156 Bway; Jno J McBride, ref; (Amt due, \$2,296.96; taxes, &c, \$726.15; sub to a mtg of \$4,200); By Jos P Day.

AUCTION SALES OF THE WEEK.

The following is the complete list of property sold, withdrawn or adjourned during the week ending July 28, 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 Advertised Legal Sales.

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

JOSEPH P. DAY.

***Greene st, 175-7, (*)** ws, 100 s Bleeker, 40x100, 6-sty loft & str bldg; (Amt due, \$52,277.47; taxes, &c, \$9.60); Philip Lehman et al. 40,000

***Wooster st, 221, (*)** ws, 75 s 3d st, 22 x71.2, 4-sty bk loft & str bldg; (Amt due, \$18,657.72; taxes, &c, \$—); Lucy P Whitehead. 10,000

***3D st, 38 W**, ss, 46 e Wooster, runs e 22xs75xw18xn25xw4xn50 to beg, 3-sty & b bk loft bldg; voluntary; bid in at \$25,500.

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

***62D st, 225 W**, see 62d, 212-16 W.

***117TH st, 523-5 E, (*)** ns, 248 e Pleasant av, 37.6x100.10, 6-sty bk tnt & str; (Amt due, \$8,849.61; taxes, &c, \$—; sub to prior mtg of \$24,000); Theresa Lewy. 29,450

***123D st, 363 W, (*)** ns, 100 e Morning-side av E, 16.8x100.11; 8-sty & b bk dwg; partition; Jno Maher. 5,000

***142D st, 375**, ns, 507 e Alexander av, 18x50, 4-sty bk tnt & str; (Amt due, \$7,378.62; taxes, &c, \$295.19); Mary E H Gayensich. 7,955

***205TH st, 197**, ns, 346.6 w Masholu Pkwy So & Grenada pl, 25.3x134.3x25x 131.1, 3-sty fr dwg; (Amt due, \$8,084.81; taxes, &c, \$192.54); withdrawn.

***209TH st W, (*)** ss, 171 e Ams av, 18x 99.11, 2-sty fr dwg; (Amt due, \$2,261.88; taxes, &c, \$26.98; sub to a first mtg of \$3,000); New Amsterdam National Bank of N Y. 4,300

DIVIDEND NOTICE

BOND & MORTGAGE GUARANTEE CO.
175 Remsen St., Brooklyn, July 24, 1911.
A QUARTERLY DIVIDEND of Three Per Cent. has been declared payable on August 15, 1911, to the stockholders of record at the close of business on August 8, 1911.
CLINTON D. BURDICK, Treasurer.

***Vyse av**, ws, 25 n 172d, 25x100, vacant; partition; Patk McCauley. 2,825
***Washington av, 1651, (*)** ws, 200.9 n 172d, 39.11x140.2x39.11x140.2, 5-sty bk tnt; (Amt due, \$7,015.75; taxes, &c, \$804.50; sub to pr mtg \$27,000); Julius Kaufman, 29,287
DANIEL GREENWALD.
***30TH st, 355 W**, ns, 154 e 9 av, 26x98.9, 3-sty bk tnt & 2-sty bk bldg in rear; Sheriff's sale of all right, title, &c; Frank W McNeal. 5,000
Total 133,817
Corresponding week, 1910..... 1,036,436
Jan. 1, 1911, to date..... 30,390,542
Corresponding period, 1910.... 39,361,420

CONVEYANCES

Borough of Manhattan.

July 21, 22, 24, 25, 26 & 27.

Broome st, 65-9, (2:331-43) swc Cannon (No 19), 50.4x56; two 4-sty bk tnts & str; Benj H Kelley to Isadore Druck, 204 Henry; Mtg \$34,500; July 10, July 22 '11; A \$35,000—\$55,000. exch

Broad st, 106 (1:8-46) ws, 31.6 n Water runs w 74.4x24.7xe4.6xslxe74.4 to st, xs 24.1 to beg, 5-sty bk loft & str bldg; Wm Forster ref to Leon Realty Co, 108 Broad PARTITION, June 1, July 25, July 26 '11. A \$38,300-45,000. 49,600

Cannon st, 19, see Broome, 65-9.

Columbia st, 59, (2:333-25) ws, 175 n Delancey, 25x100; 5-sty bk tnt & str; Saml Laber to Ida Steyer, 246 Rivington; AL; June 7; July 25 '11; A \$18,000-30,000. O C & 100

Cannon st, 48-50; see Delancey 288.

Cherry st, 169, (1:249-78) sec Market st or slip (Nos 82-90), 26.5x— to ns Water (No 434); 7-sty bk loft & str bldg; Jno A Ryan to Saml Green, 2037 Bway or 200 W 71; AL; June 5; July 27 '11; A \$30,000—\$50,000. nom

Delancey st, 288 (2:328-36) nec Cannon Nos 48-50 25x100; 7-sty bk loft & str bldg Geo N Kanenbley EXR August Kanenbley to Herman Shapiro, 446 7 av & Geo A Fox, 564 7 av; Mtg \$27,000; correction deed; July 19, July 26 '11; A \$24,000-50,000. 27,000

Dyckman st, 301 (Inwood) (8:2247-64) ns, 350 w Prescott av (F st), runs w140 xn150xe125xs50xe15xs100 to beg; 2-sty fr dwg & 2-sty fr stable & vacant; Thos R Lane ref to Jas S Segrave, 713 Eagle av; FORECLOS, July 18; July 21; July 22 '11; A \$17,000—\$21,000. 23,100

Front st, 360, (1:243-66) ns, 287.8 w Jackson, 18.6x70; 2-sty bk tnt; Jos Ridley et al to Jacob Kauffman, 314 S 5, Bklyn; July 24; July 25 '11; A \$3,000-4,500. nom

Greenwich st, 330-2, (1:142-14-16) swc Jay (No 32), 50x80; 2 5-sty bk tnts & str & 5-sty bk loft & str bldg; Mathilde C Huser et al to Henry Kroger & Jno H Hingslage EXRS, &c, Herman H Hingslage deed & Jno H Hingslage individ & Emma Pieve & Eliz Ficken, a son and two daughters of said Herman H Hingslage; Sept 1 '18; July 27 '11; A \$45,000—\$72,500. nom

Greenwich st, 330-2; same to same; QC; Sept 1 '10; July 27 '11. nom

Greene st, 130, (2:513-5) es, 187.4 n Prince, 38.1x100.4x38.3x100.4; 6-sty bk loft & str bldg 1-7 pt; A \$41,000-70,000; also 72D ST, 241 E, (5:1427-18) ns, 158.4 w 2 av, 16.8x102.3; 3-sty stn dwg; 1-7 pt; A \$8,000-12,000; also 72D st, 243-51 E, (5:1427-18-20-24) ns, 75 w 2d av; 83.4x102.2; five 3-sty stn dwgs; 1-7 part; A \$40,000-60,000; also 10TH av, 327, (3:700-36) swc 29th (Nos 500-502 W), 24.8x100; 1 3 & 1 4-sty bk tnts & str; All R T & I; A \$11,000-16,000; Rosetta Nathan to Robt A Nathan, 130 South Bway, White Plains; AL; June 26; July 7. Corrects error in issue of July 15, when 1st parcel was Greene st, 136. 1,257.90

Henry st, 62, (1:277) swc Market; certf as to satisfaction of share in mtg; Caroline Jacobs, 327 Central Park W to Lena Brown, 86 W 113 EXTRX Harris Brown; July 21; July 27 '11.

Hester st, 104 (1:301-17) ss, 75.2 e Forsyth, 25x100.8, 5-sty bk tnt & str; Velley Schencker EXTRX Isaac Schencker to said Belle or Velley Schencker wife et al; Isaac Schencker, decd, 56 E 103; 1/2 pt; July 25, July 26 '11; A \$22,000-35,000. nom

Henry st, 91, (1:282-11) ns, abt 165 w Pike, 25x100; 6-sty bk tnt & str; Louis Baraginsky to Pauline Cohen, 32 Pike; Mtg \$32,000; July 27 '11; A \$18,000—\$38,000. O C & 100

Jay st, 32, see Greenwich, 330-2.

Lewis st, 78 (2:329-39) es, 124.9 n Rivington, 25x99, 5-sty bk tnt & str & 5-sty bk tnt in rear; Aaron Gottlieb to Joe Hirshhorn, 368 E 4; Mtg \$16,000; July 25, July 26 '11; A \$16,000-27,000. 100

Mangin st, 25, (2:322-21) ws, 175 s De-lancy, old line, 25x100; 5-sty bk tnt; Aug-ust Hubert to Herman Morthorst, Thos & Commings av, Cranford, NJ; Mtg \$13,-000; Apr24; July21'11; A \$12,000.—\$18,000. O C & 100

Mott or Striker or Old la, closed, (4:1241, part lot 63 1/2), bet 93d & 94th sts & bounded e by line 225 w Broadway, s x c l said lane, n by ns said lane, & w by line 240 w Broadway; also OLD LANE, closed, c l, bet 93d & 94th, bound-ed e by line 255 w Bway, s by c l said lane, n by ns said lane & w by line 270 w Bway; Lucy R Ball to Chas A Borst at Clinton, Oneida Co, NY; QC & C a G; June24'10; July22'11. A \$—\$. nom

Mott or Striker or Old lane (4:1241); Ezra O McDowell to same; QC & C a G; Aug29'10; July23'11. nom

Mott or Striker or Old lane (4:1241); same prop; Wm S Champ to same; Re tax lien & QC; June30; July22'11. 960

Market st or sl, 82-90, see Cherry, 169.

Mulberry st, 54-6, (1:164-13) es, 150.7 s Bayard, 49.10x93; 6-sty bk tnt & str; Julie V Loew widow to Chas E & Julia V Loew, 501 W 120; sub to lease expiring May1'26, with privilege of two renewals; July1; July27'11; A \$38,000—\$65,000. 40,000

Oliver st, 13 1/2, (1:279-12) ws, abt 135 s New Bowery, —x—; 4-sty bk tnt & str; also land at Babylon, LI; Re Dower; Mar-riam L wife Jas H W Strong to said Jas H W Strong at Babylon, LI; AT; QC; A \$4,500—\$7,000. nom

Pearl st, 373-377, (1:113-26) nws, 106.6 ne Hague, runs nw97.1xsw5.1xsw38.7&21.9 xse96.2 to st, xne62.9 to beg; 1 & 2-sty bk str; Wingold Realty Co to Louis L Haible, 795 Hancock, Bklyn; Mtg \$45,-000; July21; July22'11; A \$40,000—\$45,-000. O C & 100

Pearl st, 373-377; Louis L Haible to Louis A Lehmaier, 906 West End av; Mtg \$45,000; July21; July22'11. O C & 100

Rivington st, 125, (2:353-22) ss, 100.6 e Essex, 25.1x100; 5-sty bk bldg & str; Thos G Field TRSTEE Henry Weil to Israel Suchman, 113 E 2; July19; July21'11; A \$22,000—\$38,000. 45,000

Rivington st, 95, (2:410-16) ss, 25 w Ludlow, 25x100; 3-sty bk tnt; Rivington Settlement Co to Rivington Neighborhood Assn, 95 Rivington; Mtg \$24,000; May29; July27'11; A \$22,000—\$26,000. nom

Rivington st, 95; Agmt of assumption of bonded indebtedness & consents of stockholders of 20 year 1st mtg bonds for \$24,000, &c; same with same; May29; July27'11.

Ridge st, 149, (2:345) ws abt 130 n Stanton, —x—; adjudication of bankrupt-cy & order of reference in matter of Charney Tucker & Isidore Reimer individ & firm Tucker & Reimer; Peter B Olney, ref; May9; July27'11.

Water st, 233, (1:97-49) ss, 66.7 e Beek-man, 16.8x73.1lx16.7x72.11; 5-sty bk loft & str bldg; Geo D Waas to Smithtown Impt Co, 132 Nassau; Mtg \$11,500; May1; July22'11; A \$11,000—\$16,500. nom

Water st, 676 (1:260-29) ns, 100 w Jackson, 25x100, 5-sty bk tnt; Saml Gottlieb to Chas A Schmale, 230 Covert, Bklyn; Mtg \$20,000; July6, July26'11; A\$8,500-23,-000. O C & 100

Water st, 434, see Cherry, 169.

3D st, 191-3 E, (2:399-41) ns, 127 w Av B, 48x96; 6-sty bk tnt & str; Saml Barkin to Morris Salzman, 132 Kent, Bklyn; Mtg \$75,000; July20; July21'11; A \$38,000—\$72,000. O C & 100

3D st, 306 E, (2:372-26) ss, abt 260 w Av D, 22.7x106; 2 & 3-sty bk bath; Chas E F McCann, ref to Audubon Mtg Co, 150 Nassau; Mtg\$15,000 & AL; FORECLOS, July6; July24'11; A\$13,000-22,000. 2,000

4TH st, 368-70 E, (2:357-63) ss, 75 e Av D, 46x96, 6-sty bk tnt & str; Joe Hirshhorn to Aaron Gottlieb, 207 W 110. Mtg \$61,000; July24, July26'11; A\$32,000-65,000. 100

5TH st, 306-S E, (2:446-11) ss, 143.2 e 2 av, 42.5x96.2, with AT to strip 0.23x 96.2 adj on e; 6-sty bk tnt & str; South-ern Mtg & Security Co to Dixie Security Co, 150 Nassau; AL; July19; July24'11; A \$34,000-62,000. O C & 100

5TH st, 647-9 E, (2:388-45) ns, 114.9 w Av C, 39.7x97; 6-sty bk tnt & str; Wolf Goldschien to Dora Goldschien his wife, 647 E 5; Mtg \$48,000; July26; July27'11; A \$31,000—\$60,000. nom

10TH st, 370 E, (2:392-20) sws, abt 355 e Av B, 25x92.3; 5-sty bk tnt & str; A \$18,000-30,000; also 102D ST, 212 E, (6:1651-40) ss, 210 e 3 av, 25x100.11; 5-sty bk tnt & str; A\$9,000-22,000; also 5TH AV, 1351, (6:1618-71) es, 50.5 s 113th, 25.3 x100; 6-sty bk tnt & str; A\$18,000-38,000; Saml Werner to Fannie Werner, 316 W 94; Mtg\$6,500 & AL; July21; July25'11. nom

15TH st, 146 W, (3:790-62) ss, 225 e 7 av, 14.4x75; 4-sty & b bk dwg; Mary Pig-gott to Gertrude Gunshor, 155 7 av; Mtg \$10,000; July19; July21'11; A \$7,000—\$9,-000. O C & 100

16TH st, 43-7 W, (3:818-10-12), ns, 155 e 6 av, 65x92; 3 4-sty & b stn dwgs; Hugh E O'Reilly et al to Hasco Bldg Co, 17 Mad av; July12; July27'11; A \$104,000—\$114,000. O C & 100

20TH st, 9 W, (3:822-28) ns, 245 w 5 av, 28.6x92; 12-sty bk loft & str bldg; Ida C Bracher to Martin Holding Co; Mtg \$152,800; Apr29'10; July25'11; A\$60,000-137,000. O C & 100

20TH st, 9 W; Martin Holding Co to Wm Duncan, 154 Noble, Bklyn; Mtg\$ \$152,800; June20; July25'11. O C & 100

20TH st, 9 W; Wm Duncan to Edw P Slevin, 635 W 115; Mtgs \$125,000; July21; July25'11. O C & 100

24TH st, 262-4 W, (3:773-81) ss, 100 e 8 av, 41.8x98.9; 6-sty bk tnt; Gilbert C Brown to S Feinberg Co, 1272 St Nicholas av; Mtg \$50,000; July20; July21'11; A \$25,000—\$75,000. nom

26TH st, 222-4 E, (3:906-42-3) ss, abt 255 w 2 av, 50x100; 3-sty bk tnt & 3-sty bk tnt in rear & 4-sty bk tnt; Thos L Good-win to Bertha M Goodwin, 1266 Brook av; AL; July22; July25'11; A\$24,000-31,000. nom

29TH st, 233 E (3:910-21) ns, 175 w 2d av, runs w25xn98.9xe8.5xe—xe67.4 to beg, 4-sty bk tnt & str & 3-sty bk tnt in rear; Rosalia Mangione & ano to Antonio Ferrara & Salvatore Rizzo, both at 195 Grand; Mtg \$11,100; Apr15, July26'11; A\$10,500-15,500. O C & 100

36TH st, 149 E, (3:892-31) ns, 200 e Lex av, 19x98.9; 3-sty & b stn dwg; Fred Ingraham to Christine Straiton, 435 W 123; AT; QC; July22; July25'11; A\$19,000-24,000. nom

40TH st, 104-10 E, (3:895-85-88) ss, 105 e Park av, 95x98.9; two 3-sty & b bk dwgs, 3-sty bk bldg & 2-sty bk stable; Marian & Eleanor Hague to Ferguson Bros & Forshay, 103 Park av; Mtg \$80,-000; July13; July21'11; A \$151,000—\$177,-000. 100

41ST st, 112 E, (5:1295-63) ss, 205 e Park av, 25x98.9, 5-sty bk tnt & str; Jos L. Bittenwieser to Richd Croker Jr, 331 Mad av; tg \$30,000; June14, July26'11; A \$20,000-36,000. O C & 100

41ST st, 308 E, (5:1333-48) ss, 108.9 e 2 av, 16.3x74.3x17.10x67; 3-sty & b bk dwg Mary R Murphy to Franz M Brambach, 306 E 41; Mtg \$3,500; June28; July21'11; A \$4,500—\$6,500. O C & 100

42D st, 625 W, (4:1090-20) ns, 300 w 11 av, 25x100.11; 4-sty bk tnt & str & 3-sty bk tnt in rear; Minnie wife Rev Pe-dro S Mesny et al to Ensign Realty Co, 156 Bway; AL; July26; July27'11; A \$12,-500—\$14,000. O C & 100

42D st, 625 W; Ensign Realty Co to Eugene D Ludin, 119 Prospect Park W, Bklyn; July26; July27'11; O C & 100

42D st, 351-9 W, (4:1033-6-8) ns, 120 e 9 av, 80x100.5; 4 4-sty bk tnts & 3-sty bk bldg in rear; Annis M Sloane to Louis F Darmstadt, 301 E 68; AL; July27'11; A \$66,000—\$75,000. 100

43D st, E, discontinued (5:1277-80 & 1297-8) (60 ft wide) from ws Lex av to ws Depew pl, if extended; also DEPEW PL, discontinued (50 ft wide) from ns 42d to ss 43d; also VAN-DEBILT AV, w portion discontinued (25.2ft wide) from ns 42d to ss 43d & from ns 43d to ss 44th, & from ns 44th to ss 45th, to be used for R R purposes, &c; City N Y to the N Y C & H R R Co, at Albany, NY; June15; July21'11. 315,250

43D st, 428 W, (4:1052-44) ss, 283.4 w 9 av, 16.8x100.4; 4-sty bk dwg; Leopold Leicht & ano, HEIRS, Etc, Leopold Leicht, Jr, to Maximilian G Jantzen, 428 W 43; Mtg\$5,000; May4; July24'11; A\$8,500-10,-500. 100

43D st, 558 W, see 11th av, 570.

45TH st, 56-S W, (5:1269-63 1/2-64) ss 240 e 6 av, 40x100.5; 3-sty & b stn dwg & 3-sty stn loft & str bldg; 56 West 45th St Co to Philin Krauss, 159 E 92; R&S & C a G; Mtg \$95,000; July21'11; A \$86,000—\$100,000. O C & 100

45TH st, 56-8 W; Philin Krauss to Herald Sq Holding Co, 1182 Bway; Mtg \$125,000; July21'11. nom

45TH st, 17 E, (5:1281-13) ns, 100 w Mad av, 20x100.5; 4-sty stn bldg & str; Jno S Cram to Arthur B Westervelt, 87 Dwight, Englewood, NJ; Mtg \$60,000 & AL; July26; July27'11; A \$60,000—\$69,000. 100

46TH st, 328-38 E, (5:1338-34-5) ss, 180 w 1 av, 145x100.5, 1, 2, 3 & 4-sty bk bldgs of brewery; A Gordon Murray & Jno Con-ville as RECEIVERS of Thos Conville Brewing Co to Obermeyer & Liebmann, a cornn, 59 Bremen, Bklyn; Mtg \$122,000; July25, July26'11; A\$57,000-88,000. nom

46TH st, 615 W, (4:1094-23) ns, 225 w 11 av, 25x102.2; 5-sty bk tnt & str & 4-sty bk tnt in rear; Anson J Moore to Edgar J Pfitshke, 255 W 108; Mtg \$8,000; July21; July27'11; A \$8,500—\$15,000. 100

47TH st, 252 W, (4:1018-55) ss, 225 e 8 av, 25x100.5; 6-sty bk tnt & str; Jacob Liebowitz to Saml Liebowitz, 203 W 61; all R. T & I to 1/2 pt; R&S; Mtg \$27,500; Aug 24'10; July21'11; A \$29,000—\$32,000. 100

47TH st, 531 W, (4:1076-15) ns, 350 e 11 av, 25x100.5; 4-sty bk tnt; Thos Costello to Hartley Open Stair Tenement Co, 20 Broad; July24; July25'11; A\$9,000-9,500. O C & 100

47TH st, 525-7 W, (4:1076-17-8) ns, 400 e 11 av, 50x100.5; 4-sty bk tnt with 3-sty bk tnt in rear & 4-sty fr tnt; Fredk H Kastens et al to Hartley Open Stair Tenement Co, 20 Broad; Mtg\$10,000; July25'11; A\$18,000-19,500. O C & 100

48TH st, 342 E, (5:1340-31) ss, 100 w 1 av, 25x100.5; 4-sty bk tnt & str; Louis Segelbohm to Reuben Kleiman, 67 E 109; Mfg\$10,000; July20; July25'11; A\$9,000-13,000. nom

48TH st, 20 E, (5:1283-59) ss, 69.9 w Mad av, 25x100.5; 4-sty & b stn dwg with 2-sty extn; Susan T, Vivian & ano TRSTES Etc Marshall O Roberts, decd, to Sumner Gerard, 101 Park av; June28; July25'11; A\$75,000-83,000. 115,000

48TH st, 20 E; Sumner Gerard to City Real Estate Co, 176 Bway; R&S & C a G; Mtg\$95,000; July24; July25'11. 100

48TH st, E, (5:1283) ss, 94.9 w Mad av, strip 0.3x100.5; Warren Pond EXR &c, Wm A Pond to Saml K Jacobs, 12 W 83; June30; July21'11. 25

55TH st, 534 W, (4:1083-52) ss, 300 e 11 av, 25x100.5; 5-sty bk tnt; Chas A Oberwager ref to Harry F Weilhart, 483 Col av; FORECLOS, June15; July20; July 21'11; A \$9,000—\$16,000. 15,000

56TH st, 128 E, (5:1310-62) ss, 130 w Lex av, 20x100.5; 3 & 4-sty & b stn dwg; Mary H Harper to Wm Greenough, 44 E 25; Mtg \$30,000; July24; July27'11; A \$24,-000—\$36,000. O C & 100

57TH st, 561 W, (4:1086-1B) ns, 66.8 e 11 av, 16.8x100.5; 3-sty bk tnt & str; Guardian Realty Co to Sarah E Dunham, 19 Miller, Newark, NJ; B&S & C a G; Mtg \$7,000; July7; July27'11; A \$7,000—\$7,500. nom

59TH st, 517-23 W, (4:1151-21) ns, 225 w Ams av, 75x100.5, 6-sty bk bakery; Mtg \$40,000; A\$23,000-68,000; also 60TH ST, 225 W, (4:1152-18) ns, 350 w Ams av, 25 x100.5, 4-sty bk tnt & str; A\$6,000-10,000; also 60TH ST, 227 W, (4:1152-17) ns, 375 w Ams av, 25x100.5, 4-sty bk tnt & str; A\$6,000-10,000; also 60TH ST, 216 W, (4:1151-42) ss, 219 w Ams av, 27x100.5, 5-sty stn tnt; Mtg \$5,000; A\$6,500-16,500; also 60TH ST, 218 W, (4:1151-43) ss, 246 w Ams av, 27x100.5, vacant; A\$6,500-6,500; also 60TH ST, 220 W, (4:1151-44) ss, 273 w Ams av, 27x100.5, 5-sty stn tnt; A\$6,500-16,500; Mtg \$18,500; Lewis A Cushman to S Cushman's Son, a cornn, 517 W 59; July 20, July26'11. nom

60TH st, 216 W; see 59th, 517-23 W.

60TH st, 227 W; see 59th, 517-23 W.

60TH st, 220 W; see 59th, 517-23 W.

60TH st, 218 W; see 59th, 517-23 W.

60TH st, 225 W; see 59th, 517-23 W.

62D st, 224 W, (4:1153-47) ss, 350 w Ams av, 25x100.5; 5-sty bk tnt; Benj H Kelley to Morris Wolinsky, 59 W 139; Mtg \$17,625; July10; July22'11; A \$6,000—\$16,000. exch

63D st, 41 E, (5:1378-30 1/2) ns, 141 w Park av, 18x100.5; 4-sty & b stn dwg; Howard O Wood & ano TRSTES Sophie I Brasier to Edw L Hunt, 54 W 50; Mtg \$33,000; July18; July22'11; A \$29,000—\$35,000. 50,000

69TH st, 12 E, (5:1383-63) ss, 230 e 5 av, 40x100.5, 4-sty & b bk dwg; Harry F Mela to Elvine Richard, 12 E 69 & Edwin A Richard, 50 W 90; B&S; July18, July26 '11; A\$175,000-225,000. 100

69TH st, 12 E, (5:1383-63) ss, 230 e 5 av, 40x100.5, 4-sty & b bk dwg; Elvine Richard, 12 E 69 to Harry F Mela, 217 E 61; July18, July26'11; A\$175,000-225,000. O C & 100

70TH st, 326 E, (5:1444-36) ss, 244 w 1 av, 25x100.4; 4-sty stn tnt & str; Kate E Zache to Wm Goldstein, 124 E 84; Mtg \$16,500; July18; July21'11; A \$9,000—\$20,-000. 100

70TH st, 120 E, (5:1404-63) ss, 224.8 e Park av, 20x100.5; 5-sty bk dwg; Rebecca R Crane to Maria L G S Auchincloss, at Garrison, NY; AL; July20; July22'11; A \$30,000—\$60,000. 100

73D st, 276 W, (4:1164-61 1/2) ss, 65.6 e West End av, 17.3x76.8; 3-sty & b bk dwg; Mary L Simpson EXTRX Mary A Simpson to T J McLaughlin Sons, 2604 Bway; July19; July21'11; A \$13,000—\$19,-000. 26,000

74TH st, 323 E, (5:1449-13) ns, 300 e 2 av, 25x102.2; 5-sty bk tnt & str; Annie Fishman to Ronald E Curtis, 152 E 65; AL; July25; July27'11; A \$9,000—\$21,000. O C & 100

74TH st, 246 W, (4:1165-58) ss, 160 e West End av, 20x102.2; 3-sty & b stn dwg; Jos Morette to Frank H Platt, 242 W 74; July17; July27'11; A \$15,000—\$23,-000. O C & 100

75TH st, 415 E, (5:1470-10) ns, 385.11 w Av A, 25x102.2; 6-sty bk tnt & str; Saml Birnbaum & Elja his wife to Mary Birnbaum, 415 E 75; AL; July21; July25 '11; A\$8,000-30,000. nom

78TH st, 164 W, (4:1149-59) ss, 140 e Ams av, 20x102.2; 4-sty & b stn dwg; Stronghold Realty Co to Ora M Russell, 176 W 81; Mtg \$23,000; Dec29'10; July27 '11; A \$13,000—\$25,000. 100

78TH st, 164 W; Ora M Russell to Cortland H Young, 114 E 28; Mtg \$23,000; Jan5; July27'11. 100

80TH st, 229 E, (5:1526-14) ns, 254.2 w 2 av, 25.1x102.2, 4-sty stn tnt; Rachel Cohn to Chas Hammel & Co, 1102 Lex av; Mtg \$16,000; July19, July26'11; A\$11,000-16,000. O C & 100

83D st, 153 W, (4:1214-13) ns, 475 w Col av, 20x102.2; 5-sty bk tnt; Aug Crusius, EXR, Etc Emil Crusius to Geo Form, 111 W 83; Mtg\$14,000; July20; July 25'11; A\$11,000-18,500. 15,500

83D st, 153 W; re dower; Meta Crusius, wid to same; QC; May24; July25'11. nom

84TH st, 540 E, see East End av, 94.

86TH st, 76 W, see Columbus av, 521-39.

86TH st, 526 E, (5:1582-40) ss, 307 e Av A, 21x102.2; 4-sty bk tnt; Jno Leib-bach & Amelia his wife to Marguerite E Schaefer, 526 E 86; Mtg\$9,000; July24; July25'11; A\$7,000-12,000. 100

86TH st, 526 E; Marguerite E Schaefer to Amelia Leibach, 526 E 86; Mtg\$9,-000; July24; July25'11. 100

86TH st, 152 W, (4:1216-54) ss, 247 e Ams av, 23x106.10; 5-sty stn dwg; Olivia P Hoe to Arthur I Hoe, 165 W 58; Mtg \$35,000; July21; July24'11; A\$19,000-45,000. O C & 100

95TH st, 304 E, (5:1557-part lot 45) ss, 100 e 2 av, 50x100.8, vacant; Saml B Ham-burger ref to Horace M Kilborn, 316 W 78 & Wm Brown, 421 E 84, EXRS &c Jas Williams; FORECLOS, July21; July25, July26'11; A\$—\$. 7,500

- 95TH st, 310 E.** (5:1557-part lot 45) ss, 150 e 2 av, 50x100.8, vacant; Saml B Hamburger ref to Horace M Kilborn, 316 W 78 & Wm Brown, 241 E 84; EXRS & Jas Williams, decd; FORECLOS, July 21; July 25, July 26'11; A \$—\$— 7,500
- 95TH st, 333 E.** (5:1558-20) ns, 140 w 1 av, 35x100.8; 6-sty bk tnt & str; Stonington Realty Co to Selma Alexander, 338 E 15; Mtg \$30,000 & AL; July 19; July 22'11; A \$11,000—\$39,000. nom
- 98TH st, nec West End av,** see West End av, 782-86.
- 99TH st, 307-9 W.** (7:1888-63) ns, 125 w West End av, 75x100.11; 8-sty bk tnt; Jacobs Constr Co to Charter Constr Co, 505 5 av; Mtg \$235,000; July 26; July 27'11; A \$—\$— O C & 100
- 102D st, swc 1st av,** see 1st av, 1975-9.
- 102D st, 212 E,** see 10th st, 370 E.
- 104TH st, 109-11 E.** (6:1632); as rents Julia Tanzer to Mendel Schulman; July 25, July 26'11. nom
- 104TH st, 404-12 E.** (6:1697-41) ss, 93.4 e 1 av, 119.8x100.11, 2 5 & 1 6-sty bk tnt & str bldgs; Michl J Egan ref to Chas Ast, 2072 Belmont av; Mtg \$45,000; PARTITION, June 20; July 25, July 26'11; A \$29,500-81,000. 44,000
- 105TH st, 72-4 E.** (6:1610-42-3) ss, 80 w Park av, 50x100.11; 2 5-sty bk tnts & str; Lillie Aarons to Jakob Herskowitz, 6 Av C; Mtg \$25,000; July 20; July 27'11; A \$22,000—\$42,000. 100
- 106TH st, 56 E.** (6:1611-49) ss, 255 w Park av, 25x100.11; 5-sty bk tnt & str; Lytleton Fox, ref, to Jacob Horowitz, 4 W 120; Mtg \$19,000; FORECLOS, July 21; July 21; July 24'11; A \$12,000-25,000. 2,000
- 109TH st, 232 E.** (6:1658-34) ss, 225 w 2 av, 25x100.11; 5-sty bk tnt & str; Phelan Beale ref to Mary Jange, 120 Grant, Corona, B of Q; Mtg \$18,000; FORECLOS, July 7; July 20; July 21'11; A \$8,000—\$23,000. 600
- 112TH st, 322 E.** (6:1683-41) ss, 275 e 2 av, 25x100.10; 6-sty bk tnt & str; Jacob Klingenstein to Sarah Weinstein, 249 Stanton; June 20; July 21'11; A \$7,000-30,000. O C & 100
- 112TH st, 322 E;** Sarah Weinstein to Jacob Klingenstein, 102 E 79; Mtg \$20,000; July 20; July 21'11. O C & 100
- 114TH st, 108-10 E.** (6:1641-66) ss, 114.10 e Park av, 40.1x100.11; 6-sty bk tnt & str; Pauline Epstein to Rosa Fenstein, 9 E 107; 1/2 R, T & I; Mtg \$49,250; June 30; July 27'11; A 16,000—48,000. O C & 100
- 114TH st, 316-S W,** see Manhattan av, 320.
- 115TH st, 217 E.** (6:1665-9) ns, 206 e 3 av, 18x100.11; 3-sty stn dwg; Max Silberstein ref to Arthur D Crane, 225 W 129, NY, & Fanny W Stadie, 85 5 av, Upper, Troy, NY, & EXRS Harriet Roylance; FORECLOS, July 13; July 21'11; A \$6,500-10,000. 8,750
- 115TH st, 63 E.** (6:1621-28) ns, 185 e Mad av, 25x100.11; 5-sty bk tnt; Shapiro, Portman & Henry, Inc, to Meister & Bache Realty Co, 220 Bway; Q C & correction deed; July 19; July 22'11; A \$11,000—\$23,000. nom
- 115TH st, 156 E.** (6:1642-51) ss, 378 w 3 av, 17x100.11; 4-sty stn tnt; Saml H Orway to Jno J O'Grady, 166 E 111; FORECLOS, May 10; June 9; July 21'11; A \$7,000—\$13,000. 12,200
- 115TH st, 156 E;** Jas O'Connell to same; Q C; July 20; July 21'11. nom
- 115TH st, 21 E.** (6:1621-12) ns, 285 e 5 av, 25x100.11, 5-sty bk tnt; Centurian Concrete Steel Co to Zelda Dorfman, 179 E 3; Mtg \$18,000; July 8, July 26'11; A \$12,000-25,000. 25,000
- 116TH st, 232-4 W.** (7:1831-49-50) ss, 350 e 8 av, 50x100.11; 2 2-sty bk tnts & str, except strip on 116th, ss, 399.9 e 8 av, 0.2 1/2 x 62.2 x 0.1 1/2 x 62.2; Ferdinand Kurzman to Oscar H Sugarman, 92 W 18, Bayonne, NJ; Mtg \$30,000; July 19, July 27'11; A \$40,000—\$46,000. O C & 100
- 116TH st, 232-4 W.** (7:1831) ss, 350 e 8 av, 50x100.11; 2 2-sty bk tns & str; same to same; Q C; July 19; July 27'11. O C & 100
- 118TH st, 19 W.** (6:1717-24) ns, 560 e Lenox av, 25x100.11; 5-sty bk tnt; Gertie Halpin to Louie Frank, 1493 St Marks av, Bklyn; Mtg \$32,500 & AL; July 10; July 24'11; A \$14,000-31,000. nom
- 118TH st, 326 E.** (6:1689-38) ss, 350 e 2 av, 25x100.11; 5-sty stn tnt; Kate wife Ike Berger to Eliz Aug, 1107 Castleton av, West New Brighton, SI; Mtg \$18,600 & AL; July 24; July 25'11; A \$8,000-20,500. nom
- 119TH st W.** (7:1962-part lots 44-49) ns, 150 e Ams av, 150x61.10, 1-sty fr stable & vacant; Charter Const Co to Jacobs Const Co, 536 W 111; B&S; Mtg \$34,500; July 26'11; A \$—\$— 100
- 119TH st, nec Ams av;** see Ams av, 1201.
- 120TH st, see Ams av;** see Ams av, 1201.
- 120TH st, see Ams av;** see Ams av sec 120.
- 120TH st, 55 E.** (6:1747-5 1/2) ns, 266.10 w Park av, 16.7x100.11; 3-sty stn dwg; Sara P Harris to Anna Anderson, 52 E 25; Mtg \$9,000; July 20; July 21'11; A \$7,000—\$11,000. O C & 100
- 121ST st, 147 W.** (7:1906-10 1/2) ns, 205 e 7 av, 20x100.11, 3-sty & b stn dwg; Rosanna T Hicks to Jas F Nearey, 4 St Lukes pl; Mtg \$12,500; July 25, July 26'11; A \$10,400-18,500. nom
- 121ST st, 105 E.** (6:1770-5) ns, 90 e Park av, 17x100.11; 3-sty bk dwg; Mary C Cochran to Theodosia G Stanley, at Stamford, Conn; B&S; Mtg \$5,250; July 15; July 22'11; A \$6,000—\$9,500. nom
- 122D st, nwc St Nich av;** see Manhattan av, nec 122.
- 122D st, nec Manhattan av;** see Manhattan av, nec 122.
- 123D st, see Manhattan av;** see Manhattan av, nec 122.
- 123D st, swc St Nicholas av;** see Manhattan av, nec 122d.
- 126TH st, 66 E.** (6:1750-41) ss, 90 w Park av, 20x99.11; 4-sty stn dwg; Sarah K Boulbee et al to May L Blake, 251 Penn, Bklyn; Mtg \$8,500 & AL; July 12; July 21'11; A \$9,500—\$14,500. nom
- 126TH st, 66 E.** (6:1750-41) ss, 90 w Park av, 20x99.11; 4-sty stn dwg; May L Blake, wid to Isaac W Goodhue, 218 E 21, Paterson, NJ; Mtg \$8,500 & AL; July 20; July 25'11; A \$9,500-14,500. nom
- 129TH st, 113 E.** (6:1778-9) ns, 190 e Park av, 25x99.11; 5-sty bk tnt & str; J Fredk Jarvis to Wm P Crawford, 312 W 28; Mtg \$15,000; July 1; July 25'11; A \$8,000-17,500. nom
- 133D st, 537-9 W.** (7:1987-15) ns, 400 w Ams av, 50x99.11; 6-sty bk tnt; Fagel & Co, a corpn, to Judith E Nelson, 455 Pacific, Bklyn; A L; July 19; July 21'11; A \$17,000—\$60,000. nom
- 135TH st, 184 W.** (7:1919-58) ss, 125 e 7 av, 25x99.11; 4-sty bk tnt; Jas K Humphrey to Harlem Church of the Seventh Day Adventists, 184 W 135; Mtg \$21,200; July 19; July 24'11; A \$13,000-18,000. nom
- 136TH st, 108 W.** (7:1920-39) ss, 125 w Lenox av, 16x99.11; 3-sty & b stn dwg; Edw P Slevin to Wm Duncan, 154 Noble, Bklyn; July 19; July 27'11; A \$7,000—\$10,500. O C & 100
- 137TH st, 174 W.** (7:1921-55) ss, 175 e 7 av, 50x99.11; 5-sty bk tnt; Geo Sauer to Isabella Runk, 10 W 77; B&S; Dec 12'10; July 24'11; A \$22,000-55,000. O C & 100
- 138TH st W.** (6:1736-12-15) ns, 250 e Lenox av, 100x99.11, vacant; Scheer-Ginsberg Realty & Constn Co to Nassau Mtg Co, 31 Nassau; Mtg \$30,000 & AL; July 20; July 21'11; A \$36,000—\$36,000. OC & 100
- 138TH st W.** (6:1736-16-18) ns, 350 e Lenox av, 75x99.11, vacant; Scheer-Ginsberg Realty & Constn Co to Nassau Mtg Co, 31 Nassau; Mtg \$22,500 & AL; July 20; July 21'11; A \$27,000—\$27,000. O C & 100
- 139TH st, 215 W.** (7:2025-23 1/2) ns, 194.11 w 7 av, 19.2x99.11, 4-sty bk dwg; Louis Fuhs to Carrie Fuhs his wife, 182 Woodland av, New Rochelle, NY; B&S; July 25, July 26'11; A \$6,800-13,000. nom
- 139TH st, 215 W.** (7:2025-23 1/2) ns, 194.11 w 7 av, 19.2x99.11; 4-sty bk dwg; Edw D O'Brien to Louis Fuhs, at New Rochelle, NY; AL; July 25'11; A \$6,800-13,000. nom
- 144TH st, 263-5 W.** (7:2030-9) ns, 185 e 8 av, 40x99.11; 6-sty bk tnt & str; Abr Jacobs to Kate I Reilly, at Sea Cliff, LI; Mtg \$44,000; July 20; July 24'11; A \$13,500-45,500. O C & 100
- 146TH st W.** (7:2014-38) ss, 100 w Lenox av, 25x99.11; vacant; Frame Realty Co to Nassau Mtg Co, 31 Nassau; July 20; July 25'11; A \$7,000-7,000. nom
- 146TH st, swc Lenox av,** see Lenox av, swc 146.
- 179TH st, see Audubon av,** see Audubon av, 269-75.
- Amsterdam av, 605.** (4:1220-3) es, 50.3 n 89th, 25.3x80; 5-sty bk tnt & str; Thos J & Dennis J McGrath to Margt A McGrath, 119 W 96; AT; AL; July 19; July 22'11; A \$17,000—\$26,000. nom
- Amsterdam av, 1201.** (7:1962-38 to 43, 67 to 72 & part lots 44 to 49) nec 119th, runs e300xp61.10xw150xn100 to ss 120th x w150 to es of av xs161.10 to beg; several 1 & 2-sty fr bldgs & vacant; Curtis B Pierce EXR Mary G Pinkney to Charter Const Co, 505 5 av; July 26'11; A \$—\$— O C & 100
- Amsterdam av, 1201.** (7:1962-38 to 40 & part lots 41 to 43) nec 119th, 80x150, 2-sty fr bldg & 1-sty fr stable; Charter Const Co to Carnegie Const Co, 608 W 111; 111; B&S; Mtg \$60,000; July 26'11; A \$—\$— 100
- Amsterdam av.** (7:1962-67 to 72 & part lots 41 to 43) sec 120th, 81.10x150, 2-sty fr bldg & 1-sty fr shed & vacant; Charter Const Co to Carnegie Const Co, 608 W 111; B&S; July 26'11; A \$—\$— 100
- Amsterdam av, sec 120th;** see Ams av, 1201.
- Audubon av, 269-75.** (8:2152-5-7) sec 179th, 100x85; 2 5-sty bk tnts & str; Abr Ruth to Gaston Constn Co, 530 W 179; Mtg \$93,700; July 14; July 24'11; A \$37,000-105,000. O C & 100
- Amsterdam av.** (8:2152-50) ws, 75 n 179th, 25x100; vacant; Frame Realty Co to Anna Sands, at Newport, R I; Mtg \$7,500; July 20; July 25'11; A \$12,000-12,000. nom
- Amsterdam av, 2034.** (8:2119-37) ws, 25 s 161st, 24.11x100; 2-sty fr tnt & str; Denis Fenton to Jacob Ruppert, a corpn, 1639 3 av; Mtg \$5,000; June 21; July 25'11; A \$15,000-16,500. O C & 100
- Bowery, 329.** (2:458-3) es, 51.1 n 2d, 16.5x82.6x16.4x78; 4-sty bk lodging house; Edith C Bryce to Mary Del Genovese, 1441 38, Bklyn; July 11; July 27'11; A \$11,000—\$17,000. O C & 100
- Broadway, 3149.** (7:1993-81) ws, 141.8 n 125th, 41.7x100; 6-sty bk tnt & str; Ferdinand J Baas to Isabelle Crawford, 3725 White Plains av; Mtg \$50,000; July 20; July 21'11; A \$35,000—\$65,000. nom
- Broadway, 3149;** Isabelle Crawford to Ferdinand J Baas & Louise J his wife, 28 Bruce av, Yonkers, NY, as joint tenants; Mtg \$50,000; July 20; July 21'11. nom
- Broadway, 1160.** (3:829-29) ses, 26.5 ne 27th, —x90.11x24.8x86.6; 5-sty stn, loft & str bldg; Jno W Sterling et al to Walter A Wells, 11 Manhattan av; Mar 24'10; July 21'11; A \$148,000—\$165,000. O C & 100
- Columbus av, 521-39.** (4:1199-1 & 61) sec 86th (No 76) 204.4 to 85th (No 77) x 100, 2 6-sty bk tnts & str; Helen A Thompson to Sterling Carlyle Realty Co, 111 Bway; Mtg \$630,000; July 18, July 26'11; A \$280,000-495,000. nom
- Columbus av, 430.** (4:1211-34) ws, 127.8 n 80th, 25.6x130.7x25.6x129.9; 5-sty stn tnt & str; Stronghold Realty Co to Ora M Russell, 176 W 81; Mtg \$31,000; Apr 29'10; July 27'11; A \$38,000—\$50,000. nom
- Columbus av, 430;** Ora M Russell to Cortland H Young, 114 E 28; Mtg \$41,000; Apr 29'10; July 27'11. nom
- East End av, 94.** (5:1580-30) sfc 84th (No 540) 26x80; 5-sty bk tnt & str; David Knopp to Magdalena Frey, 506 E 87; Mtg \$29,000; July 25; July 27'11; A \$14,000—\$30,000. O C & 100
- Lenox av.** (7:2014-36) swc 146th, 120x 100; vacant; Chas C Peters, ref to Mutual Life Ins Co of N Y, 34 Nassau; FORECLOS, July 12; July 20; July 24'11; A \$67,000-67,000. 52,200
- Lexington av, 1059.** (5:1410-22) es, 22.2 n 75th, 20x94.9, 5-sty stn tnt; Carrie Jacobus to Jno Donohue, 412 E 75; Mtg \$20,000; July 25, July 26'11; A \$14,000-22,000. nom
- Madison av, 1980.** (6:1751-16 1/2) ws, 60 n 126th, 20x85; 4-sty stn dwg; Eliza J wife Jas J Williams to Cath L Thomas, 317 Hague, West Hoboken, NJ; AL; July 15; July 21'11; A \$11,000—\$16,000. nom
- Madison av, 1625.** (6:1614-52) es, 75.6 s 109th, 25.5x95; 5-sty bk tnt & str; Abr Berger to Fannie Pizer, 1356 Mad av; Mtg \$29,000; July 19; July 21'11; A \$16,000—\$26,500. O C & 100
- Madison av, 1724-S.** (6:1619-56-7) ws, 50.11 s 114th, runs w100xs50xe30xs0.6xe70 to av xn50.6 to beg; 3 5-sty bk tnts & str; Herzog-Ernst Realty Co to Irving L Ernst, 296 Central Park W; B&S; AL; July 21; July 24'11; A \$33,000-53,500. nom
- Manhattan av, 436.** (7:1945-20) es, 25 n 118th, 25.4x95, 5-sty bk tnt; Herbert A Harrison to Delia D Harrison his wife at Utica, N Y; Mtg \$23,000; June 10, July 26'11; A \$13,500-25,000. nom
- Manhattan av, sec 123d;** see Manhattan av, nec 122.
- Manhattan av.** (7:1949-18 to 26 & 42 to 47) nec 122d, runs e24.2 to sws St Nich av xnw236.10 to ss 123d, xw100.3 to es Manhattan av, xs201.10 to beg, vacant; Curtis B Pierce EXR Mary G Pinkney to Sutherland Realty Co, 505 5 av; July 26'11; A \$210,000-210,000. O C & 100
- Manhattan av, 320.** (7:1847-68) sec 114th (Nos 316-S) 100.11x95; 6-sty bk tnt; Austin B Fletcher et al to Jas S Kelly, 204 W 86; Mtg \$150,000; July 11; July 27'11; A \$72,000—\$200,000. 168,000
- Park av, 1145.** (5:1520-2) es, 36.5 n 91st, 16x70; 3-sty stn dwg; Jas V S Woolley to Charter Realty Co, 100 Wm; July 17; July 21'11; A \$10,500—\$11,500. O C & 1,000
- St Nicholas av, swc 123;** see Manhattan av, nec 122.
- St Nicholas av, nwc 122d;** see Manhattan av, nec 122.
- St Nicholas av, 430 (405).** (7:1958-55) es, 309.3 s 133d, 25.6x125, 5-sty bk tnt; Herbert A Harrison to Delia D Harrison his wife at Utica, NY; Mtg \$21,000; June 10, July 26'11; A \$14,200-25,000. nom
- St Nicholas av, 649.** (7:2050-part lot 157) ws 314.7 n 141st, 55.1x111.10x54.4x121, 2-sty bk garage; Elek J Ludwig ref to Commercial Trust Co of NY, 1451 Bway; FORECLOS, July 6; July 25, July 26'11; A \$—\$— 29,200
- Vanderbilt av, from 42d to 45th,** see 43d st E, from ws Lexington av to ws De pew pl.
- West End av, 782-86.** (7:1870-1-2 1/2) n ec 98th, 50.5x100; 1 4 & 2 4 & 5-sty stn dwgs; Edw D Dowling ref in PARTITION by Edw J Ranhofer et al for sale of above to the A C & H M Hall Realty Co, 2678 Bway; Mtg \$28,000; July 20; July 21'11; A \$46,600—\$71,000. 95,040
- 1ST av, 2117.** (6:1680-29) ws, 25.10 s 109th, 26x62.10x—x85.7; vacant; Isidore Cohen ref to Fiss, Doerr & Carroll Horse Co, 153 E 24; FORECLOS, July 11; July 26; July 27'11; A \$8,500-9,000. S,100
- 1ST av, 1975-9.** (6:1673-29) swc 102d, 50x100; 2-sty bk hotel & 2-sty bk str; Jno M Linck to Rosa Linck, 1047 Trinity av; Mtg \$20,000; Oct 28'03; July 25'11; A \$28,000-40,000. gift
- 5TH av, 1351,** see 10th st, 370 E.
- 7TH av, 2533-5,** see 7th av, 2525-7.
- 7TH av, 2525-7.** (7:2015-2) es, 40 n 146th, 40x100; 6-sty bk tnt & str; A \$20,500-39,000; also 7TH av, 2533-5, (7:2015-4) es, 40 s 147th, 40x100; 6-sty bk tnt & str; A \$20,500-39,000; Fleischmann Realty & Constn Co to Eli M Cohen, 174 Hollywood av, Far Rockaway, LI; Mtg \$72,000; July 17; July 25'11. nom
- 7TH av, 2525-7.** (7:2015-2) es, 40 n 146th, 40x100; 6-sty bk tnt & str; re mtg; Edw J Moughney to Eli M Cohen, 174 Hollywood av, Far Rockaway, LI; July 21; July 25'11; A \$20,500-39,000. 2,500
- 7TH av, 228.** (3:773-42) ws, 49.4 n 23d, 19.8x80; 4-sty bk tnt & str; Ike Levy to Gussie Levy, 452 W 14; AT; QC; July 20; July 27'11; A \$19,000—\$21,500. 100

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11TH av, 570, (4:1071-61) sec 43d, (No 558), 25x100; 2-sty fr tnt & str; Mary D Dattwyler to Patk G Tighe, 124 Park av, Yonkers, NY; Mtg\$14,370; July 19; July 25 '11; A\$16,000-16,500. nom

Parcel Nos 2, 9 & 10, (8:2180) on damage map to open an unnamed st running parallel to Bway abt 200 therefrom commencing at W 181st & ending at Bway nearly opposite Nagle av; re mtg; Jas G Bennett, TRSTE Jas G Bennett to City N Y; July 27'10; July 24'11. nom

Parcel Nos 2, 9 & 10, (8:2180) on damage map; re mtg; same to same; July 27'10; July 25'11. nom

Parcel Nos 1 & 3, (8:2180) on damage map to open 3d new st n of W 181st from Bway to Overlook Terrace; re mtg; Jas G Bennett, TRSTE Jas G Bennett to City N Y; July 27'10; July 24'11. nom

Parcel Nos 1 & 3, (8:2180) on damage map; re mtg; same to same; July 27'10; July 24'11. nom

Parcel Nos 1 & 2, (8:2180) on damage map to open 2d new st nw 181st from Bway to Overlook Terrace; re mtg; Jas G Bennett, TRSTE Jas G Bennett to City N Y; July 27'10; July 24'11. nom

Parcel Nos 1 & 2, (8:2180) on damage map; re mtg; same to same; July 24'11. nom

Interior lot, (3:894 part lot 28) at el blk bet 38th & 39th, & 80 e Lex av, runs e20x3.11xw20x3.11 to beg; Anna F Rowe to Helene Schmidt, 134 E 39; B&S; July 27'11; A \$ ---. nom

Mill Rock, (6:1593-2) or Gibsons or Leland Island, contains 1 acre in water of Hell or Hurl Gate in East River or LI Sound, being s from & near Wards Island, about opposite ft of East 97th & East 98th; all R, T & I to lands under water, &c, surrounding said Mill Rock, contains 8 639-1,000 acres; Wm R Peters to the United States of America; C a G; June 30; July 26'11; A \$20,000-\$20,000. 25,000

Mill Rock, &c., (6:1593) same prop; re mtg; Helen E Wheaton & ano to Wm R Peters, 33 W 49th; QC; July 3; July 26'11. nom

MISCELLANEOUS CONVEYANCES

Borough of Manhattan.

Assignment of interest in estate of Valentine Cook; Fred Ingraham to Christine Straiton, 435 W 123; AT; July 24; July 25'11. 2,000

Exemplified copy of last will of Acton T Civill, late of Poughquag, NY; Aug 30 '10; July 24'11.

Power of atty; Bernard Wolbarst to Rosa Wolbarst his daughter; July 25; July 27'11.

Power of atty; Marguerite wife David Broschart to said David Broschart; June 3; July 22'11.

Power of atty; Cecelia Gropper to Chas Gropper, 1837 Mad av; July 11; July 22'11.

Power of atty; Harry Taylor of London, Eng, legatee Francis C Taylor to Thos Taylor; also legatee Francis C Taylor; Dec 31 '09; July 22'11.

Power of atty; Henry Wacker & Frieda his wife to Fridolin Weber, 372 E 155; July 8; July 21'11.

Release legacy, &c, under will of Katharina Gutknecht decd; Babette Seitz to Andrew Dorrnecht at Toms River, NJ; July 20; July 21'11. 600

Release legacy as above; Fredk Benzler of Newark, NJ, to same; July 20; July 21'11. 450

Release legacy as above; Fredk Dorrman to same; July 20; July 21'11. 600

Release legacy as above; Louise Owens to same; July 20; July 21'11. 450

Release legacy as above; St Matthews Lutheran Church of Melrose, 626 E 155, to same; July 17; July 21'11. 300

Release & receipt for legacy; Hugh Skelly to Sarah A O'Reilly extrx of Hugh O'Reilly; Nov 28 '05; July 21'11. 1,000

CONVEYANCES

Borough of the Bronx.

Charlotte st, 1511-13, (11:2966) ws, 187.6 n 170th, 75x100; 2 5-sty bk tnts; Eli M Cohen to Fleischmann Realty & Constr Co, 507 5 av; Mtgs \$48,000; July 20; July 22'11. nom

Charlotte st, 1523, (11:2966) ws, 420 n 170th, 40x100; 5-sty bk tnt; same to same; Mtg \$25,000; July 19; July 22'11. nom

Crotona pl, 1451, (11:2927) nwc St Pauls pl, 84.10x50x95x51.1; 6-sty bk tnt; Broad Realty Co to Josephine Klar & Frank Tucek, both at 2100 Creston av; Mtg\$46,000; July 21; July 25'11. O C & 100

Charlotte st, 1515, (11:2966) ws, 262.6 n 170th, 37.6x100, 5-sty bk tnt; Fleischmann Realty & Constr Co to Eli M Cohen, 174 Hollywood av, Far Rockaway, B of Q; Mtg\$20,000; July 24; July 26'11. nom

Crotona pl, (11:2927) es, 175.11 s 171st, 100.1x46.9x100x41.1; vacant; David Burwick to Harry A Munroe, 460 W 145; Mtg \$16,000; July 25; July 27'11. nom

Charlotte st, 1525, (11:2966) ws, 460 n 170th, 40x100; 5-sty bk tnt; Fleischmann Realty & Constr Co to Eli M Cohen, 174 Hollywood av, Far Rockaway, LI; Mtg \$21,000; July 24; July 27'11. nom

Devoe Terrace, (11:3219) ses, 452.10 sw 190th, 25x90; 2-sty fr dwg; T J Murray Real Estate & Constn Co to Wm E Severance, 417 E 58; Mtg\$5,000; July 19; July 22'11. nom

Echo pl, 239, (11:2810) ns, 195 w Anthony av, 100x100; 3-sty fr dwg & vacant; Geo E Buckbee to Dennis W Moran, 249 Echo pl; July 20; July 21'11. O C & 100

Hoffman st, (11:3058) swc 189th, (No 560), 30x89.111; 5-sty bk tnt; Curtiss P Byron to Harry Cahn, 2540 Grand av, & Junius J Pittman, 1888 Bathgate av; Mtg \$32,400; July 17; July 24'11. OC & 100

Home st, 1040, see Clay av, 1338.

Home st, (10:2753) swc West Farms rd, runs w120.7 to Bryant av xs157.8 to rd xn203.11; vacant; Surety Land Co to G Zingales, 319 E 107; B&S; Mtg\$16,000; June 14; July 25'11. 100

Hoffman st, nwc Pelham av, see Pelham av, 569.

Kelly st, (10:2713) es, at ses Westchester av, runs s77.10xe100xn25.5xne 111.8xse3.5xe6.2 to ws Tiffany, xn130 to Westchester av, xsw243 to beg; vacant; American Real Estate Co to Winnie Co, 836 Westchester av; July 21; July 22'11. O C & 100

Light st, (*) swc Rombouts av, 100x 100; also DYRE AV, es, 100 s Light, 184.11x102.2x206.2x100; re mtg; Benj S Halsey to Dyre Av Realty Co, 165 Bway; July 24; July 25'11. 6,670.58

Leland st, (*), es, 100 n 152d, 75x100; Herman Binde to Jno Schuenerberg, Leland av Classons Point, NY, & residing at 42 Vanderbeck pl, Hackensack, NJ; Mtg \$3,600; July 17; July 24'11. O C & 100

Manida st, es, 292 s Viele, see Manida, ws, 38 n Viele av.

Manida st, (10:2774) ws, 38 n Viele av, runs w720 to es Tiffany, xs38, 125.11 & 20.11 to line 37 s Viele av, xe767 to ws Manida st, xn175 to beg, except part for Barretto, vacant; also MANIDA ST, (10:2777) ws, 292 s Viele av, runs w71.4 to exterior line of lands under water, xs19 xe654.8 to Manida, xn150 to beg, except part for Battered; vacant; also MANIDA ST, (10:2778) es, 292 s Viele av, runs e965 to point 185 e Bryant av, xs150xw965 to Manida xn150 to beg, except part for Coster; vacant; Gerard Roberts ref to East Bay Land & Impt Co, 25 Pine; PARTITION; May 26; July 25, July 27'11. 70,850

Poplar st, (*), ns, 513.1 e Bear Swamp, rd, 25x100; Emilie & Fredk Goldman to The Harlem River & Portchester R R Co, 70 E 45; July 21; July 22'11. 2,000

Reservoir Oval W, ws, abt 75 n 208th, see Woodlawn rd, es, 75 n 208th.

St Pauls pl, nec 3d av, see 3d av, 3738-42.

St Pauls pl, nwc Crotona pl, 1451, see Crotona pl, 1451.

Schieffellins la, (*) nes, 70 at r a nw from c 1 N Y, W & B Ry, runs nw31.11 & 122 & 210.9 xne143.8 & 84.9 & 100 & 156.8 & 40 & 42.10 & 8.1xse380.4xsw35.5 & 68.9 & 478.2 to beg, contains 5,061 acres; also BOSTON POST RD, ns, 70 at r a se from cl said railway, runs ne60.11xse35.5xsw 49.7 to beg, contains 0.020 acres; also PLOT begins 70 at r a se from c 1 said railway & 172 ne Boston Post rd, runs e 48.10xsw29.1&33 to beg, contains 0.011 acres; N Y, Westchester & Boston Ry Co to City & County Contract Co, at Grand Central Terminal, 45th & Lex av; July 14; July 25'11. nom

Simpson st, 1080, (10:2727) es, 321.10 n Westchester av, 40x100, 5-sty bk tnt; Simpson Constn Co to Wm Meyer, 906 Ams av; B&S; Mtg\$33,500; July 25; July 26'11. O C & 100

Tiffany st, swc Westchester av, see Kelly, es at ses Westchester av.

Tiffany st, es, 38 n Viele av, see Manida st, ws, 38 n Viele av.

Wilcox st, (*) ws, 200 n Barkley av, 25x100; Bella Petersen to Helen J Daly, at Wilcox, near Layton av; Mtg\$3,000; July 22; July 24'11. O C & 100

1ST st, (*) sec 2d av (*), see 2d av, (*) sec 1st.

14TH st, (*), ss, 255 e Av B, 25x108, Unionport; Vincenzina Carullo to Gaetuna di Noma, 302 E 110; 1/2 pr; July 18; July 22'11. O C & 100

137TH st & Willow av, (Decedants Estates); general release of award for damage to buildings; Eliz Hitchman, LEGATEE, Etc Cath C Twomey to Jno S Falvey, 61 E 84, EXR Cath C Twomey; July 24'11. 760.65

138TH st, 710, see Robbins av, swc 138th.

140TH st, 509 (S75) E, (10:2552) ns, 380 e St Anns av, 40x95; 5-sty bk tnt; Eli M Cohen to Fleischmann Realty & Const Co, 507 5 av; Mtg \$32,000; July 19; July 22'11; nom

141ST st, (9:2268) ns, 150 e Clifton av, or Brook av, 25x100; 2-sty fr dwg; Pierre J L De Rache to Herman D Ehlers, 346 Brook av, NY, & Martin H Meyerhoff, 913 Hudson, Hoboken, NJ; AL; July 21; July 22'11. 100

151ST st, (*) sec Clasons Point rd, 25x 100; Matthew A Hussen to Otto & Chas Kuechman, 2044 Richmond Terrace, Port Richmond, ST; July 20; July 21'11. O C & 100

152D st, 753, (10:2644) ns, 285 e Robbins av, 25x115.1x28.9x129.3; 4-sty bk tnt; Alonzo G McLaughlin EXR Patk Turley to Robt J Mulligan, 447 54, BKlyn; Mtg \$11,000; Apr 28; (Re-recorded from June 5'11); July 22'11. O C & 17,000

152D st, 753; Patk Turley, Jr, et al to same; Mtg \$11,000; Apr 28; re-recorded from June 5'11; July 22'11. O C & 100

152D st, 753; Robt J Mulligan to Mary E Lenahan & Annie Murtha, both at 753 E 152; Mtg \$11,000; Apr 29; re-recorded from June 5'11; July 22'11. O C & 100

153D st, 489-91, (9:2363) ns, 85 e 3 av, runs e — to pt 125.5 e 3 av, xn85.7xw39.8 xs85.4 to beg, with all R, T & I to strip adj on w, —, 2 3-sty & b fr dws; Andrew Dorrman to Henry Bungerz, 499 E 153; Mtg \$7,000; July 18; July 21'11. O C & 100

160TH st, 419, (9:2382) ns, 200 w Elton av, 22x100, 3-sty fr tnt; re mtg; Franklin Savings Bank to Wm Sherwood, 21 Washington av, New Rochelle, NY; July 23; July 26'11. nom

165TH st, nwc Stebbins av, see Stebbins av, nwc 165.

165TH st, 638, (10:2675) ss, 75 e Union av, 20x91x19.2x91; 3-sty fr tnt; Henry Levy & Anna his wife to Minna Levy, 838 E 156; Mtg \$7,000; July 20; July 21'11. O C & 100

175TH st, (11:2850) nwc Townsend av, 100x25; vacant; Theo L Bailey ref to Brandt & Gartelman, 2521 Grand av; FORECLOS, July 7; July 26; July 27'11. 3,200

180TH st, 311 E, (11:3144) ns, 41.8 w Tiebout av, 16.8x100; 2-sty fr dwg; Geo B Pattison to Chas B Weberg, 4305 Park av; Mtg\$2,350; July 10; July 25'11. O C & 100

183D st, 730, see Crotona av, sec 183d.

183D st, 353, (11:3143) ns, 325 w Webster av, 25x100.9x25x99.9; 3-sty bk dwg; Isham Henderson ref to Augusta K Werick at Mt Vernon, NY; July 26; July 27'11. 8,650

184TH st, 208, (11:3234) ses, 6.7 s w of ss Fordham rd, 69x46; 4-sty bk tnt; Cath Thomas to Eliza J Williams, 1980 Mad av; Mtg \$24,000; July 15; July 21'11. nom

189TH st, 560, see Hoffman, swc 189th, 560.

191ST (College) st, (12:3273) ss, 125 w Hughes av, 50x100; vacant; Abram Epstein to Elias A Ruthizer & Benj Dalmatowski, 54 East Bway; 1/2 pt; July 24; July 25'11. 100

196TH st, (12:3318) ns, 25.1 w Creston av, 50.3x94.9, vacant; E S Prince Co, a corpn to Wm C Bergen, 180 st, bet Andrews av & Loring pl; QC; July 26'11. nom

217TH st, (*) ns, 271 n Barnes av, 33.4x114, Wakefield; Annie H McEvoy, wid to Adeline Cahn, 2540 Grand av; Mtg \$1,100; July 21; July 25'11. O C & 100

223D st, (*) ss, 171 e Carpenter av, 33.4x114, except part for 222d st, Wakefield; Chas F Wille as COMMITTEE Wm Wilkinson to Grace L Schneider, 686 E 223; AT; B&S; July 24; July 25'11. 2,600

225TH st, (*) ns, 231.11 e Paulding av, 25x109; re mtg; Adelaide G Archibald to Nicolas Abruscato, 224 E 56; July 27'11. 455

227TH st, (*) c l at s line land of Geo Briggs & afterwards of Wakefield, runs e along Briggs land — to land of Nathaniel Prime, xe&s — to Old rd from Eastchester to Westchester, x sw — to land David Smith, x still along said road in various courses to Boston or Coles rd, xs w 70 links to land Geo Faile, xirreg to c l Gunther av, xw — to land conveyed to Cathleen Turney, recorded Jan 19'06, x nw — to c l Crawford av, xsw — to c l Tieman av, xnw — to c l Schieffelin av, xw — to c l Laconia av, xn — to c l 227th, xw — to beg, except parts for strs, &c; Edgar S Schieffelin to Anna M, Clara V, Lucy S & Effingham L Schieffelin, all at 2101 Bway; 1/4 pt; AT, B&S & C a G; AL; July 21'11. O C & 100

228TH st, (*), ns, 271 w 6th av, 33.4x 114, Wakefield; Jacob Leske to August Cylka, 951 E 228; July 25; July 26'11. 3,950

229TH st, (*), ns, 250 w 5th av, see 230 st (*), ss, 200 e 2 av.

230TH st, (*), ss, 200 w 5 av, see 230 st (*), ss, 200 e 2 av.

230TH st, (*), ss, 200 e 2d av, 200x114; also 231ST ST (*), ss, 300 w 5 av, 100x 228 to ns 230th; also 230TH ST, (*), ss, 200 w 5 av, 100x114; also 229TH ST (*), ns, 250 w 5 av, 50x114; Harriet S wife F E Hopkins to Fred E Hopkins, 25 Harrison av, Springfield, Mass; Nov 24 '93; July 24'11. nom

231ST st, (*), ss, 300 w 5 av, see 230th st (*), ss, 200 e 2 av.

231ST st, (*), ss, 300 w 5 av, see 230th st (*), ss, 200 e 2 av.

231ST st, sec Albany rd, see Albany rd, sec 231.

233D st, (*) ns, 167.4 w Kingsbridge rd, 25x100; Maria Rampone widow to Victorine Rampone, 4184 Barnes av; Apr 22; July 26'11. nom

233D st, (*) ns, 402.5 w Kingsbridge rd, 50x44.5x—x102.3; Jos Mella to same; June 27; July 26'11. nom

239TH st, 413, (12:3393) ns, 100 e Martha av, 25x100, 2-sty fr dwg; Eugene H Hammond to Anthony J Pugliese, 413 E 239; Mtg\$4,500; July 1; July 26'11. nom

Albany rd, (12:3266) sec 231st, 56x97.4x 45.10x100, except part for 231st, vacant; Ellen Lenihan to Martin Weber Constn Co, 161 W 231; July 25; July 26'11. O C & 100

Boston or Coles rd, (*), see 227th st (*) cl at s l land Geo Briggs.

Bracken av, (*), ws, 150 n Randall av, 25x100, Edenwald; Saml Blank to Chas Ginsberg, 555 Ashford, BKlyn, & Max Goldstein, 81 W 26, Bayonne, NJ; Mtg \$137.50; July 19; July 21'11. nom

Bronx & Pelham Parkway, (*) ss at nws land N Y, N H & H R R Co, Harlem River Branch, runs sw381.11xw15.1xne 379.2 to Parkway, xe19 to beg; Re Mtg; Annie M Harrison to Percival E Nagle, 3 E 129; July 21; July 22'11. nom

Bronx & Pelham Parkway (*), re mtg; Emma G Auchincless to same; July 21; July 22'11. nom

Bronx & Pelham Parkway (*), same prop; re mtg; Annie M Harrison to Percival E Nagle, 3 E 129; July 21; July 22'11. nom

Bronx & Pelham Parkway (*), ss, at nws of N Y, N H & H R R, 19x37.9x2x15.1x 381.11; Percival E Nagle to Harlem River & Portchester R R Co, 70 E 45; July 21; July 22'11. 3,270.60

Bay av (*), ns, adj 1 Jno O Fordham, see Bay av, (*), ns, 120.6 w North. nom

Bassett av (*), ws, 575 s Saratoga av, 25x100; Hudson P Rose Co to Frank Carucci & Alfonso Caroli, both at 1669 Park av; AL; June 30; July 26'11. nom

Bay av (*) ns, 120.6 w North av, 100x 200 to ss Tier av, City Island; Henry Freeman to Margie Freeman, — Bay, City Island; QC; July 25'11. nom

Bay av (*) ns, 294.10 w North av, 50x 200 to ss Tier av; same to same; QC; July 25'11. nom

Bay av (*) ns, adj land Jno O Fordham, 75 to land Emil Waldenberger & 200 to ss Tier av; same to same; QC; July 25'11. nom

Bay av (*) ns, 294.10 w North av; see Bay av (*) ns, 120.6 w North. nom

Belmont av (11:2945) ws, 90.6 s 176th 150x73.7x150.4x89.5, vacant; Hy F Lippold ref to Bazena T D Merriman, 27 North, Milford, Conn; FORECLOS; July 17; July 21, July 24'11. 12,500

Boston Post rd (*); see Schieffelin's la. **Brook av**, 1262, (9:2395) es, 190.3 s 169th, 22.10x100.6, 2-sty & b fr dwg; Annie T McCabe to Jno H Buscall Co, a corpn, 1825 Anthony av; Mtg \$3,250; July 24, July 25'11. O C & 100

Brook av, 1264, (9:2395) es, 168.1 s 169th, 22.1x100.6, 2-sty & b fr dwg; Cath Burns to same; Mtg \$3,250; July 24, July 25'11. O C & 100

Boone av, 38, (11:3012) es, 120.6 s West Farms rd, 25x100; pr mtg \$—; June 30, July 25'11; 1y6%; Vincent Fortunati to Jos Rogg, 187 Broad, Stapleton, SI. 750

Boone av, 1346 (38), (11:3012) es 120.6 s West Farms rd, 25x100, 2-sty bk dwg; Jos Rogg to Vincent Fortunati, 133 E 17; Mtg \$5,000; June 27, July 25'11. 100

Bryant av, sec Home; see Home swc West Farms rd.

Bergen av, 599, (9:2362) ws, 150 s 152d 25x100, 4-sty bk tnt; Harry Katzenstein et al to Samson Lachman, 313 W 106 & Abr Goldsmith, 50 W 75, as joint tenants; Mtg \$10,000; June 27; July 26'11. 100

Boston rd, Longfellow av, West Farms rd, ss, at cl of subway connection at West Farms of N Y, Westchester & Boston Ry Co, runs sw to Longfellow av x sw & ne to West Farms rd xnw to Boston rd xs to beg; also WALKER AV, sec West Farms rd, runs se—xe—xne—xne— to av xnw—to beg; also WALKER AV, nwc Bronx st, —x—x—x—; also WALKER AV, nec Bronx st, runs nw—xe—to ws Bronx River xsw to av xnw—to beg; N Y, Westchester & Boston Railway Co to City & County Contract Co, Grand Central Terminal, 45th & Lex av; July 14; July 25'11. omitted

Brook av, 1458, (PA) the business; power of atty; Harry Weinstein to Isaac Ratinsky; July 25; July 27'11.

Clinton av, 1384-6, (11:2935) es, 80 n Jefferson, runs e89.10xn20xe19.6xn20xw 109.4 to av, x s 40 to beg; 2 2-sty fr dwg; Albt J Olpp to Edwin M Cox, 15 Broad; Mtg \$9,500; July 19; July 21'11. O C & 100

Crawford av (*), see 227th (*), c 1 at s 1 land Geo Briggs.

Crotona av, (11:3101) sec 183d (No 730) 95.9x38x95x35, 3-sty bk tnt & str; Chas Lembach to Lembach Co, 2284 Crotona av; QC; July 21; July 22'11. nom

Clason's Point rd (*) sec 151st; see 151 sec Clason's Point rd.

Clay av, 1338, also HOME ST, 1040; also ATLANTIC AV, 874, Bklyn; Power of atty; Maria A Wuytack to Jos Wuytack; Dec 31'06; July 25'11.

Creston av, 2261-9, (11:3171) ws, 93 s 183d, 100x120, 5 2-sty bk dwgs; Max J Bernheim (ref) to Wm F McLaughlin, 1542 Minford pl; July 24; July 26'11.

20,000 over & above pr mtgs **Concord av**, 496-500, (10:2580) es, 20 n 147th, 59x100; 3 3-sty bk dwgs; Grace L Horton to Alice Pratt, 40 Berkeley, Boston, Mass; AL; Mar 20; July 27'11. nom

Eastchester rd (*) nes, 50 se from cl N Y, Westchester & Boston Railway, 20.4 x21.4x17.4x199; City & County Contract Co to N Y & Westchester & Boston Railway Co at Grand Central Terminal, at 45th & Lex av; July 14; July 25. omitted

Findlay av, (11:2783) es, 390.7 n 169th, 50x100, vacant; Harry Levy to Bernard Radow, 1627 Eastern Pkway, Bklyn; B&S & C a G; July 14, July 25'11. nom

Findlay av, (11:2783) es, 390.7 n 169th, 50x100, vacant; same to Fannie Ginsburg, 129 Hutchings, Boston, Mass; B&S & C a G; July 14, July 25'11. nom

Findlay av, (11:2783) es, 490.7 n 169th, 75x100 (error two east courses), vacant; same to May Feins, 8 Harlem, Boston, Mass; B&S & C a G; July 14, July 25'11. nom

Findlay av, (11:2783) es, 490.7 n 169th, 75x100 (error two east courses), vacant; same to May Feins, 8 Harlem, Boston, Mass; B&S & C a G; July 14, July 25'11. nom

Findlay av, (11:2783) es, 565.7 n 169th, 80.1x101.10x75x100, vacant; same to Nathan Levy, 955 Prospect av; B&S & C a G; July 14, July 25'11. nom

Findlay av, (11:2783) es, 390.7 n 169th, runs e100xn225&25xw101.10 to av, xs255.6 to beg, vacant; Nathan Levy et al to Harry Levy, 225 Bainbridge, Bklyn; AT; June 29, July 25'11. nom

Findlay av, (11:2783) es, 390.7 n 169th, runs e100xn225&25xw101.10 to av, xs255.6 to beg, vacant; Nathan Levy et al to Harry Levy, 225 Bainbridge, Bklyn; AT; June 29, July 25'11. nom

Gunther av (*), see 227th st (*) c 1 at s 1 land Geo Briggs.

Gifford av (*) ns, 280.8 e Balcom av, 25x100; Re Mtg; Robt Miller to Jno R Peterson, 1890 Daly av; July 18, July 24'11. nom

Gifford av (*), same prop; Jno R Peterson to Lizzie Wilkman, 145 Cherry; July 18, July 24'11. O C & 100

Grand Boulevard & Concourse, 2171, (11:3102) ws, 180.8 n 181st, 26.5x70 to es Av B, x25x61.5 & AT to that part of CRESCENT AV, adj, 2-sty fr dwg; Carrie E Baker, widow, et al to Margt Reiner, daughter of John Reiner, 2171 Grand Blvd & Concourse; QC; June 30; July 26'11. nom

Grand Boulevard & Concourse, 2169, (11:3162) ws, 154.3 n 181st, 26.5x61.5 to es Av B, x25x52.11, with AT to CRESCENT AV, adj, 1-sty fr dwg; same to John S Reiner & Margt A, his wife, tenants by entirety, 1100 Lind av; QC; June 30; July 26'11. nom

Grand Boulevard & Concourse, (11:3157) es, 62.7 s 182d, 103.9x111.3x100x83.3; vacant; Wm P Holahan et al to Jos Rice, 2191 Ryer av; 3/4 pts; AL; July 25; July 26'11. O C & 100

Grand Boulevard & Concourse, (11:3157); same prop; Edw & Wm S Holahan by Jno C Holahan GDN & ano to same; AT; B&S; July 25; July 26'11. 4,562.56

Grand Blvd & Concourse, ws, 180.9 n 181, see Grand Blvd & Concourse, ws, 154.3 n 181.

Grand Boulevard & Concourse, (11:3162) ws, 154.3 n 181st, 26.5x—, owned by party 1st part; also GRAND BLVD & CONCOURSE, ws, 180.9 n 181st, 26.5x—, owned by party 2d part; Agmt as to encroachment; Jno S Reiner, 1100 Lind av, with Margt Reiner, 2171 Concourse; July 25; July 27'11. nom

Hoe av, 1163, (10:2745) ws, 247.3 s Home (Lyon), 25x100; 5-sty bk tnt & str; Chas F MacLean to Eliz H Hoar to Concord, Mass; FORECLOS, July 14'07; July 19; July 21'11. 18,000

Haviland av (10th), (*), ss, 238.4 w Av D, 33.4x108, Unionport; Mary Smreka to Jos Russo, 974 Park av; Mtg \$1,500; July 20; July 21'11. O C & 100

Heath av, 3083, (12:3261) ws, 537 n Boston av, 25x84.6x25x82.7, 2-sty fr dwg; Maria Zilli to Thos F McElwee, 463 W 49; Mtg \$5,000; July 25; July 26'11. 100

Hughes av, (11:3073) ws, 175 s 187th, 50x87.6, vacant; August Kuhn to Cambreling Ave Bldg & Constn Co, 2384 Hughes av; July 25; July 26'11. O C & 100

Harrington av, (*) ss, 650 w Cornell av, 25x93x25x92.5; David Broschart to Daniel Curtin, 378 E 134; Mtg \$3,500; July 20; July 22'11. O C & 100

Jackson av, 766 (10:2646) es, 255 n 156th, 25x87.6, 2-sty & b fr dwg; Danl Seymour to Esther A Stumpf, 766 Jackson av; Mtg \$5,800; July 21, July 25'11. nom

Jackson av, 766; Esther A Stumpf to Danl Seymour & Nellie his wife, 766 Jackson av; Mtg \$5,800 & AL; July 21, July 25'11. nom

Jerome av, 3168; see St George's Crescent, 165-187.

Jackson av, 1184, (10:2652) ses, 41.10 s w from ses Boston rd & 84.5 sw 168th, runs ne20xse132.1lxsw20xw132.7 to beg, 4-sty bk tnt; Christian H Schwenker to Henry W Riessick, 2064 Valentine av; B&S; Mtg \$13,000; July 25; July 26'11. nom

Jackson av, 1184, (10:2652) ses, 41.10 s w from ses Boston rd & 84.5 sw 168th, runs ne along av 20xsel32.1lxsw20xw 132.7 to beg, 4-sty bk bldg; Hy W Riessick to Caroline wife Christian H Schwenker, 367 E 157; B&S; Mtg \$13,000; July 25; July 26'11. nom

Jerome av, (11:3202) ws, 162.7 s Kingsbridge rd, 100x114.1; vacant; Harry B Davis to Sutherland Realty Co, 505 5 av; Mtg \$13,000; July 25; July 27'11. 100

Kingsbridge rd, 50, (11:3177) ss, 25 e Morris av, 20x77.8x20x78.8, 3-sty bk dwg; H U Singhi Realty Co to Angele Wolf, 3136 June 26, July 26'11. O C & 100

Laconia av (*), see 227th st (*), c 1 at s 1 land Geo Briggs.

Longfellow av, 1487, (11:3000) ws, 150 s 172d, 25x100; 2-sty fr dwg; B Wilensky Co to Improvers Land Co, 58 Canal; Mtg \$6,050; Sept 30'10; July 21'11. 100

Longfellow av, (11:3001) ws, 100 n 172d, 100x100; vacant; Benfra Realty & Holding Co to Wyoming Realty Co, 68 Wm; Mtg \$4,400; July 20; July 21'11. 100

Layton av (*) ns, 50 w Dean av, 25x 100; Michl P King to Emanuele Scarpinato, 1927 Barnes av; July 14, July 24'11. nom

Lafontaine av (11:3061) ws, 112.6 n 178th, 37.6x100, vacant; Fredk Weller, Jr, to Weller Meeker Realty Co, 2163 Crotona av; July 20, July 24'11. nom

Morris av, 1064, (9:2437) es, 310 n 165th, 20x95; 3-sty bk dwg; Theone H Loscarn to August Collet, 1064 Morris av; Mtg \$9,500; July 13; July 22'11. O C & 100

Morris av, 1064; August Collet to Mary E Renton, 824 St Nicholas av; Mtg \$9,500; July 20; July 22'11. O C & 100

Mt Hope av, 1687 (Monroe av) (11: 2792) ws, 100 n 173d (Warren); runs w 200 to es Weekes av (Clinton av), xn50x e100xn100xe100 to Monroe av, xs150 to beg; also WEEKES AV, 1682 (Clinton av), es, 50 n 173d (Warren), 25x100; 2-sty fr dwg; Danl Doyle to Dennis Doyle, 1682 Weeks av; B&S; July 20; July 21'11. O C & 100

Morris av, (11:3169) es, 77.6 s 181st, (5th st) 50x105.6x56.6x105.6, except so much of above as lies w of es Creston av, vacant; Josephine Klar to Broad Realty Co, 784 E 156th; Mtg \$3,300; July 21, July 25'11. 100

Muliner av (*) ws, 125 s Brady av, 25 x100; Morris Park Land & Development Co to Wm B Spencer at Montclair, NJ; June 26; July 26'11. O C & 100

Marmion av, 1961, (11:3107) nwc 177th or Tremont av, 190.7x50x190.6x50, 1 & 2-sty bk dwg; Farmers Loan & Trust Co TRSTE Elward Smith to Saml Fruchthandler, 8795 Bay 15, Bklyn; July 12; July 14'11. Corrects error in last issue when grantee was Saml Fruchtwandler. 27,000

Marmion av, 1961, (11:3107) nwc 177th or Tremont av, 190.7x50x190.6x50; Saml Fruchthandler to Adolph Bloch, 911 Park av; July 13; July 14'11. Corrects error in last issue when grantor was Saml Fruchtwandler. O C & 100

Mapes av, 2001, (11:3106) nws, 75.5 s 179th, 33x150, except pt for av; 1-sty fr bldg; Chas P Hallock to Sarah J wife Chas Schaefer, Jr, 2284 Beaumont av; Mtg \$3,000; July 12; July 25'11. O C & 100

Old rd, from Eastchester to Westchester (*), see 227th st (*) c 1 at s 1 land Geo Briggs.

Prospect av, 598 (10:2684) es, 195.6 n Fox, runs e100xn8.1x again n17.6xe12.7xn 12.1xw100 to av, xs41.10 to beg, 5-sty bk tnt & str; Mercury Realty Co to Solomon Silverman, 538 Lenox av; Mtg \$40,250; July 20, July 24'11. O C & 100

Pelham rd (*), ws, 1,345.7 s Libby, 34.7 x208.10x12.10x251.7, with all R, T & I to lands under water of Westchester Creek or Old Mill Pond, except part for Westchester av; Neville J Booker to Steven B Ayres, — Kappock, Spuyten Duyvil; B&S & C a G; July 11; July 24'11. 100

Pelham av, 569, (12:3273) nwc Hoffman (No 2541) 50x83; vacant; Magdalena Frey to David Knopp, 837 9 av; July 25; July 27'11. O C & 100

Robbins av (10:2566) swc 138th (No 710) 46.4x101.11x46x96.2; 5-sty bk tnt & str; Jno Robertson et al to Geo Ehret, 1197 Park av; AL; July 20; July 21'11. O C & 5,000

Robbins av, 468 (10:2578) es, 302.2 s 147th, 25x100; 1-sty fr dwg; Agatha Malzacher widow to Pauline Cahn, 807 Elmere pl; AT; QC; June 22; July 22'11. nom

Rombouts av (*) swc Light, see Light (*), swc Rombouts av.

Rochebeau av, (12:3337) ws, 250 n 208th, 50x100, vacant; also two mtgs recorded in Kings Co; Jeanette Busse to Title Guarantee & Trust Co, 176 Bway, in trust; B&S; May 1; July 22'11. nom

So Boulevard, (11:2981) es, 200 n Jennings st, 100x100, vacant; Wahlig & Sonsin Co to Wahlig & Sonsin Const Co, 1322 So Boulevard; Mtg \$10,000; July 24, July 25'11. nom

Stillwell av (*), ws, abt 84 n Seminole, 28.5x125x25.1x113.2; Hudson P Rose Co to Carl H Noren, 563 Flatbush av, Bklyn; AL; July 17, July 26'11. nom

Stillwell av (*), es, 78.6 s McDonald, 100x100; Hudson P Rose Co to Jno Pierce, 1222 Brook av; AL; July 20; July 22'11. nom

Shakespeare av, 1256, (9:2506) es, 225.5 s 169th, 25.3x103.5x25x104.10, 3-sty fr tnt & str; Edw F Cole to Jacob H & Meta Kubler, 777 Melrose av; July 24; July 26'11. nom

Stebbins av, (10:2691) nwc 165th, 38.7x 89.6x10.6x96; deed reads plot begins on w lands of Wm W Fox, 43.5 from nec lot 67, map of Woodstock, runs n50xw122.7x52.5 to pt on n 1 lot 67, 100 e Prospect av x 108.4 to beg, except part for Stebbins av & 165th, vacant; Geo E Weller (ref) to Rose W Crissey at Naponock, Ulster Co, NY; FORECLOS, June 14; July 7; July 26'11. omitted

Schieffelin av (*), see 227th st (*) c 1 at s 1 land of Geo Briggs.

Southern Blvd, (11:3111) ws, 193.6 s 182d, 139.11x135.10x132.2x90.2; 3 5-sty bk tnts; Phoenix Ingraham ref to Waverly Constn Co at nec 135 & Canal pl; FORECLOS, June 20; July 20; July 21'11. 92,500

Tier av (*) ss, 120.6 w North av; see Bay av (*) ns, 120.6 w North.

Tier av (*) ss, 294.10 w North av; see Bay av (*) ns, 120.6 w North.

Tier av (*) ss, adj 1 Jno O Fordham; see Bay av (*) ns, 120.6 w North.

Tieman av (*), see 227th st (*) c 1 at s 1 land Geo Briggs.

Tinton av, 1229, (10:2663) ws, 290.9 n 168th, 20.5x110; 2-sty & b fr dwg; Simon & Louise Dannenberg to Rosebell G Meyers, 530 W 157; AL; July 14; July 21'11. nom

Townsend av, nwc 175th st, see 175th st, nwc Townsend av.

Topping av, 1766, (11:2799) es, 235 s 175th, 20x95; 2-sty bk dwg; Liberty Investing Co to Arthur Bulman, Sr, 390 E 157; Mtg \$7,500 & AL; July 25; July 27'11. nom

Vyse av, 1221 (11:2986) ws, 228.10 n Home, 18.9x100, 3-sty bk dwg; Henry Wollner to Helena S Moss at Glen Ridge, Essex Co, NJ; QC; July 15, July 24'11. nom

Vyse av, 2081, (11:3127) ws, 163.1 s 180th, 38x100.1; 4-sty bk tnt; Marie Krabo & ano to Fredk Hoffmann, 3467 3 av; Mtg \$20,000; July 20; July 21'11. O C & 100

Vyse av, 1151 (10:2752) ws, 300 n 167th 20x100; 3-sty bk dwg; Morris & Sarah Wolinsky to Isidore Druck, 204 Henry; Mtg \$8,000; July 21; July 22'11. nom

THE GEORGE A. JUST CO.

239 VERNON AVENUE
LONG ISLAND CITY NEW YORK

IRON WORK FOR BUILDINGS

Webster av, 1267 (9:2427) ws, 76 s 169th, 36x100, 5-sty bk tnt; Plough & Fox Co to Paul E. Missall, 1267 Webster av; Mtg \$21,000; July 3; re-recorded from July 3'11; July 25'11. O C & 100

West Farms rd, swc Home; see Home, swc West Farms rd.

Willow av & 137th; see 137th & Willow av.

Washington av, 1738 to 1742, (11:2916) es, 50 n 174th, 50x95, except part for av, 3 3-sty fr dwgs; Saml Deutsch to Adolph Freund, 1922 Webster av; Mtg \$14,000; Sept 9'10; July 26'11. O C & 100

Walker av, sec West Farms rd, see Boston rd, ss, at c l of Subway connection.

Willis av, 399, (9:2306) old, ws, 75 n 143d, old line, 25x106, all R, T & I to land in av in front of above lot, 5-sty bk tnts & str; Edw Willis to Geo Schworer, 399 Willis av; QC; July 15; July 26'11. nom

Wallace av, 1660 (*), (Jefferson st), es, 125 s Col av, 25x100; Otto Nasman to Fredk Swanberg, 421 Temple; New Haven, Conn; AL; July 17; July 22'11. O C & 100

Washington av, (11:2901), es, 519 n 169th, strip 0.6x135; Jacob Dopf to Philip Harnischfeger, 1360 Washington av; B&S & C a G; AL; July 12; July 22'11. nom

Washington av, 1070, es, 100 s 166th, 67.8x200, except part for av, 2-sty fr dwg & 1-sty fr stable in rear; Celia Stern to Jonas Weil & Bernhard Mayer; Mtg \$19,000; Nov 6'07; July 22'11. O C & 100

Weeks (Clinton av), es, 100 n 173d (Warren), see Mt Hope av, 1687.

Weeks av, 1682, see Mt Hope av, 1687.

Westchester av, swc Tiffany, see Kelly, es, at ses Westchester av.

Westchester av, ses, at es Kelly, see Kelly, es, at ses Westchester av.

Washington av, 1651, (11:2905) ws, 220.8 n 172d, 39.11x140.1; 5-sty bk tnt; Frank J Ryan ref to Julius Kaufman, 100 W 78; Mtg \$27,000; FORECLOS, July 24; July 26'11. 1,500

Waterbury av (*), ss, 175 e Wilcox av, 25x90.3x25.11x100.6; Pasquale Stiso to Antonia Stiso, 1919 Grand av, Atlantic City, NJ; July 6; July 27'11. 500

Woodlawn rd, (12:3343) es, 75 n 208th, runs n200xe87.4xse— to Reservoir Oval W xs186.4xw56.9; vacant; Jno M Linck to Josephine Linck, 1047 Trinity av; B&S; Dec 24'05; July 25'11. nom

2D av (*), sec 1st, 100x100, Olinville; Adelaide McKeon to Geo Graham, 3549 White Plains rd; Mtg \$2,000; July 24, July 25'11. O C & 100

3D av, 3608-12, (11:2925) es, abt 693 s 170th, runs se211xsw49.4xnw211 to av xn 49.6 to beg, 2-sty & b bk dwg, with 1-sty ext, 1-sty fr office & 1-sty fr shop; Elise Knorr, HEIR, &c, Valentine Knorr to Anna Zimmermann, 447 E 170, August Knorr at Scranton, Pa, Henry Knorr, 3612 3 av, & Chas G Knorr, 1355 Clinton av; July 21; July 24'11. O C & 100

3D av, 3738-42, (11:2927) nec St Pauls pl, 47.4x100x26x102.2; 6-sty bk tns & str; Lillian A Martin to St Pauls Realty Co, 4 E 42; Mtg \$45,000; July 19; July 22'11. O C & 100

4TH av, (*), es, abt 160 n Kingsbridge rd, 28.3x115.3x25x102.3; Henry Rampone EXR Carlo Rampone to Victorine Rampone, 4184 Barnes av; ½ pt; Apr 22; July 25'11. O C & 3,000

4TH av, (*), same prop; re dower; Maria Rampone widow to same; Apr 22; July 25'11. nom

Harlem River & Portchester R R (*), es, bet Post & Overing sts, opposite station, 383 & 88.90 of the monumental 6 track c l of said R R, contains 240 sq ft; also H R & P R R, es, near sec Overing, & being opposite station, 386 & 42.58, contains 240 sq ft; also H R & P R R, es, near sec Western av, & being opposite station, 391 & 68.45, contains 240 sq ft; Henry F Samstag, 307 W 81 to Harlem River & Portchester R R Co, at Grand Central Terminal; AL; June 26; July 21'11. 2,000

Lot (11:3169) begins 84 e Creston av, & 100 s 181st; runs n31.11 to pt 100 s 181st, xw25xs31.2xe25 to beg; vacant; Edw W Burdick to Josephine Klar, 2100 Creston av, & Frank Tucek, 2100 Creston av the estate by curtesy & all R, T & I; QC & C a G; July 22; July 25'11. nom

Lot (11:3169) begins, &c.; same prop; Josephine Klar & ano to Broad Realty Co, 784 E 156; July 21; July 25'11. 100

Lots (*) 111-114 & 117-124 map (No 1542) of 277 lots property of Dyre Av Realty Co, at Dyre av station of N Y W & B R R. Dyre Av Realty Co, 165 Bway, to Fine & Falk, a corp, 1358 43d, Bklyn; July 25; July 27'11. O C & 100

Plot (*), begins at line of N Y & Port Chester R R Co, 35.5 n Boston Post rd & at pt 70 ft at R A in se direction from cl of N Y Westchester & Boston R R, runs xn60.9 & 34.5xsw111 to beg; contains 0.41 acres; City & County Contract Co to NY, Westchester & Boston Railway Co at Grand Central Terminal, 45th & Lex av; July 14, July 25'11. nom

Parcel No 9 (10:2734) on damage map to open Barretto st from Westchester av to Edgewater rd; Re Mtg; U S Trust Co to City N Y; Decl 2'10, July 24'11. nom

Parcel No 9 (10:2734) on damage map; Re Mtg; Farmers Loan & Trust Co to same; Mar 30'10, July 24'11. nom

Parcel No 16 (12:3326 & 3327 on damage map to open 210th from Jerome av to Wayne av, Wayne av from Reservoir Oval w to Gun Hill rd & Tyrone av from Reservoir Oval W to Gun Hill rd; Re Mtg; Wm P Williams TRSTE for Mary L Hillhouse to City N Y; May 4, July 24'11. 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.

July 21, 22, 24, 25, 26 & 27.

Baxter st, 38, (1:166), Re-as Ls; John D Haase to Gaetano Viafore, 38 Baxter; July 20; July 26'11. nom

Clinton st, 100, (2:348) top fl; Nathan Goldstein to Wm Sappol, 100 Clinton; 5yf May 1'10; July 21'11. 402

Canal st, 117, (1:302) all; Emma Hoefling to Saml Weissbrod, 101 Stanton; 3 2-12yf Mar 1; July 22'11. 2,000

Clinton, see Madison, see Madison, 260, son, 260.

Cherry st, 101, & Oliver st, 86, (1:251), all; Bartolomeo Gauzza et al to Michl Iorio, 49 Oliver; 3yf July 1'11; July 25'11. 1,860

Elm st, 28, (1:156) ws, 49.9 s Pearl, 25.3x69.3; 7-sty bk loft & str bldg; Sobrn of leases to mtg for \$25,000; Chas H Fiske Jr, owner, at Weston, Mass, et al, with Bowers Savings Bank, 128 Bowery; July 6; July 21'11. nom

East Broadway, 179; Asn Ls; Osiat Rosener to Alex Ratner, 147 E Houston; July 22; July 24'11. O C & 100

Ferry st, 30-32, (1:99), As Ls; Wm F Powers to W F Powers Co, 30 Ferry; Dec 28'05; July 26'11. nom

Franklin st, 1 (1:184) bulkhead at ss pier, new 24, at or near ft Franklin, North River, runs s 80 ft, all; City New York by Comm'r of Docks to N Y Central & Hudson River Railroad Co, at Grand Central Terminal, 45th & Lex av; 10yf Oct 1'11; privilege 10y renewal; July 24'11. 4,259.20

Ludlow st, 7, (1:298) all; Augusta Minisman to Abe Kaplan, 7 Ludlow; 2 9-12yf Aug 1'11; July 26'11. 2,662

Madison, nwc Montgomery, see Montgomery, 30.

Madison st, 260, (1:269) sec Clinton, str & b front loft on 1st fl; Wm Slutske to A Lincoln Katlin, 228 Henry st; 5yf Aug 1'11; July 25'11. 2,310

Monroe st, 279, (1:265), all; Yetta Green to Abr Zabalinsky & Max Levin; 2 yf Aug 1'10 (1 year renewal); July 25'11. 2,748

Montgomery st, 30 (1:269) nwc Madison, str & b; Abr Blumberg to Abr & Morris Lipshitz, 287 Madison; 4yf May 1'12; July 25'11. 924

Montgomery st, 30; Abr & Morris Lipshitz to Saml Wiesenthal, 322 E 8; from July 24 to Apr 30'16; July 25'11. 924

Oliver st, 86, see Cherry, 101.

Roosevelt st, 58, (1:116), As Ls; Arthur G Freeland to Jos & Frank Maronna, 58 Roosevelt; AT; July 24; July 26'11. nom

Spring st, 157, (2:501) cor str; Wm R D'Ascoli to Pietro Petrino, 417 West Bway; 10yf Aug 1; July 22'11. 600

Sheriff st, 77, (2:339), surr ls & re mtg; V Loewer's Gambrinus Brewery Co to First Austrian Talmud Torah, a corp, 394-6 E Houston; July 3; July 26'11. nom

Sheriff st, 77, surr ls; Jacob Rubinfeld & Louis Fishbein to same; AT; July 5; July 26'11. nom

Waverly pl, 130, see 6 av, 74.

3D st, 82 E, (2:444), all; Max Goldwasser to Lena Adler, 233 E 9; 3yf July 15; July 22'11. 3,848

24TH st, 410 W, (3:721) ss, 175 w 9 av, 25x80; leasehold; Marshall S Marden ref to Garret S Wright, 412 W 24; AL; FORECLOS, Mar 1; Mar 31; July 22'11. 750

28TH st, 447 W, (3:726), Asn Ls; Patk G Tighe to Mary D Dattwyler, 783 E 156; July 19; July 25'11. nom

28TH st, 447 W; consent to Asn Ls; Marie M I de Courval to Mary D Dattwyler, 783 E 156, & Patk G Tighe, 124 Park av, Yonkers, NY; June 20; July 25'11. —

43D st E, (5:1277-81 & 1284-88 & 1297-8) (the subsurface) nec Mad av, runs s45 xe169xse— to ss 43d, xe8xnw on curve to ns 43d, xw130 to beg; also 44TH ST E, (the sub surface) ns, 105 e Mad av, runs s60 to ss 44th, xe85xn60xw85 to beg; also 45TH ST E, (the sub surface) nec Mad av, runs s15xe105xs45 to ss 45th, xe 85xn60 to ns 45th, xw190 to beg; also 49TH ST E (the sub surface) ns, 149 w Park av, runs sw— to point 200w Park av, xe— to pt 65w Park av, xne— to pt 15s 49th, xn15 to ns 49th, xw96 to

beg; also 50TH ST E, (the sub surface) ns, 75 w Park av, runs sw— to ss 50th, 108 w Park av, xe108 to ws Park av, xn60 to ns 50th, xw75 to beg; also 51ST ST E, (the sub surface) ns, 50 w Park av, runs s60 to ss 51st, xe 50 to ws Park av, xn60 to ns 51st, xw50 to beg; also 52D ST E, (the sub surface) ss, 50 w Park av, runs e50 to ws Park av, xn15xw50xs15 to beg; also VANDERBILT AV, (the sub surface of new portion), begins 42d, ns, 250 e Mad av, runs n722.6 to ss 45th, xe 25.8 to new es av, xs722.6 to ns 42d, xw25.8 to beg; grant & agmt to use said premises for railroad purposes, &c, during term of corporate existence of party 2d pt; City N Y to N Y & Harlem R R Co, at Grand Central Terminal, swc 45th & Lex av, and the N Y C & H R R R Co at Albany, NY; June 15; July 21'11. per annum 17,111.25

44TH st, 210 W, (4:1015), front part of b; Froilan Lopez to Silvestre Casabona; 2 4-12yf Jan 1'11; July 25'11. 240 & 300

47TH st, 222 W, (4:1018) ss, 124.10 w Bway, 16.5x95.3, all; D Brainerd Ray et al EXRS, &c, Mary E Ray to Jos Ryan, 170 W 83; 7 7-12yf Nov 1; July 24'11. taxes, &c, & 2,000

48TH st, 252 E, (5:1321), all; Pauline Chanvin to Mathilde Dorsaz on premises, 3yf May 1; July 27'11. 1,000

51ST st, 50 W, (5:1266); Consent to Asn Ls; TRUSTEES of Columbia College in the City of New York to Fredk Odell & Chas E Munsell EXRS Mathilde Tompkins; June 15; July 25'11. nom

51ST st, 50 W, (5:1266) ss, 665 w 5 av, 22x100.5; Asn Ls; Fredk Odell & ano EXRS Mathilde Tompkins to Mary E Coleman, 54 W 38; B&S; July 10; July 25'11. 8,500

99TH st, nwc Columbus av, see Columbus av, 800.

100TH st, 319 E, (6:1672) all; Isidor Koplik to Luca De Benedictis, 1441 Park av; 3yf Aug 1; July 27'11. 1,800

100TH st, 325 E, (6:1672), all; Isidor Koplik to Luca De Benedictis, 1441 Park av; 3yf Aug 1; July 27'11. 1,800

108TH st, 314-16 E, (6:1679) str & 3 rooms in apartment 5; Luigi Riccardo to Saml Mazzecca; 3yf Mar 15'10; July 26'11. 420

113TH st, 76 E, (6:1618), all; Paul Gross to Morris Jacob, 77 E 113; 3yf Aug 15'11; July 24'11. 1,250

116TH st, 1 E, see 5 av, nec 116.

153D st, 536-S W, (7:2084) two 5-sty bldgs; Loretta A Harrison to Jacob Finestone, 7 E 113; 5yf May 1'11; July 25'11. 4,100

Av C, 147, (2:392) 8 rooms on 2d fl; Morris Lipsman to Newman Chess, both at 649 E 9; 3yf Dec 1'10; July 26'11. 720

Broadway, 2909, (7:1895), Asn Ls; Geo Buckmann to Peter Christensen, 143 W 108 & ano; Apr 15; July 26'11. nom

Broadway, (7:1895), ws, 99 n 113th, 19.10x68, str; Broadway & 113th St Co to Geo Buckmann, 600 W 114; 7yf Oct 1'10; July 26'11. 3,000

Bowery, 15, (1:289); Asn Ls; Sam Stein & Saml Trauman to Edw Valensi, 15 Bowery; July 3; July 21'11. nom

Bowery, 15, (1:289); Asn Ls; Edw Valensi to Windsor Amusement Co, 15 Bowery; July 15. nom

Broadway, 1418, (3:815) front part of b; Frederic A Cauchois to Louis Riehman, 531 W 161; 5yf Dec 1'10; July 27'11. 2,000

Columbus av, 800, (7:1854) nwc 99th; Asn Ls; Warren Lutz to Arthur Jost, 159 W 129; July 24; July 26'11. nom

2D av, 869, (5:1320), Asn Ls; Wm Zoll to Israel Mandelbaum, 354 E 51; July 24; July 26'11. nom

5TH av, 634, (5:1266) s loft on 6th fl; Wm W Hall et al EXRS Thos R A Hall to Anna G Larkin, Inc, a corp, on premises; 5yf Oct 1'11; July 24'11. 2,500 to 3,750

5TH av, (6:1622) nec 116th (No 1), 100 x110, all, a theatre bldg to be erected; Ancient Order of Hibernians to Fifth Avenue Amusement Co, 157 East Bway; July 11; July 26'11, 25yf completion of bldg (option of two renewals of 25y each). Taxes, &c, & 28,000 to \$35,000 for 1st term; total 790,000

6TH av, 695, (3:815) all; Abby M Gardner & ano to Gustave Ringe, on premises; 10yf May 1; July 21'11. 4,500 & 5,000

6TH av, 74, (2:552) c Waverly pl (No 130); As Ls; Owen J Cassidy to Barry E Johnson, 74 6 av; July 24; July 26'11. nom

6TH av, 74; As Ls; Barry E Johnson to Arthur Jost, 159 W 129; July 24; July 26'11. nom

6TH av, 27, (2:589) str & b; J & R Lamb to Casale Import Co, 18 Christopher 5yf Aug 15; July 27'11. 900 & 1,000

7TH av, 568, (4:1012) n str & b; Thos Barrett to Thos Keratsas & Jas Patellis both on premises; 1 10-12yf July 1; July 27 '11. 1,600

11TH av, 623, (4:1093); Asn Ls; Chas Bauer to Fritz Muller, 501 W 41; Mtg \$—; July 6; July 25'11. nom

HECLA IRON WORKS

North 10th, 11th, 12th and 13th Streets
BROOKLYN, NEW YORK

Architectural Bronze AND IRON WORK

LEASES

Borough of the Bronx.

- ¹Charlotte st, 1515, (11:2966) ws, 262.6 n 170th, 37.6x100; Sobrn of Ls to Mtg for \$24,000; Eli M Cohen & Isaac Specter with Esther L Smith, 601 W 113; July 24; July 26 '11. nom
- ¹Charlotte st, 1525, (11:2966) ws, 460 n 170th, 40x100; Sobrn agmt of Ls to mtg for \$25,000; Eli M Cohen & Isaac Specter with Nellie E Church at Belmar, NJ; July 24; July 27 '11. nom
- ¹Hoffman, swc Pelham av, see Pelham av, 566.
- ¹Main st (*) swc Bay av, str & b for P O, City Island Station; Emma wife of & Mayer Kramer, 919 Av St John, to U S of A by Frank H Hitchcock, P G of the U S; 10yf Jan 1; July 21 '11. 1,000
- ¹146TH st, 547, (9:2273), all; Chas F Schmale to Hyman Gordan, 537 E 148; 10yf Nov 10; July 27 '11. 1,800 & 2,000
- ¹149TH st, (9:2275) ss, 50 e Brook av, 25x85; Sobrn of Lts to Mtg; Albert Lowenstein & ano with Dry Dock Savings Instn, 341 Bowery; July 1; July 26 '11. nom
- ¹165TH st, nec Stebbins av, see Stebbins av, nec 165.
- ¹172D st, 937, see Hoe av, nwc 172.
- ¹Alexander av, (9:2305) ses, 25 sw 143d, 60x105; 3-sty bk bldg; asn Ls; Sidney E & Carl E Pritz to Wm Wuensche, 368 Alexander av; Apr 29; July 27 '11. nom
- ¹Bay av (*) swc Main, see Main (*) swc Bay av.
- ¹Courtlandt av, 732, (9:2402) str fl & pt cellar, also 5 rooms on 2 fl n; Jno Frees to Nicholas Ganser on premises; 5yf May 1; July 21 '11. 1,080 & 1,380
- ¹Courtlandt av, 732; asn Ls; Nicholas Ganser to J & M Haffen Brewing Co, 398 E 152; July 19; July 21 '11. nom
- ¹Hoe av, (11:2982) nwc 172d (No 937), str & ½ b; Pasquale A Altieri to Jas J Byrnes & Hugh Kelly, 461 E 143; 10yf July 1; July 26 '11. 780 & 900
- ¹Pelham av, 566, (11:3067) swc Hoffman, str; Pelham & Hoffman Realty Co to Frank Cimillo & Carmino Rubano; 6yf Apr 15 '11; July 26 '11. 900 & 1,200
- ¹Stebbins av, (10:2691) nec 165th; Asn Ls; Thos P Concannon to John M Buehler, 1412 Longfellow av; Mtg \$4,000; July 24; July 26 '11. nom
- ¹St Raymonds av (*), cor St Peters av, see St Peters av, 1567.
- ¹St Peters av, 1567 (*), cor St Raymonds av, str, &c, & 8 rooms above str; Estate of Marcus Nathan to Louis Logonia, on premises; 3yf May 1; July 24 '11. 660
- ¹Tremont av, 443, (11:3034) ns, bet Park & Washington avs, 28x96, str & b; Jacob F Paulsen to F W Woolworth & Co, 280 Bway; Feb 28; July 24 '11; from completion of alterations to May 1 '22. 3,500 & 4,000
- ¹Tremont av, nwc 3d av, see 3d av, nwc Tremont av.
- ¹3D av, (11:3043) nwc Tremont av; asn Ls; David A Schulte to Tremont Holding Co, 920 Bway; AT; July 25; July 27 '11. nom
- ¹3D av, 3880, (11:2929); Sur Ls; Jos Konovitch & Morris Nover to Chas & Herman H Friedman; AT; July 29; July 27 '11. C C & 200

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.

July 21, 22, 24, 25, 26 & 27.

- ¹Bond st, 42-4, (2:530); Ext of \$115,000 mtg until June 30 '16 at 4½%; July 14; July 24 '11; Jonas G Goldsmith with Seamen's Bank for Savings in City N Y, 76 Wall. nom
- ¹Broome st, 192-4, (2:347); Ext mtg for \$80,000; to June 30 '16 at 5%; June 5; July 24 '11; Edgar T Weed guardn of Helen E Weed with Wolf Nadler. nom
- ¹Broad st, 106, (1-8) ws, 31.6 n Water, runs w74.4xn24.7xe4.6xs1xe74.4 to st xs24.1 to beg; P M; July 25; July 26 '11; 1y5%; Leon Realty Co to American Mtg Co, 31 Nassau. 37,500

- ¹Broad st, 106; agmt to share ownership in mtg; July 25; July 26 '11; American Mtg Co with Mathilda Muller. nom
- ¹Broad st, 106-S, (1-8) nwc Water (Nos 18 & 20), runs w92.6xn55.6xe28.6xs1.3xe74.4 to Broad xs55.7 to beg; pr mtg \$133,500; July 25; July 26 '11, due, &c, as per bond; Leon Realty Co to Saml Levy, 229 E 115 & ano. 12,500
- ¹Broad st, 106-S; certf as to above mtg; July 24; July 26; same to same. —
- ¹Cathedral Parkway, 131, (7:1820) ns, 375 e 7 av, 150x70.11; June 29; July 21 '11; 5y5...; Merritt Ferguson Constr Co, 290 Convent av, to E Matilda Ziegler, 29 W 81, et al exrs Wm Ziegler. 190,000
- ¹Cathedral Parkway, 131; certf as to above mtg; June 29; July 21 '11; same to same. —
- ¹Clinton st, see Madison. See Madison, 260.
- ¹Cherry st, 101. See Oliver, 86.
- ¹Cannon st, 48-50. See Delancey, 288.
- ¹Centre st, 133-49. See White, 112-4.
- ¹Cliff st, 61-3. See Ferry 30.
- ¹Columbia st, 30, (2:332) es, abt 95 e Delancey, 25 x 100; July 27 '11, 3y5%; Genevieve R Fitzpatrick to Emigrant Industrial Savings Bank, 51 Chambers. 7,000
- ¹Dyckman st, 301, (8:2247) ns, 350 w Prescott av, runs w140xn150xel25xs50xe15xs100 to beg; PM; July 21; July 22 '11, due as per bond; Jas S Segrave to Mary Goodwin, 256 W 22, et al exrs Bernard Goodwin. 23,000
- ¹Delancey st, 288 (2:328) nec Cannon (No 48-50), 25x100; July 25; July 26 '11, 5y 5%; Geo A Fox & Hyman Shapiro to J Frederic Kernochan, 11 E 26 & ano trstes Stephen S Whitney, decd. 33,000
- ¹Elm st, 28, (1:156), ws, 49.9 s Pearl, 25.4x69.3x25x69.3; July 6; July 21 '11; 5y, 4½%; Chas H Fiske, Jr, of Weston, Mass, to Bowery Savings Bank, 128 Bowery. 25,000
- ¹Elizabeth st, 168, (2:478), es, about 45 n Kenmare, 25x100; July 17; July 26 '11, 5y 5%; Moses Einhorn, 23 Henry to Metropolitan Savings Bank, 59 Cooper Sq E. 23,000
- ¹Elizabeth st, 168; sobrn agmt; July 25; July 26 '11; Same & Julius Schaumberg with same. nom
- ¹Elizabeth st, 168, (2:478); two sobrn agmts; July 14; July 26 '11; Moses Einhorn & Jno Aspinwall at Newburgh, NY, with Metropolitan Savings Bank, 59 Cooper Sq E. nom
- ¹Essex st, 154-6. See Stanton, 121.
- ¹Front st, 28½-30, (1:7); ext of \$20,000 mtg until July 31 '14, at 4½%; July 12; July 21 '11; J Archibald Murray with Jno L Lawrence. nom
- ¹Fulton st, 118, (1:78) ss, abt 75 w Dutch, 25x80; pr mtg \$—; July 20; July 25 '11; 5y6%; Chas Herman Realty Co to Ruth B Naething, Ridgefield Park, NJ. 10,000
- ¹Fulton st, 118; certf as to above mtg; July 20; July 25 '11; same to same. —
- ¹Front st, 360, (1:243) ns, 287.8 w Jackson, 18.6x70; PM; July 24; July 25 '11, 3y5%; Jacob Kaufman, 314 So 5th, Bklyn, to Andrew Ridley, 360 Front. 3,500
- ¹Fulton st, 120, (1:78) ss, 76.4 e Nassau, 25.3x82.3x25.3x82.1; pr mtg \$—; July 20; July 25 '11, 5y6%; Chas Herman Realty Co to Ruth B Naething, at Ridgefield Park, N J. 10,000
- ¹Fulton st, 120; Certf as to above mtg; July 20; July 25 '11; same to same. —
- ¹Ferry st, 30 & Cliff st, 61-3, (1:99); leasehold; supplemental mtg or deed of trust; June 26; July 26 '11, due July 21 '16. W F Powers Co to Astor Trust Co, 389 5 av. gold 50,000
- ¹Fery st, 30 & CLIFF st, 61-3; certf as to above mtg; June 26; July 26 '11; same to same. —
- ¹Henry st, 91, (1:282) ns, abt 165 w Pike, 25x100; PM; pr mtg \$28,000; July 27 '11; 4y6%; Pauline Cohen to Louis Baraginsky, 69 Maujer, Bklyn. 4,000
- ¹Jumel pl, 19-21, (8:2112) es, 230.4 n 167th, 50x90; July 21; July 22 '11, 5y5%; Mary T A Ryan to Anthony Kuhn, 447 W 50. 13,000
- ¹Jumel pl, 19-21 (8:2112); sobrn agmt; July 21; July 22 '11; Jno Kohrman, 240 E 123, with Anthony Kuhn, 447 W 50. nom
- ¹Lewis st, 78, (2:329) es, 124.9 n Rivington, 25x99; P M; pr mtg \$16,000; July 25; July 26 '11; 3y6%; Joe Hirshhorn, 368-370 E 4 to Aaron Gottlieb, 207 W 110. 2,000
- ¹Lewis st, 78; pr mtg \$16,000; July 25; July 26 '11; 1y6%; same to same. 1,000
- ¹Macdougall st, 54, see Prince, 191.
- ¹Mott or Strikers or Old lane, see 94th 276 W.
- ¹Mulberry st, 169, (2:471) ws, abt 180 s Broome, 25x100; July 21; July 22 '11, 3y6%; Antonio Cagliostro, 141 Mulberry, to Jas E Marsh, 235 Lafayette. 3,000
- ¹Monroe st, 251, (1:266); ext of \$24,000 mtg until June 30 '16, at 5½%; July 1; July 22 '11; Lawyers Mortgage Co with Louis Langman. nom

- ¹Madison st, 260, (1:269) sec Clinton; Saloon Ls; July 21; July 25 '11, demand, 6%; A Lincoln Katlin to Lion Brewery, 104 W 108. 500
- ¹Oliver st, 86, (1:251) cor Cherry, 101, str; Ls; July 24; July 25 '11, due as per note; Michl Iorio to Saranac Realty Co, 50 Pine. 2,000
- ¹Pearl st, 479, (1:159) ws, abt 50 s Hall pl, 26.8x78.6x25x92, ss; June 30; June 22 '11; 5y4½%; Benedetto Repetti, Giacomo Bozzo & Francesco Fasce to Bowery Savings Bank, 128 Bowery. 2,000
- ¹Prince st, 191 (2:518) nwc Sullivan (No 132) 25x78; also VANDAM ST, 10 (2:505) ss, 86.11 w Macdougall, 25x100; also SPRING ST, 268 (2:579) ss, 100 w Varick, 25x100; also MACDOUGALL ST, 54 (2:579) es, abt 220 s Houston, 25x100; 1-5 pt; AT; July 20; July 21 '11, due as per bond; Michl F Egan of Bklyn, to Title Guar & Trust Co, 176 Bway. 7,500
- ¹Perry st, 32, (2:612) ss, 145.10 w Waverly pl, 20.10x95; July 10; July 21 '11, due as per bond; Andrew S Long & Robt A Downs, of Chicago, Ill, & Wm Laforce Long, of N Y to Title Guar & Trust Co, 176 Bway. 5,000
- ¹Prince st, 21, (2:508) ext of \$3,500 mtg until July 1 '13, at 6%; July 26; July 27 '11; Rocco Manzella with Frank Verrastro. nom
- ¹Rivington st, 125 (2:353) ss, 100.6 e Essex, 25.1x100; PM; July 20; July 21 '11, due July 20 '21; 5%; Israel Suchman to Thos G Field at Cedarhurst, L I, trste Henry Weil. 40,000
- ¹Spring st, 268, see Prince, 191.
- ¹Sullivan st, 132, see Prince, 191.
- ¹South st, 196, (1:251) ss, 19 e Oliver, 31x—x31x54.11; July 20; July 24 '11, due Nov 10 '11, 6%; Wm A Wilson to Ella R Bemis, 1081 Prospect pl, Bklyn. 1,000
- ¹Stanton st, 121, (2:354) sec Essex (Nos 154-6), 25x75; pr mtg \$—; July 25; July 26 '11, 3y6%; Emily S Garside, 112 W 71, to Clotilde Riggles, 169 W 10. 3,500
- ¹Sullivan st, 125-7, (2:503); ext of \$33,000 mtg until Feb 18 '14, at 5%; June 30; July 26 '11; Lydia G Lawrence with Jno Palmieri. nom
- ¹Trinity pl, 26, (1:19), Sal Ls; July 1; July 25 '11, demand, 6%; Berthold Spielvogel, 26 Trinity pl & Theresa Kleinman, 404 Concord av to V Loewers Gambrinus Brewery Co, 528 W 42. 1,347.65
- ¹Vandam st, 10, see Prince, 191.
- ¹Washington st, 803, (2:643); ext of \$6,000 mtg until Aug 1 '16, at 5%; July 21; July 22 '11; Equitable Life Assur Soc of the U S with Clarence S Ellen. nom
- ¹Water st, 601, (1:244) ss, 32 e Montgomery, 25.8x69.11x24x70; July 24; July 25 '11, 5y4½%; Albert Busch & Henry Schwartz, Jr, to German Savings Bank, 100 E 14. 6,500
- ¹Walker st, 105-9. See White, 112-4.
- ¹Water st, 18-20. See Broad, 106-8.
- ¹White st, 112-4, (1:197) nwc Centre (Nos 133-49), runs w54.6xn89xw25.3xn71.1xe14.11xn75.3 to ss Walker (Nos 105 to 109) xe 70.1 to Centre xs— to beg; pr mtg \$460,000; July 25; July 26 '11, 1y6%; Abingdon Constn Co to Centre-White Co, 100 Bway. 20,000
- ¹White st, 112 & 114; certf as to above mtg; July 25; July 26 '11; same to same. —
- ¹1ST st, 15 E, (2:456); ext of \$16,000 mtg until June 30 '16, at 5%; June 20; July 22 '11; Lawyers Mortgage Co with Julius Hofflin. nom
- ¹1ST st, 49-51 E, (2:442) sws, 307.8 se 2 av, 39.9x62.6x39.6x67.3; July 24; July 25 '11, due, &c, as per bond; Chas A King to Title Guarantee & Trust Co, 176 Bway. 35,000
- ¹5TH st, 302-4 E, (2:446) ss, 100 e 2 av, 43.4x96.2; Ext of \$50,000 mtg until July 19 '16, at 5%; July 18; July 21 '11; Lawyers Mort Co with Herman N Weaver & Morris Silverman. nom
- ¹5TH st, 329 E, (2:447) ns, 350 e 2 av, 25x97; July 27 '11; 5y5%; Antonie Rybicki, 329 E 5th, to Metropolitan Savings Bank, 59 Cooper sq E. 2,000
- ¹7TH st, 217½ E, (2:390) ns, 177 w Av C, 25.9x97.6; pr mtg \$18,000; July 24; July 26 '11; 2y6%; Morris Schwartz & Wolf Wolkenberg to Moses Esberg, 129 E 47. 2,500
- ¹8TH st, 359-61 E, (2:378) ns, 108 e Av C, 50x87.10; pr mtg \$56,000; July 22; July 26 '11; 3y6%; Hyman & Jos Schlessinger to Wm Levy, 273 East Bway. 6,000
- ¹8TH st, 359-61 E; Sobrn agt; July 22; July 26 '11; same & Louis Manheim with same. nom
- ¹10TH st, 370 E, (2:392) sws, abt 355 e Av B, 25x92.3; also 102D ST, 212 E, (6:1651) ss, 210 e 3 av, 25x100.11; also 5TH AV, 1351, (6:1618) es, 50.5 s 113th, 25.3x100; July 21; July 25 '11, due, &c, as per bond; Saml Werner to Louis Werner, 200 W 113. 6,500
- ¹16TH st, 43-7 W, (3:818) ns, 155 e 6 av, 65x92; Bldg loan; July 26; July 27 '11, due Oct 1 '16, 6% until completion of bldg, & 5½% thereafter; Hasco Bldg Co to Met Life Ins Co, 1 Mad av. 230,000
- ¹16TH st, 43-7 W, (3:818); certf as to above mtg; July 26; July 27 '11; same to same. —

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16TH st, 43-47 W. (3:818); pr mtg \$230,000; July 26; July 27'11, due Feb 1'14, 6%; same to Hugh E O'Reilly, Hempstead, LI. 90,000

20TH st, 9 W. (3:822) ns, 245 w 5 av, 28.6x92; PM; June 20; July 25'11, due Apr 9'13, 5%; Wm Duncan, 154 Noble, Bklyn, to Martin Holding Co, 1 Mad av. 10,000

22D st, 423 E. (3:954) ns, 323 e 1 av, 31.7x98.9; pr mtg \$1,600; Feb 15; July 21'11; 2y6%; Moore Realty Co, 80 Bway, to Margt Hall, 514 Putnam av, Bklyn. 2,000

24TH st, 410 W. (3:721) ss, 175 w 9 av, 25x80; leasehold; July 21; July 22'11; 2 y6%; Garret S Wright, 412 W 24, to Jno Beckman, 401-3 W 23, & ano. 1,000

24TH st, 262-4 W. (3:773) ss, 100 e 8 av, 41.8x98.9; PM; pr mtg \$50,000; July 20; July 21'11, due July 1'13; 6%; S Feinberg Co, a corpn to Isaac Marx, 2146 Honeywell av. 12,000

25TH st, 230-2 E. (3:905) ext of \$42,000 mtg until Apr 16'13, at 5%; June 23; July 22'11; Schenectady Savings Bank with 174th St Constr Co. nom

26TH st, Nos 1-9 W. see 5th av, 218-20.

26TH st, 515-19 W. (3:698) ns, 196.6 w 10 av, 63.6x98.9; July 25'11, 5y4½%; Harris H Uris to Title Insurance Co of N Y, 135 Bway. 48,000

28TH st, 447 W. (3:726) ns, abt 175 e 10 av, 25x98.9; leasehold; PM; July 19; July 25'11, due as per bond, 6%; Mary D Dattwyler to Patk G Tighe, 124 Park av, Yonkers, NY. 2,000

28TH st, 439 W. (3:726) ns, 500 w 9 av, 25x98.9; June 16; July 24'11, 3y4½%; Eliz L Johnson, & Cyrus H. Louis F & Harriet A Loutrel, indiv & as extrx Cyrus F Loutrel, all of South Orange, NJ, to Title Insurance Co of N Y 135 Bway. 15,000

31ST st, 18 E. (3:860) ss, 145.4 w Mad av, 21x75; pr mtg \$50,000; June 24'11, 3y 6%; Earl G Pier, 321 W 22 to Anna R Gormly, 760 McDonough, Bklyn. 11,500

33D st, 416-22 W. (3:730) ss, 212.6 w 9 av, 56.3x98.9; pr mtg \$135,575; July 1; July 22'11, due Oct 1'14, 6%; 416 West 33d St Realty Co to Edw A Brown at Rutherford, NJ. 10,000

33D st, 416-22 W. (3:730); certf as to above mtg; July 12; July 22'11; same to same.

34TH st, 245 E. see 2 av, 623.

36TH st, 149 E. (3:892) ns, 200 e Lex av, 19x98.9; also 37TH ST, 212 E. (3:917) s, 175 e 3 av, 25x98.9; also 36TH ST, 219 E. (3:917) ns, 233 e 3 av, 21x98.9; also 36TH ST, 223 E. (3:917) ns, 275 e 3 av, 22x98.9; also 38TH ST, 305 E. (3:944) ns, 100 e 2 av, 25x99.1x27.7x110.9; AT; July 24; July 25'11, 1y6%; Christine Straiton, 435 W 123 to Julius Nahm, 469 5 av. 6,500

36TH st, 219 E. See 36th, 149 E.

36TH st, 223 E. See 36th, 149 E.

37TH st, 212 E. See 36th, 149 E.

38TH st, 305 E. See 36th, 149 E.

38TH st, 331 E. (3:944) ns, 200 w 1 av, 25x98.9; pr mtg \$15,000; July 24; July 26'11; 2y6%; Morris Schwartz & Wolf Wolkenberg to Moses Esberg, 129 E 47. 2,500

40TH st, 104-10 E. (3:895) ss, 105 e Park av, 95x98.9; July 20; July 21'11, due Oct 1'16, 6% until completion of bldg & 5½% thereafter; Ferguson Bros & Forshay, a corpn to Met Life Ins Co, 1 Mad av. 400,000

40TH st, 104-10 E; certf as to above mtg; July 20; July 21'11; same to same.

40TH st, 104-10 E; PM; pr mtg \$400,000; July 20; July 21'11, due May 1'12, 6%; same to Marian Hague & ano, Stockbridge, Mass. 60,000

40TH st, 104-10 E; certf as to above mtg; July 20; July 21'11; same to same.

41ST st, 308 E. (5:1333) ss, 108.9 e 2 av, 16.3x74.3x17.10x67; PM; July 20; July 21'11; 5y5%; Franz M Brambach, 306 E 41, to Henry Keim trste Friedrich Seibel, 132 E 65. 5,000

41ST st, 114 E. (5:1295); saloon 1s; July 25; July 26'11, demand, 6%; Luke Farrell to Geo Ehret, 1197 Park av. 2,000

42D st, 625 W. (4:1090) ns, 300 w 11 av, 25x100.5; PM; July 26; July 27'11; 5y 4½%; Eugene C Ludin (2d) to Frederic de P Foster, at Tuxedo Park, NJ, & ano trstes for Anna A Sands et al will Sarah A Sands. 7,000

42D st, 351-9 W. (4:1033) ns, 120 e 9 av, 80x100.5; PM; July 27'11; 3y6%; Louis F Darmstadt, 301 E 68th, to Annis M Sloane, 214 W 92. 120,000

45TH st, 56-8 W. (5:1260) ss, 240 e 6 av, 40x100.5; PM; pr mtg \$95,000; July 21'11, 1y6%; Philip Krauss to 56 W 45th St Co, 135 Bway. 30,000

45TH st, nec Bway, see Bway, 1532-50.

45TH st, 163-177 W. see Bway, 1548.

45TH st, 17 E. (5:1281) ns, 100 w Mad av, 20x100.5; PM; pr mtg \$60,000; July 26; July 27'11; 3y4½%; Arthur B Westervelt, of Englewood, NJ, to Jno S Cram, 3 E 38. 40,000

46TH st, 162-4 W. see Bway, 1548.

46TH st. see Bway, see Bway, 1532-50.

46TH st, 615 W. (4:1094) ns, 225 w 11 av, 25x109.7x25x102.5; pr mtg \$8,000; July 26; July 27'11; 3y5%; Edgar J Pitschke to Carl Fischer, 202 Lenox av. 2,500

47TH st, 531 W. (4:1076) ns, 350 e 11 av, 25x100.5; PM; July 24; July 25'11, due, &c, as per bond; Hartley Open Stair Tenelement Co to Thos Costello, 531 W 47. 8,000

48TH st, 20 E. (5:1283) ss, 69.9 w Mad av, 25x100.5; PM; June 28; July 25'11, 5y 4½%; Sumner Gerard, 101 Park av to Susan L Vivian, 15 Grosvenor sq, London, Eng, & ano trstes Marshall O Roberts. 85,000

50TH st, 238-40 W. (4:1021) ss, 150 e 8 av, 50x100.5; July 24; July 25'11, 3y, % as per bond; May E, Evelyn E, Leanore, Sarah F, Wilhelmine & Sarah C Curry to Lawyers Title Ins & Trust Co, 160 Bway. 15,000

53D st, 26-8 E. See Mad av, 507-11.

53D st, 16 E. (5:1288) ss, 107.6 w Mad av, 25x100.5; July 27'11, due as per bond; Jenny K Stafford to Edw S Clark at Cooperstown, NY. 100,000

55TH st, 4 W. see 5th av, swc 55th st.

55TH st, 534 W. (4:1083) ss, 300 e 11 av, 25x100.5; July 20; July 21'11; 3y5%; Harry F Weillhart, 483 Col av, to Frederic J Stimson, at Dedham, Mass, & ano trste S Dexter Bradford. 13,400

55TH st, 245-9 W. (4:1027) ns, 140 e 8 av, 60x100.5; PM; July 19; July 21'11; 5y 6%; Stevenson Constr Co to Isabella Cattanch at Lake Ronkonkoma, NY. 45,000

56TH st, 128 E. (5:1310) ss, 130 w Lex av, 20x100.5; PM; pr mtg \$30,000; July 26; July 27'11; 2y5%; Wm Greenough, 44 E 25th, to Mary H Harper, at Deal, N.J. 15,000

57TH st, 19 E. (5:1293) ns, 72 w Mad av, 23x100.5; July 21; July 22'11, due, &c, as per bond; 19 E 57th St Co to Robt S Clark, at Cooperstown, NY. 142,000

57TH st, 19 E; certf as to above mtg; July 21; July 22'11; same to same.

63D st, 41 E. (5:1378) ns, 141 w Park av, 18x100.5; July 24'11, due, &c, as per bond; Edw L Hunt to Mutual Life Insurance Co of N Y, 34 Nassau. 33,000

65TH st, 170 W. (4:1136) ss, 125 e Ams av, 25x100.5; pr mtg \$—; July 24; July 25'11, 2y6%; Harris Youdelman of Bklyn to Wilhelmina Fuhr, 3266 Hull av. 5,000

65TH st, 5-9 W. (4:1118) ns, 125 w Central Park W, 95x100.5; July 25; July 26'11 5y5%; Flanagan Realty Co to Union Trust Co, 80 Bway. 105,000

65TH st, 5-9 W. (4:1118); certf as to above mtg; July 26'11; same to same.

65TH st W. (4:1118); pr mtg \$105,000; July 25; July 26, 3y5½%; same to Albt Zimmerman, 168 Bay 26, Bklyn. 18,000

65TH st, 5-9 W. (4:1118); certf as to above mtg; July 26; same to same.

71ST st, 250 W. (4:1162) ss, 240 e West End av, 20x100.5; July 27'11; 3y4½%; Jno B Quinlan to Franklin Savings Bank, 656 8 av. 18,000

72D st, 349 E. (5:1447) ns, 166 w 1 av, 28x102.2; July 26'11; due as per bond; Grace A Fee of Newark, NJ, to Dry Dock Savings Instn, 341 Bowery. 2,000

73D st, 276 W. (4:1164) ss, 65.6 e West End av, 17.3x76.8; PM; July 19; July 21'11, 3y% as per bond; T J McLaughlins Sons, a corpn, to Thos J McLaughlin, 274 W 73. 17,000

78TH st, 404-6 E. (5:1472) ss, 82.11 e 1 av, 48.7x102.2x71.10x104.9, with all title to gore, adj on west; ext of \$50,000 mtg until July 25'16, at 5%; July 25; July 27'11; Lawyers Mtg Co to Adolph Cypress. nom

81ST st, 203 W. (4:1229); ext of \$40,000 mtg until Jan 1'06; Jan 4'04; July 27'11; Wm W Skiddy with Jno A Cisco trste for Jno A Cisco will Jno J Cisco. nom

83D st, 153 W. (4:1214) ns, 305 e Ams av, 20x102.2; July 24; July 25'11, 3y5%; Geo Form to Equitable Life Assurance Society of the U. S, 120 Bway. 10,000

87TH st, 131 E. (5:1516) ns, 52.7 w Lex av, 16.5x100.7; July 25'11, due as per bond; Susan Titus to Title Guarantee & Trust Co, 176 Bway. 6,000

87TH st, 108 E. (5:1515); ext of \$24,000 mtg until June 30'14, at 5½%; June 22 July 22'11; Lawyers Mort Co with Johanna C Wenzel, Hedwig M Geyer & Ottilie E Nagel. nom

89TH st, 223 E. (5:1535) ns, 225 w 2 av, 25x100.8; pr mtg \$—; July 20; July 21'11; installs, 6%; Frank J Gunther to Jos Siegel, 163 Clinton, Corona, LI. 4,000

94TH st, 272 W. see 94th st, 276 W.

94TH st, 276 W. (4:1241) ss, 55 e West End av, 15x64.5 to Striker lane, x15x63.8; also 94TH ST, 272 W. (4:1241) ss, 85 e West End av, 15x64.9 to Striker lane, x 15x64.4; also MOTT or STRIKER or OLD LANE, closed, bet 93d & 94th & bounded e by line 225 w Bway, s by c l said lane, n by ns said lane & w by line 240 w Bway; also OLD LANE closed, c l bet 93d & 94th, bounded e by line 255 w Bway

s by cl said lane n by ns said lane x w by line 270 w Bway; pr mtg \$34,000; July 1; July 22'11, due as per bond; Chas A Borst to Wm S Champ, 694 West End av et al. 2,460

94TH st, 174 W. (4:1224) ss, 100 e Ams av, 17x92.5 to cl Apthorps la, x17.1 x91.8; July 26; July 27'11, due, &c, as per bond; Michl W Rayens to New York Savings Bank, 81 8 av. 10,000

98TH st, 128 E. see Lex av, 1518.

100TH st, 407 E. (6:1644) ns, 137.1 e 1 av, 37.1x100.11; estoppel certf; July 15; July 21'11; Mary B Schwab to whom it may concern.

160TH st, 407 E; estoppel certf; July 15; July 21'11; same to same.

100TH st, 331 E. (6:1672) ns, 175 w 1 av, 37.6x100.11; July 8; July 25'11, 3y6%; Abr Sicherman & Solomon Yarmy, both of 207 E 14 to Max Sicherman, 207 E 14 et al. 2,725

102D st, 212 E. See 10th st, 370 E.

102D st, 14 W. (7:1837); ext of \$13,000 mtg until July 6'16, at 5%; June 27; July 22'11; Lawyers Mortgage Co with Michl D Farrell. nom

103D st, 156 E. (6:1630) ss, 101.6 e Lex av, 27x100.11; ext of \$17,000 mtg until July 26'16, at 5%; July 24; July 26'11; Jno E Domschke with Mary A Roche. nom

106TH st, 322-4 W. See Riverside Dr, sec 106.

109TH st, 204 W. (7:1880); ext of 2 mtgs aggregating \$40,000; until July 11'16, at 4½%; July 11; July 22'11; Greenwich Savings Bank with Albt V Donellan at Scarsdale, NY. nom

109TH st, 206 W. (7:1880); ext of 2 mtgs aggregating \$40,000 until July 11'16, at 4½%; July 11; July 22'11; Greenwich Savings Bank with Albt V Donellan, at Scarsdale, NY. nom

109TH st, 234 E. (6:1658) ss, 200 w 2 av, 25x100.10; July 12; July 21'11, 2½y, 6%; Max Bernow, 477 Miller av, Bklyn, to Moses Pearlman, 1873 Cropsey av, Bklyn. 5,000

112TH st, 142 W. See 7th av, 1837.

112TH st, 4 E. (6:1617) ss, 100 e 5 av, 25x89.7x29x74.10; pr mtg \$16,500; July 20; July 25'11, 3y6%; Simon Danziger to Fannie wife of & Jacob Goldstein, 169 E 112. 1,600

113TH st, 550 W. (7:1884) ss, 542 w Ams av, 17x100.11; May 26'10; July 22'11, 1 y4½%; Mary N wife David J Newland to Lillia B Hyde, 2205 Bway. 2,500

113TH st, 550 W. July 5; July 22'11, 1 y4%; same to same. 1,750

114TH st, 22 E. (6:1619) ss, 250 e 5 av, 25x100.11; July 25; July 26'11, 5y5%; Jos & Benno Hyams to Constance Marks, 243 W 98. 22,000

115TH st, 21 E. (6:1621) ns, 285 e 5 av, 25x100.11; PM; pr mtg \$18,000; July 8, July 26'11; 3y6%; Zelta Dorfman to Centurian Concrete Steel Co, 1182 Bway. 5,000

115TH st, 63 E. (6:1621) ns, 185 e Mad av, 25x100.11; July 21; July 22'11; 5y5%; Ernestine Hurst to Anthony Kuhn, 447 W 50. 17,000

115TH st, 63 E. (6:1621) ns, 185 e Mad av, 25x100.11; Sobrn agmt; July 21; July 22'11; Michl Hurst with Anthony Kuhn, 447 W 50. nom

115TH st, 156 E. (6:1642) ss, 378 w 3 av, 17x100.11; PM; July 20; July 21'11; 5y 4½%; Jno J O'Grady to Annie S Arnold, at West Islip, NY. 8,000

115TH st, 64 E. (6:1621) ss, 185 e Mad av, 25x100.11; participation agmt; Chas Baessler, 204 Eldert, Bklyn, with Merchants Co-Operative Mtg Co, 391 Fulton, Bklyn; Apr 11; July 22'11. nom

116TH st, 232-4 W. (7:1831) ss, 350 e 8 av, 50x100.11, except strip on east, 0.2x 62.2x0.1x62.2; PM; pr mtg \$30,000; July 19; July 27'11; 2y6%; Oscar H Sugarman, 92 W 18, Bayonne, NJ, to Ferdinand Kurzman, 48 W 75. 15,000

117TH st, 60 W. (6:1600) ss, 125 e Lenox av, 25x100.11; pr mtg \$21,000; July 10; July 25'11, due as per bond; Alvina wife Saml Schaie, 125 W 115 to Ansorge & Co, 120 Bway; re-recorded from July 13'11. 3,000

118TH st, 304 E. (6:1689) ss, 75 e 2 av, 25x50.5; also 165TH ST, 763 E. (10:2660) ns, 124 e Forest av, 19.8x119; pr mtg \$—; July 21'11, installs, 6%; Henry Hart to Jacob Eisner, Mt Vernon, NY. 4,000

119TH st W. (7:1962) ns, 150 e Ams av, 150x61.10; PM; July 26'11; 3y5%; Charter Constn Co, 505 5 av to Curtis B Pierce exr Mary G Pinkney, 56 E 133. 34,500

119TH st W. (7:1962) ns, 150 e Ams av, 150x61.10; PM; pr mtg \$34,500; July 26, due as per bond; Jacobs Const Co to Charter Const Co, 505 5 av. 11,500

119TH st W. (7:1962); same prop. certf as to above mtg; July 26'11; same to same.

119TH st, nec Ams av, see Ams av, 1201.

120TH st, sec Ams av, see Ams av, sec 120.

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120TH st, 55 E, (6:1747) ns, 266.10 w Park av, 16.7x100.11; Ext of \$2,000 mtg until July20'13, at 5%; July20; July21'11; Saml Harris with Anna Anderson, 52 E 25. nom

121ST st, 503-7 W, (7:1976) ns, 100 w Ams av, 75x95.11; July24'11; 5y5%; Norman Realty Co to N Y Life Ins Co, 346 Bway. 100,000

121ST st, 503-7 W; Certf as to above mtg; July22; July24'11; same to same. —

121ST st, 503-7 W, (7:1976) ns, 100 w Ams av, 75x95.11; Sobrn agmt; July21; July24'11; Frances J R Chamberlain, 37 5 av, with N Y Life Ins Co, 346 Bway. nom

121ST st, 503-7 W, (7:1976), ns, 100 w Ams av, 75x95.11; Sobrn agmt; July22; July24'11; Rufus C Finch, 58 W 59 & Edw R Finch, 37 5 av, with N Y Life Ins Co, 346 Bway. nom

122D st, 447-9 E, (6:1810); Ext of \$30,000 mtg until July24'14 at 5%; July19; July25'11; Alice V Eaton with Saxonten Realty Co, 625 Bway. nom

122D st, 440 E, (6:1809) ss, 169 w Pleasant av, 18.6x100.11; pr mtg \$—; June7; July25'11, 1y6%; Annie Gaffney widow to Abraham Koch, 2370 1 av. 1,000

122D st, 446 E, (6:1809) ss, 100 w Pleasant av, 25x100.11; July24; July25'11, due July24'12, 5%; Chas Klein, 45 Grant av, Yonkers, to Metropolitan Savings Bank, 59 Cooper Sq E. 2,000

122D st, nec Manhattan av, see Manhattan av, nec 122.

122D, nwc St Nicholas av, see St Nicholas av, nwc 122.

122D st, 165 W, (7:1907); ext of mtg for \$12,000 to July7'14, at 5%; July7, July26'11; Title Guar & Trust Co with Chas H Stanton, 105 Berkeley pl, Blyn. nom

123D st, sec Manhattan av, see Manhattan av, sec 123.

129TH st, 113 E, (6:1778) ns, 190 e Park av, 25x99.11; pr mtg \$14,000; July1; July24'11, due Jan1'13, 6%; Wm P Crawford to J Fredk Jarvis, 438 So 4 av, Mt Vernon, NY. 1,000

133D st, 115-17 W, (7:1918) ns, 166.8 w Park av, two lots, each 16.8x99.11; 2 mtgs, each \$8,000; July18; July21'11, 3y 5%; Rachel Lederer to Jno C Wilmerding, 132 Summit, Flushing, LI. 16,000

135TH st, 614 W, (7:2001) ss, 331.9 w Bway, 38.7x99.11; July26; July27'11; 5y5%; D L Block Co to Dudley D Sicher, 15 E 80. 39,000

135TH st, 614 W; certf as to above mtg; July26, July27'11; Same to same.

135TH st, 614 W, (7:2001; Sobrn agmt; July24; July27'11; Same & Jacob Grotta with same. nom

136TH st, 108 W, (7:1920) ss, 125 w Lenox av, 16x99.11; July26; July27'11, due &c, as per bond; Wm Duncan, 154 Noble, BKlyn, to Ellen F Dolan, 256 E 68. 7,500

139TH st, 215 W, (7:2025) ns, 194.11 w 7 av, 19.2x99.11; PM; July25'11, due, &c, as per bond; Louis Fuhs to Title Guarantee & Trust Co, 176 Bway. 8,500

145TH st, 151-3 W, (7:2014) ns, 220 e 7 av, 40x99.11; Ext of \$44,000 mtg until June30'14, at 5 1/2%; June 30; July22'11; Lawyers Mtg Co to Walter H Warren. nom

145TH st, 300 W. See 8th av, 2721-7.

150TH st, 304-6 W, (7:2045); ext of \$40,000 mtg until May 1'16, at 5%; July 18; July21'11; West Side Savings Bank, 110 6 av, with Abranam Gabriel, 154 Congress, BKlyn. nom

Amsterdam av, 1726, (7:2077) ws, 74.11 n 140th, 20x100; equal lien with mtg for \$33,000; July21; July22'11, 5y 1/2%; Chas R Coy to An Assoc for the Relief of Respectable Aged Indigent Females, 891 Ams. 3,500

Amsterdam av, 961, (7:1862); ext of \$41,000 mtg until July16'16, at 4 1/2%; May 23; July21'11; Jos Brucker with Jno A Aspinwall, 17 Dupont Circle, Washington, DC, & ano trste Jno W Minturn for Louisa Minturn, &c. nom

Audubon av, 269-71, (8:2152) es, 50 s 179th, 50x88; July21; July24'11, due, &c, as per bond; Gaston Constr Co, 530 W 179 to Julia E Cameron, 31 E 38. 43,000

Audubon av, 269-71; Certf as to above mtg; July24'11; same to same.

Amsterdam av, 1201, (7:1962) nec 119th, 80x150; PM; July26'11; 3y5%; Charter Constn Co, 505 5 av to Curtis B Pierce exr Mary G Pinkney, 56 E 133. 60,000

Amsterdam av, (7:1962) sec 120th, 81.10x150; PM; July26'11; 3y5%; Charter Const Co, 505 5 av to Curtis B Pierce, exr Mary G Pinkney, 56 E 133. 60,000

Amsterdam av, (7:1962), sec 120th, 81.10x150; PM; pr mtg \$60,000; July26'11, due as per bond; Carnegie Constn Co to Charter Constn Co, 505 5 av. 61,150

Amsterdam av, (7:1962); sec 120th; Same prop; certf as to above mtg; July 26'11; same to same.

Amsterdam av, 1201, (7:1962) nec 119th, 80x150; P M; pr mtg \$60,000; July26'11, due as per bond; Carnegie Const Co to Charter Const Co, 505 5 av. 45,000

Amsterdam av, 1201; certf as to above mtg; July26'11; same to same. nom

Broadway, 1532-42, see Bway, 1548.

Broadway, 1532-1550, (4:998) es, extends from 45th to 46th, —x—; ext of \$850,000 mtg until Aug1'16, 4 1/2%; July19; July21'11; Equitable Life Assur Soc of the U S with Thos B Hidden at Sharon Station, NY. nom

Broadway, 1548 (7th av) (4:998) es, 20.9 s 46th, runs e 100xs20xw100 to av, x n20 to beg; also BROADWAY, 1532-42, (4:998) nec 45th, (Nos 163-77) runs n 120.7 xel00xn80.3 to ss 46th (Nos 162-4) xe50xs100.5xe1.9xs100.5 to 45th, xw151.9 to beg; leasehold; July19; July21'11; 5y 4 1/2%; Thos B Hidden at Sharon Station, NY, to Equitable Life Assur Soc of the U S, 120 Bway. gold 150,000

Broadway, 1160, (3:829) es, 26.5 n 27th 26.5x95.11x24.8x86.6; PM; equal lien with 2 mtgs for \$46,666.67 & \$23,333.33; Mar 24'10; July21'11, due as per bond; Walter A Wells to Jno S Melcher, 5 E 51. 70,000

Broadway, 1160; PM; equal lien with 2 mtgs for \$70,000 & \$23,333.33; Mar24'10; July21'11, due as per bond; Same to Jno W Sterling, 912 5 av, trste Paran Stevens for Mary Paget et al. 46,666.67

Broadway, 1160; PM; equal lien with 2 mtgs for \$70,000 & \$46,666.67; Mar24'10; July21'11, due, &c, as per bond; same to same. 23,333.33

Bowery, 329, (2:458) es, 51.1 n 2d, 16.5 x82.6x16.4x78; PM; July15; July27'11; 5y 5%; Mary Del Genovese, 144 38th, BKlyn, to Edith C Bryce, at Roslyn, LI. 14,700

Convent av, 315, (7:2050) es, 459.6 n 141st, 20x100; Ext of \$15,000 mtg until Jan20'15 at 4 1/2%; July12; July22'11; Marianna Rothkopf with Wm H Dennis, 315 Convent av. nom

Lenox av, 677-9, (7:2012); agmt changing interest dates; July21'11; Anna E Haas with German Savings Bank, 157 4 av. nom

Lexington av, 1740, (6:1636) ws, 80.11 s 109th, 20x62.10; ext of \$2,500 mtg until Aug1'14, at 6%; July22'11; Maria D Iasilli with Saml Hess. nom

Lexington av, 1518, (6:1625) snc 98th (No 128), 26x105; ext mtg for \$30,000 to Aug3'16, at 5%; July25'11; Hy Wolfman, 1 W 70 with Michl J Manning, 178 E 107. nom

Lexington av, 1059, (5:1410) es, 22.2 n 75th, 20x94.9; P M; pr mtg \$17,000; July 25; July26'11 due Aug1'14, 6%; Jno Donohue, 412 E 75 to Carrie Jacobus, 44 S 9 av, Rockaway Park, B of Q. 3,000

Madison av, 507-11, (5:1288) sec 53d (Nos 26-8), 100.5x47.9; pr mtg \$250,000; July5; July25'11, due as per bond; Lyman Building Co to Andrew J Robinson Co, 123 E 23. 40,000

Madison av, 507-11; Certf as to above mtg; July5; July25'11; same to same. —

Manhattan av, (7:1949) sec 123d, 100.11 x162.2 to St Nicholas av x118.5x100.3; PM; July26'11, 3y5%; Sutherland Realty Co, 505 5 av to Curtis B Pierce exr Mary G Pinkney, 56 E 133. 52,500

Manhattan av, (7:1949) nec 122d, 100.11x100; P M; July26; 3y5%; Sutherland Realty Co, 505 5 av to Curtis B Pierce exr Mary G Pinkney, 56 E 133. 45,000

Pleasant av, 289, (6:1709) ws, 60.7 n 115th, 15x74; pr mtg \$5,000; July25'11, due as per bond; Louis Leo, 337 E 114 to Antonio Trezza, 329 E 114. 1,000

Park av, 1145, (5:1520) es, 36.5 n 91st, 16x70; PM; July20; July21'11, due Aug1'16, 4 1/2%; Charter Realty Co to U S Trust Co, 45 Wall. 15,000

Park av, 1145 (5:1520) es, 36.5 n 91st, 16x70; PM; pr mtg \$15,000; July20; July 21'11, 3y5 1/2%; Charter Realty Co to Jas V S Woolley, 75 E 79. 3,000

Riverside Drive, (7:1891) sec 106th (Nos 322-4), 30.11x61; pr mtg \$65,000; July 25'11, due, &c, as per bond; Matilda W Brower to Marion J Barkley, 22 E 47. 5,000

St Nicholas av, (7:1949) nwc 122d, 118.5x62.2x100.11x124.2; PM; July26'11; 3y 5%; Sutherland Realty Co, 505 5 av, to Curtis B Pierce, exr Mary G Pinkney, 56 E 133. 40,000

St Nicholas av, snc 123, see Manhattan av, sec 123.

West Broadway, 465-9, (2:515) es, abt 170 s Houston, 75x100; July26; July27'11; 3y5%; Thos Lennon to Title Ins Co, NY; 135 Bway. 65,000

1ST av, 289, (3:922) ws, 69 s 17th, 23x 100; July11; July22'11, due, &c, as per bond; Oima M Menken of Hicksville, NY, to Title Guar & Trust Co, 176 Bway. 12,500

1ST av, 289, (3:922); Sobrn agmt; July 19; July22'11; Benj Seaman at Valley Stream, LI, with Title Guar & Trust Co, 176 Bway. nom

1ST av, 1843, (5:1558) ws, 25.8 n 90th, 25x80; pr mtg \$10,000; July24'11, 2y6%; Aschel Sigalov to Benj Reich, 138 Forsyth. 3,500

1ST av, 1293, (5:1444); Ext of \$11,000 mtg until July17'16 at 4 1/2%; July17; July 24'11; Andrew Schaefer with Bowery Savings Bank, 128 Bowery. nom

1ST av, 2132, (6:1703); ext of \$24,000 mtg until May18'14, at 5%; June29; July 26'11; Henry F Schwarz with Gaetano & Giuseppe Rossano, 451 E 114. nom

2D av, 623, (3:915) nwc 34th (No 245) 20.5x76; July26; July27'11; 3y5%; Mary F O'Donnell, 220 W 131st, to Wilfred A O'Enghy, 352 Riverside Drive. 30,000

2D av, 623; pr mtg \$30,000; July26; July27'11; 3y5%; Same to Peter W Rouss, 334 Garfield pl, BKlyn. 3,000

2D av, 2099, (6:1658); ext of \$20,000 mtg until June 30'16, at 5%; June8; July 22'11; Lawyers Mortgage Co with Gustav J Haase. nom

3D av, 1143-5, (5:1421); ext of \$52,000 mtg until June30'14, at 5 1/2%; July8; July22'11; Lawyers Mortgage Co with Andrew Henderson. nom

3D av, 613-15, (3:920); Sobrn agmt; July19; July21'11; Annie M Harrison with Manhattan Life Ins Co, 66 Bway. nom

3D av, 613-15; Sobrn agmt; July20; July21'11; same with same. nom

3D av, 613-15, (3:920) es, 19 s 40th, 36.8x75; July20; July21'11, due as per bond; Henry Hof to Manhattan Life Ins Co, 66 Bway. 35,000

5TH av, 218-20, (3:828) nwc 26th (Nos 1-9), runs w127.6xn58xe27.6xs1.8xe100 to av, xs56.4 to beg; pr mtg \$1,200,000; Apr1; July21'11, due Oct1'15, 6%; Croisic Realty Co to Lawyers Title Ins & Trust Co, 160 Bway. gold bonds 200,000

5TH av, 218-20; certf as to above mtg; July20; July21'11; same to same. —

5TH av, snc 55th (No 4), Hotel Gotham; certf as to chattel for \$685,000; Hotel Holding Co to Knickerbocker Trust Co; July17; July21'11.

5TH av, 1351. See 10th, 370 E.

7TH av, 2568 (7:2034) ws, 74.11 s 149th, 25x100; July21'11, 5y5%; Jno Finkbeiner to Geo S Runk, 10 W 77. 20,000

7TH av, 2533-5. See 7 av, 2525-7.

7TH av, 1837, (7:1821) sec 112th (No 142), 28x100; Ext of \$35,000 mtg until July 14'16, at 4 1/2%; July14; July24'11; Pa Adolphe with Bowery Savings Bank, 128 Bowery. nom

7TH av, 2533-5, (7:2015) es, 40 s 147th, 40x100; July24; July25'11, 5y5%; Eli M Cohen, 174 Hollywood av, Far Rockaway, NY, to Central Trust Co, 54 Wall. 38,000

7TH av, 2525-7, (7:2015) es, 40 n 146th, 40x100; July24; July25'11, 5y5%; Eli M Cohen, 174 Hollywood av, Far Rockaway, NY to Central Trust Co, 54 Wall. 38,000

7TH av, 2525-7, (7:2015) es, 40 n 146th, 40x100; also 7TH AV, 2533-5, (7:2015) es, 40 s 147th, 40x100; Sobrn agmt; July24; July25'11; Eli M Cohen, 174 Hollywood av, Far Rockaway, L I & Farmers Loan & Trust Co, 16 Wm av trste with Central Trust Co, 54 Wall. nom

8TH av, 2721-7, (7:2044) snc 145th (No 300), 28x99.11; pr mtg \$—; July24; July25'11, 5y6%; Mary Lynch to Emeline C Livingston at Oak Hill, Columbia Co, N Y. 12,000

8TH av, 2348, (7:1931) es, 124.10 n 125th, 24.9x100. July1; July25'11, 5y6%; Ferdinand W Geiler, 212 W 131 to Theresa T Limbach at Palisade, NJ. 5,000

8TH av, 223, (3:745) ws, 50.9 n 21st, 22.6x100; July15; July22'11, 3y5%; Emma Connor of Boston, Mass, to Chas H Clark, 42 E 60, et al exrs Wm S Waterhouse. 15,000

8TH av, 2212, (7:1925) es, 25.11 n 119th, 25x100; July25; July26'11; 5y5%; Bertha Cohen to Lawyers Mtg Co, 59 Liberty. 28,000

8TH av, 98, (3:764) es, 19.4 s 15th, 19.4x63.6; pr mtg \$10,000; July17; July 27'11; 5y5%; Betty Messner to Leo L Simon, 148 W 87. 5,000

9TH av, 537, (3:737); ext of \$14,000 mtg until June30'16, at 5%; July1; July 22'11; Lawyers Mortgage Co with Ignatz Goldberger. nom

11TH av, 623, (4:1093); Sal Ls; July 6; July25'11, demand, 6%; Fritz Muller to V Loewers Gambrinus Brewery Co, 528 W 42. 1,392.85

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

Consent to four mtgs or deeds of trust dated June1; Federal Land & Impt Co to Windsor Trust Co; May31; July21'11.

Certf (misc) as to mtg for \$8,500 covering land in Yonkers, NY; July13; July 26'11; Hudson View Realty Co to Westchester & Bronx Title & Mtg Guar Co. —

Certf (misc) as to mtg for \$10,000 covering land in Westchester Co; July24; July26'11; Halley Land & Impt Co to Frederic N Gilbert. —

Certf (misc) as to mtg for \$10,762.24 covering land in Kings Co; July24; July 26'11; Avonia Real Estate Co to Theo A Lamb. —

New Dorp Manor, (B of R); certf as to mtg for \$1,250; July21; July24'11; Staten Island Homes Co to Stephen F Stephens. —

Sea View av (B of Q) es, 355 s Ocean av, 100x100, Arverne; certf as to mtg for \$10,000; S & L Constr Co to Benj Blum; July20; July21'11. —

JOHN C. ORR CO., India, Java and Huron Sts., and East River SASH, DOORS, BLINDS AND HOUSE TRIM LUMBER OF ALL KINDS FOR BUILDERS

Telephone 948 Greenpoint

MORTGAGES

Borough of the Bronx.

Bridge st, (*) swc Minneford av; see Main st (*) es, 100 ne from nec N C Bell's lot.

Cross st (*) nwc Minneford av, 100x50; June 27, July 21 '11; due Oct 19 '12; 6%; Cath W Moessner to Mary E Walters, — Main, City Island, NY. 1,000

Crotona pl, 1451; see St Pauls pl, nwc Crotona pl.

Charlotte st, 1515 (11:2966) ws, 262.6 n 170th, 40x100; July 25, July 26 '11; 5y5%; Eli M Cohen, Far Rockaway, LI, to Esther L Smith, 601 W 113. 24,000

Charlotte st, 1515; Sobrn agmt; July 25, July 26 '11; same & Farmers Loan & Trust Co as trust with same. nom

Catherine st (*) ses, sw ½ lot 81 map So Washingtonville, 25x100; July 25, July 26 '11; installs; 6%; Jos B Lee, 4438 Carpenter av to Railroad Co-op Bldg & Loan Assn, 103 Park av. 1,400

Charlotte st, 1525; Sobrn agmt; July 25, July 27 '11; Same & Farmers Loan & Trust Co, 16-22 Wm, trste with same. nom

Gray st (*) ws 250 n McGraw av, 50x100; July 24; due July 16, July 25 '11; 6%. Emelie Ochsner, 151 Luquer st, Bklyn, to Sadie B Clocke, 520 W 183. 1,500

Home st (10:2753)-sec Bryant av, runs e120.7 to West Farms rd, xsw203.11 to av xn157.8 to beg; PM; pr mtg \$16,000; June 14; July 25 '11; due as per bond; G Zingales to Surety Land Co, 35 Nassau. 2,000

Hoffman, nwc Pelham av, see Pelham av, nwc Hoffman.

Jennings st, 759, (11:2962) ns, 293 e Union av, 40x134.5x42.6x119.11; July 26, July 27 '11, due as per bond; Josephine Sussmann to Philip Baum, 277 3 av. 6,000

Jennings swc Vyse av; see Vyse av, swc Jennings.

Kelly st, (10:2713) es, at ses Westchester av, runs s77.10x100xn25.5xn111.8xse 3.5xe6.2 to Tiffany, xn130 to av, xsw243 to beg; PM & Bldg Loan; July 21, July 22 '11; 5y6%; Winnie Co to American Real Estate Co, 527 5 av. 157,000

Kelly st, nec Union av; see Union av, nec Kelly.

Kelly st, (10:2713) same prop; Certf as to above mtg; July 21, July 22 '11; same to same. —

Libby st (*) nec Hughes av; see Hughes av (*) nec Libby.

Latting (*) nec Vreeland av; see Vreeland av (*) nec Latting.

Leland st (*) es, 100 n 152d, 75x100; PM; pr mtg \$—; July 22; July 24 '11, due Feb 16, 4½%; Jno Schuenerberg, 42 Vanderbeck pl, Hackensack, NJ, to Hermann Biude, 1201 W 7th, Wilmington, Del. 3,525

Light st (*) ss, 20 w Rombouts av, four lots, each 20x100; four bldg loan mtgs, each \$5,500; July 25; July 27 '11; 1y 6%; Fine & Falk, Inc, 1358 43d, Bklyn, to Dyre Av Realty Co, 165 Bway. 22,000

Light st (*) swc Rombouts av, 20x100; bldg loan; July 25; July 27 '11; 1y6%; Same to same. 5,500

Main st (*) es 100 ne from nec N C Bell's lot being nwc lot 612 on map prop Eliz R B King, City Island, runs n202.2 xe105xs50x— to ws Minneford av, xs150x w— to beg, being lots 613 to 620 & 635 to 640 on said map; also MINNIEFORD AV (*) swc Bridge st, being lots 633 & 634; same map; July 24, July 25 '11; due & c as per bond; Ferdinand Rosenberger to Title Guar & Trust Co, 176 Bway. 18,000

Orchard st, (*) ss, 100 e City Island av, 50x103; City Island with R T & I to 16.6 adj on n to cl said st; Mtg \$6,000; also CITY ISLAND AV, es, 50 n Orchard, 17.6 x100x13.6x100, except part for av; Mtg \$4,800; July 20, July 24 '11; due Jan 20 '12; 6%; Saml S Miller to Jno L Thomas, 246 Manhattan av. 500

Rogers pl, (10:2699) es, 350.1 n Westchester av, 50x90; pr mtg \$42,250; July 25, July 26 '11; due as per bond; Rogers Bldg Co to Sophie Knepper, 1754 Eastburn av. 1,800

St Ouen pl, 717 (*) ns, runs—xw—xs—xe—xs— to pl, xe— to beg; July 24, July 26 '11; due & c as per bond; Christine Leonard to Agnes Bruckner, 717 St Ouen pl. 3,000

St Georges Crescent, 165 & 187, (12:-3313-3322), ns abt 112.5 e Concourse, 243x 70x16x100; also JEROME AV, 3168, (12:-3332) es, 161.7 s Van Courtlandt av, 25x100; pr mtg \$—; July 18, July 21 '11, due Nov 18 '11, 6%; Maria G Delgaizo to Bronx Borough Bank, 440 Tremont av. 2,500

Simpson st, 1080, (10:2727) es, 321.1 n Westchester av, 40x100; July 25; July 27 '11; 3y6%; Wm Meyer to Josephine Proben at Sea Cliff, LI, & ano. 1,000

St Pauls pl, (11:2927) nwc Crotona pl, (No 1451) 51.1x95.5x50x84.10; PM; pr mtg \$46,000; July 21, July 25 '11; 4y6%; Josephine Klar & Frank Tucek to Broad Realty Co, 784 E 156. 6,500

St Pauls pl, nec 3 av; see 3 av, 3738-42.

Tiffany st, swc Westchester av; see Kelly es at ses Westchester av.

Tiffany st, (10:2714) es, 95.3 s Westchester av, 200x—; Sobrn agmt; July 25; July 27 '11; American Real Est Co with Lawyers Mort Co, 59 Liberty. nom

Tiffany st, (10:2714) es, 215.3 s Westchester av, 40x103.7; ext of \$24,000 mtg until July 25 '16 at 5%; July 25; July 27 '11; Lawyers Mortgage Co with Usona Constn Co. nom

Tiffany st, (10:2714) es, 95.3 s Westchester av, 40x103.1; ext of \$24,000 mtg until July 25 '16 at 5%; July 25; July 27 '11; Lawyers Mortgage Co with Usona Constn Co. nom

Tiffany st, (10:2714) es, 135.3 s Westchester av, 40x103.3; ext of \$24,000 mtg until July 25 '16 at 5%; July 25; July 27 '11; Lawyers Mortgage Co with Usona Constn Co. nom

Tiffany st, (10:2714) es, 255.3 s Westchester av, 40x103.9; ext of \$24,000 mtg until July 25 '16 at 5%; July 25; July 27 '11; Lawyers Mortgage Co with Usona Constn Co. nom

4TH st (*) ss, lot 159 map sec 2 St Raymonds Park, 25x100; PM; July 22, July 26 '11; 1y6%; Annie McDonnell, 2418 St Raymonds av to Mary E Murphy, 1115 Hoe av. 800

133D st, (10:2561) ss, 229 w Willow av, 16.8x100; July 21 '11; installs; 6%; Anna Fath to Mendel Marcus, 2963 W 5, Coney Island, NY. 400

142D st, nwc So Boulevard; see So Boulevard, nwc 142.

149TH st, 754 (9:2275) ss, 50 e Brook av, 25x85; July 26 '11; due as per bond; Albt L Lowenstein to Dry Dock Savings Instn, 341 Bowery. 14,000

149TH st, 754; Sobrn agmt; June 16, July 26 '11; same & Moses Herrman with same. nom

151ST st (*) ss, sec Clasons Point rd, 25 x100; PM; July 20; July 21 '11, 5y5½%; Otto & Chas Kuechmann at Richmond, NY to Matthew A Husson at Clasons Point, 1,300

156TH st, 638, (10:2675) ss, 75 e Union av, 20x91x19.2x91; Sobrn agmt; July 20; July 21 '11; Wm M Loudon with Mary A D Lange, 5 W 124. nom

156TH st, 638, (10:2675) ss, 75 e Union av, 20x91x19.2x91; PM; July 20, July 21 '11; 3y5% for first y & 6% thereafter; Minna Levy to Henry Levy, 1437 1 av. 1,500

156TH st, 638, (10:2675) ss, 75 e Union av, 20x91x19.2x91; July 20, July 21 '11; 3y 5%; Henry Levy to Mary A D Lange, 5 W 124. 1,000

161ST st, 424, (9:2382) ss, 150 w Elton av, 22x65; July 24 '11, due, & c as per bond; Wm Sherwood, 21 Washington av, New Rochelle, NY to Francis Hagan, 372 W 55 et al exrs, & c, Ellen Carroll. 6,000

161ST st, 299, (9:2421) ns, 276 e Morris av, 25x146; July 21, July 22 '11; due Jan 15; 5%; Edwin Fisher to Mary H Weight, 37 W 95. 7,500

163D st, 387, (9:2409) ns, 78.5 e Courtlandt av, 30.11x95x21x95; pr mtg \$3,250; July 20, July 21 '11; due as per bond; Eliza Osterhorn to M Josie Freeman, 749 Eastern Parkway, Bklyn & ano. 800

165TH st, see Findlay av; see Findlay av, sec 165.

165TH st, 763 E; See 118, 304 E.

165TH st, swc Teller av; see Findlay av, sec 165.

165TH st, (10:2679) ns, 90 e Union av, 17.6x84.10; July 25; July 27 '11; 5y5%; Kate wife Edw G Willimas, 1264 Boston rd, & Eliza C Price, 827 E 165th, to Florence C Speranza at Irvington, NY, trste Frances E Colgate. 3,100

165TH st, (10:2679) ns, 37.6 e Union av, 17.6x84.10; July 25; July 27 '11; 5y5%; Same to same. 3,100

165TH st, (10:2679) ns, 20 e Union av, 17.6x84.10; July 25; July 27 '11; 5y5%; Same to same. 3,000

165TH st, (10:2679), ns, 55 e Union av, 17.6x84.10; July 25; July 27 '11; 5y5%; Same to same. 3,100

165TH st, (10:2679), ns, 72.6 e Union av, 17.6x84.10; July 25; July 27 '11; 5y5%; Same to same. 3,100

166TH st, (9:2388) ns, 284 e Park av, 62x90; July 18; July 27 '11, due Aug 11; 6%; Hadden Realty Co to Wm V Simpson, at Matawan, NJ. 5,000

166TH st, (9:2388); same prop; certf as to above mtg; July 18; July 27 '11; Same to same. —

167TH st, nwc Tinton av; see Tinton av, nwc 167.

169TH st, 353, (11:2783) ns, 19.10 e Findlay av, 19.11x90; pr mtg \$—; July 24; July 25 '11, 1y6%; Jas H, Walter L, Anna M, Thomas A, & Roger J Browne to Grace L Horton, 2881 Bway. 1,000

169TH st, (10:2673) sws, 125.6 se Tinton av, 25x72.1x25x71.11; July 25; July 27 '11; 5y5%; Edw G Williams, 1264 Boston rd, to Lathrop Colgate, Bedford, NY. 3,000

180TH st, (11:3127), same prop; Certf as to above mtg; July 24; July 25 '11; same to same. —

180TH st, (11:3127) ss, 140 w Vyse av, 40x110; pr mtg \$31,000; July 24; July 25 '11, 2y6%; Krabo-Ernest Realty Co, 940 E 180 to John Eggers, 571 E 140. 5,000

182D st, nwc Hughes av. See Hughes av, nwc 182.

183D st, 730, see Crotona av, sec 183.

188TH st, nec Belmont av; see Belmont av, nec 188.

189TH st, 655, (11:3075 & 3091) ns, 50 e Belmont av, 50x90; July 21, July 22 '11; due & c as per bond; Bolognese Investing Co, 2434 Cambreling av to Christian Waelder, 305 E 152. 4,000

189TH st, 655; Certf as to above mtg; July 21, July 22 '11; same to same. —

198TH st (12:3279) ns, 75.8 e Decatur av, 25.7x92.6x25.6x91.8; July 20, July 21 '11; 5y5%; Albt M Franklin, 389 E 198 to Florence C Speranza, Irvington, NY; Trste Frances E Colgate. 5,500

222D st (*) ss, 580 w White Plains rd, 33.4x89.9; July 24; July 25 '11, 3y5½%; Grace L Schneider, 686 E 223 to Henry Chamberlaine at Kings Park, LI. 3,000

223D st (*) ss, 305 w White Plains rd, 3 lots, each 25x103.1; 3 mtgs, each \$1,000; 3 pr mtgs \$5,000 each; July 22; July 24 '11, 2y6%; Philip Krausch to John H Kerkmann, 2552 8 av. 3,000

223D st (*) ss, 280 w White Plains rd, 25x103.1; pr mtg \$5,000; July 22; July 24 '11, 2y6%; same to Marie Mohlenkamp, 2552 8 av. 1,000

227TH st (*) c l at s line land of Geo Briggs & afterwards of Wakefield, runs e along Briggs land — to land Nathaniel Prime, xe&s— to old rd from Eastchester to Westchester, xsw— to land David Smith xs along said rd in various courses to Boston or Coles rd, xsw70 links to land Geo Faile x irrevg to c l Gunther av, xw— to land conveyed Cathleen Turney, recorded Jan 19 '06, xnw— to c l Crawford av, xsw— to c l Tieman av, xnw— to c l Schieffelin av, xw— to c l Laconia av, xn— to c l 227th, xw— to beg, except parts for sts & c; July 20, July 21 '11; due & c as per bond; Clara V, Lucy S, Effingham L & Anna M Schieffelin to Title Guar & Trust Co, 176 Bway. 160,000

228TH st, 951 (*) ns 33.4x114, Wakefield; PM; July 25, July 26 '11; due & c as per bond; August Cylka to Title Guar & Trust Co, 176 Bway. 2,000

228TH st, 650 E (*) Ext of \$2,000 mtg until June 12 '14 at % as per bond; June 13, July 26 '11; Henry S Trenchard Jr with Edith Tiffin. nom

228TH st, (*) ns, 205 w 6 av & being Lot 106 (*) map Wakefield; pr mtg \$2,000; July 10; July 26 '11; 1y6%; Cylka August to Otto Giessler at Hawthorne, NY. 500

231ST st (12:3266) sec Albany rd, 100 x45.10x97.4x56, except part for st; PM; July 25, July 26 '11; 3y5%; Martin-Weber Const Co to Ellen Lenihan, 1391 Undercliff av. 2,500

235TH st (*) ns, 55 w Old White Plains rd, 55x123x8.6x114; July 12, July 22 '11; due as per bond; Jos Materri to Grant Squires, 235 W 75. 350

239TH st, 413 (12:3393) ns, 100 e Martha av, 25x100; PM; July 25, July 26 '11; due July 14; 6%; Anthony J Pugliese to Eugene H Hammond, 408 E 240. 1,540

240TH st, (12:3394) ns, 113 w McLean av, 84.4x75.6x—x—; July 24; July 25 '11, 3y 5%; Jos N Patch to Wm G Wood, 62 Maple av, New Rochelle, NY & ano trstes Cath A Olszen. 5,000

Albany rd, sec 231; see 231st, sec Albany rd.

Amundson av, (*) ws, 400 s Jefferson av, 50x100; July 27 '11; 3y6%; John W Johnson to Eastchester Savings Bank, 9 So 3 av; Mt Vernon, NY. 4,000

Arthur av, (11:3065) ws, 269 n 182d, or Kingsbridge rd, 25x125; July 27 '11, due as per bond; Pasquale Mellillo to Vincenza Di Stefano, 17 Bedford, Newark, NJ. 1,850

Bryant av, sec Home st. See Home, sec c Bryant av.

Bryant av, (10:2753) 157.8 ft, on Home st 120.6 & on West Farms road 203.11 ft, gore blk; Ext of \$3,000 mtg until June 3 '12, at 6%; July 12; July 25 '11; Jennie K Stiefel with Surety Land Co, 35 Nassau. nom

Barkley av (*) ss, 25 e Dean av, 25x100; July 1; July 24 '11, 3y5½%; Mary Eustace, Barkley av, near Dean, to Gustav A Deuscher, 308 E 125. 3,500

Brook av, 1264, (9:2395) es, 168.1 s 169th, 22.1x100.6; PM; July 24; July 25 '11, 1y5%; John H Buscall Co, 1825 Anthony av to Cath Burns, 1264 Brook av. 3,250

Brook av, 1262, (9:2395) es, 190.3 s 169th, 22.10x100.6; PM; July 24; July 25 '11, 1y5%; John H Buscall Co, 1825 Anthony av to Annie T McCabe, 1262 Brook av. 3,250

Brook av, (11:2896) ws, 362.7 s 171st, 100x30.2x100.1x35.8; July 24; July 25 '11, 4y 6%; Isaac Fine to Pemberton H Powell at Newport, RI. 2,000

Belmont av, (11:3075) nec 188th, 95x50; pr mtg \$34,500; July 21, July 26 '11; due & c as per bond; D'Auria Const Co to Harry B Raffel, 1261 Mad av. 6,000

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Belmont av. (11:3075) same prop; Certif as to above mtg; July21, July26'11; same to same.

Bassett av (*) ws 575 s Saratoga av, 25x100; PM; June30, July26'11; 3y5 1/2%; Frank Carucci & Alfonso Carli, 1669 Park av to Hudson P Rose Co, 32 W 45. 300

Bathgate av. (11:2917) ws, 130.2 n 175th, 27x103.7; July24; July26'11, due, &c, as per bond; Jennie B Donnelly, 519 W 158, widow & devisee Chas P Donnelly to Henry Leute, 104 Morningside av. 2,500

Bailey av. (11:3237) es, being lots 118, 119 & 120 & w 15 ft of lots 16, 17 & 18 in blk 3237, map (No 1187) 272 lots Bailey Estate, 75.3x38.11x76.2x36.11; July25; July 26'11, 2y6%; Fordham Realty Co to Corporate Mort Co, 55 Liberty. 600

Brook av, 1062, (9:2392); saloon ls; July17; July27'11, demand, 6%; Peter J Petermann to Geo Ehret, 1 E 93. 1,500

Bathgate av. (11:2917) ws, 184.1 n 175th, 27x114.5; July19; July27'11; 3y5%; Annie T Smith to Madeline G France extr Jos R France, 132 High av, Nyack, NY. 5,000

Bathgate av. (11:2917); same prop; Sobrn agmt; July15; July27'11; Same with same. nom

Benedict av (*), ns, 300 w Pugsley av, 50x100; July20; July21'11, due July1 '14; 6%; Wm Kelleher to Jno Sheriden, 40 E 98. 1,700

Benedict av. (*), ns, 226.11 e Storrow, 25x90; July20; July21'11, due Dec1'14, 6%; Wm Kelleher to Valerie F Cooper, 987 Mad av. 850

Benedict av. (*) ns, 251.11 e Storrow, 50x90; Same to Jno Sheriden, 40 E 98; July20; July21'11, due July1'14, 6%. 1,700

Clay av, 1327, (11:2782) ws, 364.1 n 169th, 16.8x81.8x16.8x81.10; July21, July22'11; due &c as per bond; Thorwald A Larsen to Title Guar & Trust Co, 176 Bway. 2,500

Crotona av (11:3101) sec 183d (No 730) 95x38x95x35; pr mtg \$11,000; July21, July 22'11; due as per bond; Lembach Co to Jno Monsees, 155 E 22. 4,000

Crotona av. (11:3101); same prop; Certif as to above mtg; July21, July22'11; same to same.

City Island av, es, 50 n Orchard. See Orchard st (*), ss, 100 e City Island av.

Clasons Point rd (*), sec 151st. See 151st, sec Clasons Point rd.

Commonwealth av (*), es, 175 s Merrill, 25x100; pr mtg \$5,000; July5; July25'11, 2y6%; Martha Huebener to Lillie M Scheeh, 731 Melrose av. 1,250

Crotona av. (11:3083) ws, 154.8 s 182d, 22.1x100x23.5x100; 1/2 pt; Nov28; July25'11, due, &c, as per bond; Maria G P Reale to Pasquale Reale, 192 Bleecker. 500

Creston av. (11:3171) ws, 93 s 183d, 5 lots, each 20x120; 5 PM mtgs, each \$6,500; July24; July25'11, 3y5 1/2%; Wm F McLaughlin to Prospect Investing Co at Purchase, NY. 32,500

Creston av. (11:3171) same prop; 5 F M mtgs, each \$840; 5 pr mtgs, \$- each; July24; July25'11, 1y6%; same to same. 4,200

Commonwealth av, 1493 (*); ext of \$4,000 mtg until July25'16, at 5%; July25; July26'11; Meta Jonas with Carl Grossmann, 1494 Commonwealth av. nom

Dyre av (*), es, at nwc lot 117, see Dyre av. (*), es, 18 s fr nwc lot 117, &c. Dyre av (*), es, 18 s fr nwc lot 117, &c, see Dyre av. (*), es, 162 s fr nwc lot 117, &c. 28,000

Dyre av. (*), es, 162 s from n w c lot 117, runs s22.11xe102.2xn44.2xw100 to beg, being part lots 123 & 124 map No 1542, 277 lots property Dyre Av Realty Co Bldg Loan; July25; July27'11; 1y6%; Fine & Falk, Inc, 1358 43d, Bklyn, to Dyre Av Realty Co, 165 Bway. 3,500

Dyre av (*), es, 18 s from nwc lot 117, being part of lots 117 to 123 same map, 8 lots each 18x100; 8 bldg loan mtgs each \$3,500; July25; July27'11; 1y6%; Same to same. 28,000

Dyre av (*), es, at nwc lot 117, runs s18xe100xn18xw100 part of lot 117 same map; bldg loan; July25; July27'11; 1y6%. Same to same. 3,500

Edgewater rd, 1491 (11:3012) ws, 522.7 n Westchester av, 25x100; July7, July21'11; 3y5%; Mary A Gerolstein to Mary A McKenny at Highland Falls, NY. 4,000

Edgewater rd, 1491; Sobrn agmt; July7, July21'11; same & Annie McGovern with same. nom

Edgewater rd, 1491; Sobrn Agmt; July 15, July21'11; Mary A Gerolstein & Hannis Distilling Co with same. nom

Forest av, 925 (10:2648) ws 67 s 163d, runs s31.8xw175 to Jackson av (No 932) n 26.7xe75xn5xe100 to beg; July21'11, due &c as per bond; Wm B Stone to Title Guar & Trust Co, 176 Bway. 6,500

Franklin av. (10:2612) ws, 215.6 s 169th, runs w54.4xn104.4xe41.8xs8.11xe 25.6xe32.2xn11.6xe31.4x-32.3 to av. xs 87.7 to beg; July27'11; 5y5 1/2%; Jacob Stahl, Jr, to Lawyers Mort Co, 59 Liberty. 25,000

Findlay av. (9:2424 & 2432); same prop Certif as to above mtg; July14, July21'11; same to same.

Fairmount av (*), ss, 75 e Fairfax av, 25x100; July1; July24'11, 3y5 1/2%; John Healey at Baisley av near Fairfax to Gustav A Deucher, 308 E 125. 1,100

Grand av. (11:3162) ws, 154.3 n 181st, 26.5x61.4x25x52.11; pr mtg \$-; July25; July26'11, due as per bond; John S Reiner to Manhattan Mort Co, 200 Bway. 1,500

Grand Boulevard & Concourse, 2171, (11:3162) ws, 180.8 n 181st, 26.5x61.6x25x 70; pr mtg \$-; July25; July26'11, due, &c, as per bond; Margt Reiner to Manhattan Mortgage Co, 200 Bway. 1,800

Grand Boulevard & Concourse, (11:3157) es, 62.7 s 182d, 103.9x111.3x100x83.3; PM; July25; July26'11, due as per bond; Jos Rice to Wm P Holahan, 230 3 av et al. 13,000

Houghton av (*), ns, 155 e Havemeyer av. See Ludlow av, ss, 155 e Havemeyer av.

Houghton av (*), ss, 305 e Havemeyer av, 100x216 to Quimby av, Unionport; Estoppel Certif; July18; July24'11; Alex F Walsh, - Quimby av, with John B Harrison, 1899 Mad av. nom

Hughes av. (11:3071) nwc 182d, 61.4x 25.6x91x42.7; Ext of \$18,000 mtg until July22'16 at 5%; July12; July22'11; Lawyers Mort Co with Mary Brems. nom

Hoe av. (11:2987) es, 350 s Jennings, 25 x100; July22; July24'11, due July1'14, 6%; Arthur E Baumann indivd & as exr Frederick Baumann to Walter L Crow, 13 E 126. 2,000

Hughes av, 2250, (11:3086) es, 209.7 n 182d, 20.5x100; July25'11, due, &c, as per bond; Sophia Schuler to Title Guarantee & Trust Co, 176 Bway. 4,000

Hughes av, 2246, (11:3086) es, 173.1 n 182d, 18.3x100; July25'11, due, &c, as per bond; same to same. 4,500

Hughes av. (11:3076) es, 70 n 187th, 25x87.6; July25; July26'11, due as per bond; Russo Barba Realty Co to Mary D Field gdn Dorothea Hoyt, 684-690 W 8, Plainfield, NJ. 11,500

Hughes av. (11:3076), same prop; certif as to above mtg; July25; July26'11; same to same.

Hughes av. (11:3073) ws, 175 s 187th, 50x87.6; PM; July25; July26'11, 2y6%; Cambreling Ave Building & Constn Co to August Kuhn, 120 W 57. 5,500

Hughes av. (*) nec Libby, 275x100; P M; July10, 3y5 1/2%; July24'11; Emil N Sorgenfrei to Barbara Weber, 260 Water. 3,000

Harrington av. (*) ss, 650 w Cornell av, 25x93x25x92.5; pr mtg \$-; July21; July22'11; 3y5 1/2%; Danl Curtin, 378 E 134th, to David Broschart, 1519 Castlehill av. 600

Jerome av. (11:3202) ws, 162.7 s Kingsbridge rd, 100x114.1x100x114.8; PM; pr mtg \$-; July25; July27'11, due Feb 1'12; 6%; Sutherland Realty Co to Harry B Davis, Mt Vernon, NY. 12,000

Jackson av, 932; see Forest av, 925.

Kingsbridge rd, 50, (11:3177) ss, 25 e Morris av, 20x77.8x20x78.8; PM; pr mtg \$8,000; July20, July21'11; due &c as per bond; Angele Wolf to H U Singhi Realty Co, 121 West Kingsbridge rd. 2,500

Ludlow av. (*) ss, 155 e Havemeyer av, 52.6x216 to ns Houghton av, Unionport; July5; July24'11; 2y5 1/2%; Gottlieb Klotz, 2317 Houghton av to Hy Dilg, 759 E 167. 500

Layton av (Town Dock Rd) (*), ns 50 w Dean av, 25x100; PM; July14; July24'11; 3y5 1/2%; Emanuele Scarpinato, 1927 Barnes av to Michael P King at Kings Park, LI. 250

Minnieford av. (*), ws, 100 ne from nec N C Bell's Lot. See Main st (*), es, 100 ne from nec N C Bell's Lot.

Minnieford av (*), swc Bridge st. See Main st (*), es, 100 ne from nec N C Bell's Lot.

Minneford av (*), nwc Cross; see Cross (*) nwc Minneford av.

Morris av 1064, (9:2437) es, 310 n 165th, 20x95; PM; July13, July22'11; due Mar1'12; 6%; August Collet to Theone H Loscarn, 828 St Nicholas av. 2,000

Muliner av. (*) ws, 125 s Brady av, 25 x100; PM; July25; July26'11, due as per bond; Wm B Spencer to Eliza O'Kennedy, 2330 Andrews av. 1,000

Nelson av. (9:2514) ws, 75.2 n 166th, 25x101.10x25x100; July20; July25'11, 2y6%; Dwight O Palmer, 956 Anderson av to Louise V Gieseler, 570 E 156. 1,000

Prospect av, 598, (10:2684), es, 195.6 n Fox, runs e 100xn8.1xn17.6xe12.7xn12.1xw 100 to avxs41.10 to beg; pr mtg \$-; July20; July24'11, 3y6%; Solomon Silverman to Mercury Realty Co, 920 Av St John. 2,500

Pelham av. (12:3273) nwc Hoffman, 50x83; PM; July21; July27'11; 3y5%; David Knopp to Magdalena Frey, 506 E 87. 2,250

Park av (11:3038) es, 100 n 182d, 48x 178.5x48x179.8; pr mtg \$-; July17, July 18'11; due June1'14; 6%; Trask Building Co to Simon J Stroth, 1107 Park av. 4,000

Park av. (11:3038) nec 183d, 75x100; July11, July18'11; 1y5 1/2%; Jno T Meehan to Violet L Hamilton, 97 Central Park. 5,000

Park av. (11:3038); same prop; Certif as to above mtg; July17, July18'11; same to same.

Quimby av. (*) ns, 305 e Havemeyer av. See Houghton av (*), ss, 305 e Havemeyer av.

Robbins av. (10:2557) ws, abt 425 s 147th, 50x128.7x51x144.6, ns; July24; July 25'11, due June1'13, 5%; John Lucht to Dollar Savings Bank, 2808 3 av. 1,000

Rombout av. (*) es, 225 n Hollers av, 25x100; PM; July17; July26'11; 3y5 1/2%; Pietro D'Amelio, 412 E 124 to Hudson P Rose Co, 32 W 45. 250

Rombouts av (*), swc Light, see Light (*), swc Rombouts av.

Southern Boulevard. (11:3111) ws, 193.6 s 182d, 139.11x135.10x132.2x90.2; PM; July 20, July21'11; due Jan20'12; 6%; Waverly Constn Co to Mary S Croxson, 39 Pierrepont, Bklyn. 87,875

St Peter's av (*), es, 50 s 4th, 50x100, Westchester, except part for St Peter's av; July22; July25'11, due Dec1'14, 5%; Salvatore Lepanto to Dollar Savings Bank, 2808 3 av. 4,000

So Boulevard. (10:2575) nwc 142d, 30.10 x96.1x72.11x81.10; pr mtg \$28,000; July25 '11, 1y6%; Vincenzo Razzano & Pasquale Curzio to Indelli & Conforti Co at 125 & E R. 12,000

South Oak Drive, S26. (*) ss, 40x98; July25; July26'11, 3y5%; Chas L Ullman to Daniel R Kendall, 1 E 60 & ano trstes. 3,100

So Boulevard. (10:2603) ss, 54.7 e Av St John, 420.7x102.7x397.9x100; pr mtg \$-; July25; July27'11; 2y6%; Marlon Holding Co to Gustave Mayer, 527 W 110. 11,000

So Boulevard. (10:2603) same prop; certif as to above mtg; July25; July27'11; Same to same.

So Chestnut Drive (*), ss, abt 30 e Hall av (if extended), 86.4x97.8x95x65.7; pr mtg \$-; July24'11; 3y6%; Lucius W How & Eliz P How indivd and as wife Lucius W to Hester J Morrison, 435 E 139. 1,100

Tinton av. (10:2662) nwc 167th, 80.6x 16.8; June30, July21'11; due Dec31'12; 6%; Josephine Grimm to Frank Levison, New Rochelle, NY. 500

Teller av, swc 165; see Findlay av, sec 165.

Tinton av. (10:2663) ws, 147.10 n 168th, 20.5x110; July19; July25'11, 5y5%; Henry V & Blanche M Mackay, 1215 Tinton av to Florence C Speranza, Irvington, NY. 6,000

Trinity av, 1035, (10:2633) ws, 272.8 n 165th, 19.8x100x20.6x100; July25; July27 '11; 5y5%; Jessie L wife Henry V Williams, at Scarsdale, NY, to Florence C Speranza at Irvington, NY, trstes Frances E Collgate. 4,000

Trinity av, 1045, (10:2633) ws, 391.5 n 165th, 19.10x100; July25; July27'11; 5y 5%; Same to same. 4,000

Trinity av, 1047, (10:2633) ws, 411.2 n 165th, 19.9x100; July25; July27'11; 5y 5%; Same to same. 4,000

Trinity av, 1039, (10:2633) ws, 332 n 165th, 19.9x100; July25; July27'11; 5y5%; same to same. 4,000

Union av. (10:2675) nec Kelly, 50x90; pr mtg \$-; July24'11, demand, 6%; May Holding Co to Morris Schwartz, 119 W 137 & ano. 6,500

Union av. (10:2675), same prop; Certif as to above mtg; July24'11; same to same.

Vyse av, 2681, (11:3127) ws, 163.1 s 180th, 38x100.1; PM; pr mtg \$20,500; July 20, July21'11; due as per bond; Fredk Hoffmann to Marie Krabo, 2122 Bryant av & ano. 1,500

Vyse av. (11:2987) ws, 36 s Charlotte pl, 39x100; pr mtg\$31,000; July25; July26 '11, due Jan1'15, 6%; Crispi Constn Co, 128 Bway to John Di Carlo, 179 E 109. 3,500

Vyse av. (11:2987), same prop; Certif as to above mtg; July25; July26'11; same to same.

Vyse av. (11:2987) swc Jennings, 36x 100; pr mtg\$34,000; July25; July26'11, due Jan1'15, 6%; Crispi Constn Co, 128 Bway to John Di Carlo, 179 E 109. 4,000

Vyse av. (11:2987), same prop; Certif as to above mtg; July25; July26'11; same to same.

Vreeland av. (*) nec Latting, 275x100; July25'11, 3y6%; Irving S Balcom to Susan A Berrian, 126 Fordham rd E. 2,000

Washington av, 1776, (11:2916) es, 266 s 175th, 26.3x109.5; pr mtg \$15,000; July21, July22'11; 1y5%; Anton Gotz to German Savings Bank, 157 4 av. 3,000

Washington av, 1776; Sobrn agmt; July 21, July22'11; same & Cayuga Corpn with same. nom

Washington av. (11:2916) es, 292.4 s 175th, 26.2x109.6x26.2x109.5; given to secure a loan additional to mtg for \$15,000; July21, July22'11; due July1'12; 5%; Elizabeth Meixel to German Savings Bank, 157 4 av. 3,000

Westchester av. 672, (10:2644); Ext of \$14,000 mtg; until Dec 1'12 at 6%; July20, July21'11; Atlas Investors Co with Adolph Lewisohn, 9 W 57. nom

Westchester av, ses at es Kelly; see Kelly es at ses Westchester av.

Westchester av, swc Tiffany; see Kelly es at ses Westchester av.

West Farms rd, swc Home st. See Home st, sec Bryant av.



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Washington av, (*) ws, 126.7 se Hal-sey pl, 25x94.10x25x90.10; July 25; July 26 '11, 3y5 1/2%; Wm W Waddell to Sophie Corrody, 239 Tremont av. 3,250

Webster av, (11:2887) ws, abt 930 n 169th, 50x100; July 1; July 1911, due, &c as per bond; Chas H Thornton, 1320 Clay av & Edw L Thornton, 1312 Clay av to Abram C Neefus, 1320 Clay av; reprinted from last issue when property was indefi-nite. 2,000

3D av, 3738-42, (11:2927) nec St Pauls pl, 47.4x100x26x102.2; PM; pr mtg \$45.-000; July 20, July 22'11; due &c as per bond; St Pauls Realty Co to Lillian A Martin, 52 W 129. 8,300

3D av, 3892, (11:2929) 42x100x52x ir-reg; order of Court as to payment of any loss or damage up to \$2,500 & fling of bond to secure same; July 24; July 27'11; Abraham Silverson, plff, agt Nicholas M & Michl Wimpie, dfts. 4,000

4TH av (*), es, abt 160 n Kingsbridge rd, 28.3x115.3x25x102.3; pr mtg \$---; June 29; July 25'11, 5y5%; Victorine Rampone, 4184 Barnes av to Jos Mella, 223 E 53. 4,000

5TH av (*) ws, 153 s 233d, 25x94.8x26.7 x103.7, Wakefield; July 13, July 21'11; 3y6%; Otto F Dreyer, Yonkers, NY to Geo A Leek at Warburton av, Bayside, LI. 600

Lots 111 to 114, 117 to 124 (*) map No 1542, 277 lots prop Dyre Av Realty Co; PM; July 25; July 27'11; 3y6%; Fine & Falk Inc, 1358 43d, Bklyn, to Dyre Av Realty Co, 165 Bway. 19,750

Lots 111-114, 117-124, (*), same map; certf as to above mtg; July 25; July 27'11; Same to same.

JUDGMENTS IN FORECLOSURE SUITS.

July 20 and 21.

No Judgments in Foreclosure Suits filed these days.

July 22.

102D st, 119-121E; Freehold Construc-tion Co agt Eliza Palumbo et al; Shapiro & Levy, attys; Francis V S Oliver, ref. (Amt due, \$14,612.53.)

July, 24

Intervale av, ws, 341.11 s 167th, 50x95; Charlotta Blumenthal agt Leo Levenson; Lachman & Goldsmith, attys; Edgar A Meyer, ref. (Amt due, \$8,886.75.)

Gold st, 78; Thos P McKenna agt Ada E Carter; Thos P McKenna, atty; Jas Oliver, ref. (Amt due, \$1,577.50.)

July 25.

West Farms rd, ws, 88.11 s 173d, 27.2x 50xirreg; Metropolitan Life Ins Co agt Frank A Becker; Ritch, Bovee & Wallace, attys; Jno Davis, ref. (Amt due, \$8,-384.)

July 26.

173d st, ss, 100 e Park av, 50x100; Louis E Klebau agt Minnie Levy et al; Merrill & Rogers, attys; Harry M Steinhardt, ref. (Amt due, \$3,347.12.)

LIS PENDENS.

July 22.

113TH st, 572 W; Nicholas Cavour agt Jessie J Zimmermann; action to compel execution of lease; H W Fried, atty.

Perry st, 161-65; Aetna Life Ins Co agt McSweeney Realty Co; notice of levy; J B Henney, atty.

July 24.

179TH st, ns, 105.1 w Mapes av, 40.1x 62.8; Jno Kirkpatrick agt Bernhard Moral et al; to declare lien, &c; Stroock & Stroock, atty.

July 25.

Main st, nwc Bear Swamp Road, 197.6 x211.7xirreg; Owen J Clinton agt Conrad Muller Jr et al; action to set aside deed; N J O'Connell, atty.

July 26.

River Drive, ws, adj land of Along the Hudson Co, containing 17,500 sq ft; Nora B De Forest agt Lee De Forest; action to debar claim; B Rembaugh, atty.

Lexington av, 1626-1628; Louis Bache agt Saml Augerlick; action to foreclos lien; M Cooper, atty.

Cherry st, 258; Metropolitan Bank agt Simon Levy; notice of attachment; A A Silberberg, atty.

July 27.

Pinchurst av, swc 178th, 130x92.8. Kert-scher & Co agt Peto Realty Co et al; coun-ter claim; Weschler & Rothschild, attys.

Lot 769, map of Laconia Park, Bronx. Giuseppe Zaffino agt Francesco Bracco et al; action to foreclose mechanics lien; T A McKennell, atty.

July 28.

Park av, ws, 75.11 s 121st, 25x80; Ida Hodges agt Clara Freygang; partition; G S Files, atty.

37TH st, 130 W; Jacob Rubin agt Ro-man Catholic Church of the Holy Inno-cents et al; action to foreclose mechanics lien; A I Smolens, atty.

Rogers pl, es, 350.1 n Westchester av, 50x 90; Archibald B Beith et al agt Rogers Building Co et al; action to foreclose me-chanics lien; S T Stern, atty.

FORECLOSURE SUITS.

July 22.

Attorney st, 155-7; Williamsburgh Trust Co agt Frank Gens et al; W W Taylor, atty.

Lot 29, map of Bailey Estate, Bronx; Jas Reilly agt Jennie O'Flaherty; W D Cameron, atty.

128TH st, 168 E; Daniel S Doran agt Sand Realty Co et al; M B Clarke, atty.

Mott av, sec 144th, 100x100; South Side Construction Co agt Handy Realty Co et al; Davies, Auerbach, Cornell & Barry, attys.

48TH st, 234 W; Pauline A Drew et al agt Fredk W Fieder, Jr, et al; M S Bor-land, atty.

July 24.

178TH st W, ss, 100 w St Nicholas av, 50 x99.10; Max A Adler agt Sidney L East-man et al; Riegelman & Bach, attys.

109TH st, 108-110 E; Theresa Lewy agt Ricke Cohen et al; H S Dottenheim, atty.

Madison st, 328-352; also 120TH ST, 118-120 E; Isaac Lewenthal agt Saml Birn-baum et al; M Sheinhart, atty.

Westchester av, sec Castle Hill av, 51.9 x157.6xirreg; Leonora Morrean agt Mary M Henning et al; I S Heller, atty.

Brook av, 1064; Farmers Loan & Trust Co, gdn, agt Leo Levinson et al; Geller, Rolston & Horan, attys.

3D st, 308 E; Saml Levy agt Mindel Leichtag et al; amended; M Kronacher, atty.

48TH st, 324 E; Jacob Dieter et al, trust-ees, agt Hyman Lishinsky et al; H C Botty, atty.

131ST st W, ns, 260 e Lenox av, 25x98.11; Elizabeth Phillips agt Antonio J Schramm et al; Harris, Corwin, Gunnison & Meyers, attys.

99TH st E, ns, 125 w 3 av, 25x100.11; Chandler Smith, trustee, agt Guiseppe Ferrara et al; Reeves & Todd, attys.

22D st, 140-142 W, and 22D ST, ss, 300 e 7 av, 20.10x98.9; Harry Dine agt Ritario Realty Co et al; Jerome, Rand & Kressel, attys.

120TH st, 118-20 E, see Madison, 328-52.

July 25.

Elizabeth st, 170; Jno Palmieri agt Ter-esa Gidari et al; M Wechsler, atty.

Westchester av, ws, intersec es Jackson av, 39.8x53.11xirreg; Maximilian Fleisch-mann Co agt Jos J Meaney et al; amend-ed; Jackson, Arnold & Fleischmann, attys.

Vandewater st, 36; Francis J Mahony agt Fredk W Crawford et al; M D Mer-chant, atty.

Pleasant av, ws, 25.11 s 123d, 50x100; Caroline H Johnston agt Jacob Furmann et al; Curtis, Mallet-Prevost & Colt, attys.

115TH st E, ss, 212.11 e 3 av, 37.1x100.5; Jacob Loewenthal agt Saml Birnbaum et al; Lese & Connolly, attys.

Jefferson st, ns, lot 83, map of Village of Morrisania, Bronx; Thos W Churchill agt Jas P Noonan et al; Churchill & Mar-low, attys.

43D st, 305-309 E; Guardian Trust Co of N Y agt American Mineral Water Ma-chine Co et al; Hotchkiss, Barber & Mc-Guire, attys.

Oakes av, ws, 100 s Jefferson av, 25x100; Jas C Burnett agt Julius Bross et al; Reeves & Todd, attys.

149TH st, nwc Passage av, 20x100; Marv C Crane agt Josephine Watson et al; C J Hardy, atty.

Bank st, 78-80; Henry Korn agt Israel Lippmann et al; R C Korn, atty.

62D st W, ns, 100 w Ams av, 25x100.5; Annie E Anderson agt Elizabeth E Reid et al; amended; H Swain, atty.

Lots 451, 452, 453, 454, 280, 281, 282, 283, 307, 308, 309, 310, 311, 312, 313, 318, 319, 519, 520, 521 & 522, five actions; Wm E Rabell agt Tuben Realty Co; B E Rabell, atty.

July 26.

Melrose av, sec 152d, 114.5x20; Geo Eh-ret agt Henry Kruse et al; E M Burg-hard, atty.

Washington av, 1647; Adele Herold agt Francis W Greene; H A Harold, atty.

89TH st, ns, 175 w 2 av, 25x108; Fried-rich Meyer agt Frame Realty Co et al; Amend & Amend, attys.

Mohegan av, swc 180th, 73x70; Morris Weinstein agt Nathan Rubenstein et al; amended; Eisman, Levy, Corn & Lewine, attys.

138TH st, ns, 225 w Ams av, 37.6x99.11; Josephine E Carpenter agt Levy & Wein-stein Realty & Constr Co et al; W B & G F Chamberlin, attys.

143D st, ns, 400 w Ams av, 50x99.11; Eliza Dunham et al agt Judith E Nelson et al; W B & G F Chamberlin, attys.

Bainbridge av, es, 42.8 n Mosholu Parkway, 50x100; Chas J Roehn et al agt Annie D'Ambra et al; amended; C F Schiek, atty.

July 27.

Arthur av, nec 186th, 25x85.3. Julia Gleason agt Jos Schnurer et al; Press & Hirschberg, attys.

Courtlandt av, swc 159th, 48.6x98. Mar-tin M Stone agt Simon Uhfelder et al; Newman & Butler, attys.

16TH st, 512 E. Mary A Mahon agt Vin-cenzo Ciuti et al; R J Mahon, atty.

Edgecombe av, nwc 165th, 80.9x140.3. Woodmont Realty Co agt Sun Construc-tion Co et al; Eisman, Levy, Corn & Le-wine, attys.

100TH st, ns, 145 e Lex av, 50x100.11. Andrew F Gilsey et al agt Saml Gordon et al; Cary & Carroll, attys.

146TH st, 467 E. Emilie Dervieux agt Biaggio Pinnola et al; Bowers & Sans, attys.

July 28.

Becker av, ns, 38.6 w White Plains rd, 50x116.6xirreg; Jno W Fincke, trustee, agt Wm D Miller et al; McLaughlin & Martin, attys.

Lot 15, Block 50, map of Sec 1, map of Morris Park, Bronx; Fidelity Development Co agt Anna Mahler et al; Gifford, Hobbs & Beard, attys.

Valentine av, ws, 150 n Travers, 75x170; Saml C Master agt Laura L Leeson et al; L S Hulse, atty.

Stanton st, 337-339; Morris Siegfried agt Jno Tiebout et al; action to foreclose mechanics lien; L Scheuer, atty.

Union av, ws, 39 s 160th, 79.1x105; Gott-lob Klein et al agt Holdhill Realty Co; Salter & Steinkamp, atty.

Lorillard pl, nws, 173.8 n 3 av, 50x90; Bertha Beringer agt Rosa P Easterbrook et al; Lee & Fleischmann, attys.

JUDGMENTS

In these lists of Judgments the names alpha-betically 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 fled against corporations, etc., will be found at the end of the list.

July.

- 22 Ab-Del-Nour, Salma—J Charm et al.
22 the same—Fo Sing Yuen & Co.
22 Ackerman, Jos A—N Y Telephone Co.
22 Angermiller, Minnie—C Ewald.
24 Ake, May—R Acker.
24 Arras Bros, Inc—A F Smith.
26 Abels, Henry J—Stenhardt Bros & Co.
26*Aranson, Saml et al—J Jacobs.
27*Adams, Walter J et al—J Coffey.
27 Arango, Katherine—Porterfield Con-
struction Co.
27 Anderson, Jas M—Citizens Bank &
Trust Co.
28 Aldhous, Fred et al—R F Kilpatrick.
28 Aaron, Alfred E—J Glockner.
28 Amron, Jacob or Ameron—D Hirsch.
28 Applebaum, Louis et al—H Krulewitch.
22 Bing, Adelbert B—N Y Telephone Co.
22 Blumenthal, Saml et al—the same.
22 Braver, Evereff M—the same.
22 Brogi, Ambrogio et al—the same.
22 Bean, Sidney A—F Biegen et al.
22 Bernstein, Harry—J Liebling.
24 Bosse, Fredk J—A Finck, Jr et al.
24 Brown, Herman W—J Konig et al.
24 Billoti, Antonio—S Krauter.
24 Boucker, DeWitt C Jr & Andrew A;
also Wm Kelly—Asphalt Const Co.
24 Bogart, Louis O—Chas Godfrey Co.
24 Bloomenstein, Borisch—M Josephson.
25 Boone, Wm C—Smith Gray & Co.
25 Borelli, Giovanni—J J Schmickler.
25 Bormann, Chas A—Cross, Austin &
Ireland Lumber Co.
25 Bullard, Grace R—W S Howell et
al.
25 Bradley, Frank M & Winfield H—A
Lapdes.
25 Beckmann, Charles—A Beckmann et
al.
26 Birdseye, Clarence F—G I Wilson et
al.
26 Boyd, Howard M—J De Wolf.
26 Buchler, Louis—P J McArdele.
26 Blair, Lillian—V L Jones.
26 Bissell, Jos B—E L King.
27 Byrnes, Thos J—Equitable Trust Co
of N Y.

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- | | | |
|--|--|--|
| <p>27 Bullene, Byna R—the same...75.80 27 Blank, Nathaniel A—the same...97.81 27 Bauer, John A—the same...162.09 27 Bell, Robt P—Press Pub Co...153.66 27 Braden, Marett J—F E Spear...242.75 27 Butcher, Harry C—City of N Y...57.00 28 Black, Roy T—N Y Telephone Co...25.16 28 Blass, Gustave—H U Ainghi...331.64 28 Bance, Chas W—McKiernan Terry Drill Co...589.76 28 Benincasa, Michele—L Monts...80.90 28 Brown, Edwin L—Union Stove Works...240.31 28 Brazier, Angelo C—D Leary...194.97 28 Breiner, Adolph et al—G C Large...114.48 28 Burns, Geo et al—People, &c...1,000.00 28 Basset, Edw M et al—N Y, N H & H R R Co...costs, 884.79 22 Campagna, Gabriel—N Y Telephone Co...21.78 22 Claudius, Jas—the same...43.45 22 Cohen, David et al—the same...23.82 22 Coates, Chas B et al—Title Guarantee & Trust Co...519.40 22 Cohen, Henry J—W T Barnum...29.15 22 Cohn, Jos M—Saml J Aronsohn, Inc...321.50 22 Caplan, Isaac & Lizzie et al—the same...321.50 22*Carlo, Leonardo et al—J B Owens...775.65 22*Camber, Hensle B et al—A Melnick...328.53 24 Craven, Frank T—American Surety Co of N Y...40.11 24 Casey, Maurice—F B Reynolds et al...42.41 24 Crouse, Wm B—The Waldorf Astoria Hotel Co...453.29 24 Conger, Henry R—Lawyers Advertising Co...567.41 24 Corsa, Jas D & Fredk W Reeve—Hart & Crouse Co...236.32 25 Cohan, Sophia et al—Jas G Johnson & Co...184.80 25 Charman, Harry et al—Kitab Engraving Co...54.72 25 Cross, Jno—H C Copeland...52.11 25 Cogan, Daniel J—Hart & Crouse Co...79.67 25 Cohen, Lazarus—Mechanics & Metals National Bank...1,004.83 26 Carleton, Enriqueta D H—J A Wood...555.38 26 Coates, Chas H et al—J D Dunlop...1,791.02 26 the same—W H Hoople...1,791.02 26 Campbell, Carmen C—M M Silverman...124.10 27 Cohen, Louis J—Lillibridge Weeks Thurlon Co...193.87 27 Chapman, Wm M—Flood & Conklin Co...80.40 27 Cahill, Philip—Unionport Lumber Mfg Co...544.24 27 Corcoy, Ralph C—M E Vail...131.16 27 Corcoran, Mary A—A D Shaw et al...335.43 27 Coughlin, Patk—A Klenk...171.30 28 Corn, Paul—Mauser Co...74.23 28 Cunningham, Harold P et al—H R Schneider et al...396.12 28 Cleary, John—Charles & Co...171.00 28 Cohen, Sadie—Morton Silk Weaving Co...costs, 68.14 28 the same—A Cohen...costs, 538.14 28 Cram, Benjamin H et al—Bond Buyer...311.21 28 Cardone, Antonio et al—People, &c...2,500.00 22 Deffrin, Louis—S Tainsky...81.40 22 Doremus, Jas M—G R Sutherland...792.41 22 Davis, Harriet A—Bonwit Teller & Co...59.70 22 Dinoto, Natalina et al—J B Owens...775.65 22 Doktor, Benj—B J Abraham et al...248.04 22 Dedanno, Frank—J Plunkett et al...62.41 24 Davis, Louis K—Mt Morris Garage...77.71 24 Donnelly, Michael—Abendroth Bros...283.91 24 Dorsett, Jno—C Coggin & Johnson Co...56.82 24 Davis, Geo—Worcester Slipper Co...104.53 26 Dietrich, Jennie—C Seubert...266.62 26 Di Nuovo, Ignazio & Antonio—W H Gardner...124.20 26 Doepper, Theodore & Pauline—Frank Brewery...883.10 26 Douglas, Theresa—W G Douglas...costs 245.81 26 Davenport, Butler et al—N Y Radiator Co...215.71 27 Donohue, Jas F—Equitable Trust Co of N Y...36.81 27 Donlop, John—the same...31.31 27 Dose, Remigius—the same...38.49 27*Donnelly, John H et al—J L Little et al...106.01 27 Dawson, Alfred B—Washington Heights Development & Construction Co...186.81 27 Demarest, Orlando—R F Harvey...105.29 28 Dowling, Daniel E—A E Goetz...333.58 22 Elkin, Jacob—N Y Telephone Co...27.13 25 Edmunds, Isaac A—J M Sarner...678.93 25 Edlin, Wm—J M Quirk...52.00 27 Eason, Fred M—Equitable Trust Co of N Y...366.71 27 Eddowes, Robt—the same...131.46 27 Eichin, Henrietta—T Eichin...costs, 109.38 27 Egan, Jas J—H Spear et al...136.78 28 Einhorn, Henry et al—American Cap Fronts Mfg Co...60.81</p> | <p>28 Eustis, Jno E et al—N Y N H & H R R Co...costs, 884.79 22 Feinberg, Saml—N Y Telephone Co...14.97 22*Fleischer, Max I et al—A Melnick...328.53 24 Farowick, Harry—S Brinn et al...1,108.92 24 Forlinza, Munziante & Giuseppe—F Arevoli...134.36 25 Freund, Saml W—G Worrall...132.18 25 Faherty, Frank—S Baum...134.22 25 Finkelstein, Rebecca—B Weiss et al...93.41 25 Fridiger, Louis—Brown-Green Co...14.95 25 Finnigan, Arthur A—J Stein...78.91 26 Fackner, Edw et al—J D Dunlop...1,791.02 26 the same—W H Hoople...1,791.02 26 Friedman, Frank—W B Saunders Co...45.37 27 Fernbacher, Nathan—Lexington Realty Co...3,908.59 28 Fischer, Victorine—City of N Y...57.00 28 Folsom, Dora M—N Y Telephone Co...43.09 28 Fox, Geo—J S Lawlor...408.99 28 the same—B A Johnson et al...176.50 28*Freedman, Jno et al—J Sullivan Advertising Co...125.91 22 Gumbinner, Norman—M Amgott et al...109.35 22 Gottlieb, Saml—New System Napkin Towel Supply & Steam Laundry Co...84.41 22 Greenberg, Meyer et al—Montauk Lodge No. 114, Independent Order of Oddfellows...219.08 24 Goldberg, Isaac—J Wilzin...129.41 24 Griffin, Robt H—R S Uzzell...200.00 24 Goldstein, Louis—N Y Tel Co...39.23 24 Goldberg, Wolfe & Bernard Nevelson the same...29.53 24 Gross, Ida—The People of the State of N Y...50.00 25 Goldberg, Hyman & Morris et al—M Jacobs...434.67 25 Goldsmith, Fredk A—G Alexander...267.02 25 Gill, Thos—M Langfelder et al...47.61 26 Grady, Frank—American Bonding Co of Baltimore...34.00 26 Greenberg, Saml et al—J Jacobs...382.28 26 Gareiss, Harry—Olin J Stephens, Inc...34.99 27 Gill, Edwin R—Knickerbocker Tire & Repair Co...248.56 27 Green, Wm M—Equitable Trust Co of N Y...160.11 27 Goldstein, Abr M—M Slifka...costs, 25.03 27 Gamache, Jos—A O Bright...127.22 27 Goss, Sarah F—L Bergen...68.91 27 Goldman, Frank—R Jacoby...730.02 28 Gilefsky, Max—City of N Y...57.00 28 Gerstle, Max* & Mary—the same...57.00 28 Gernannt, Wm G—N Y Telephone Co...33.02 28 Greenbaum, Jas D—B J Arnold...costs, 12.59 28 Goss, Sarah T—E H Conklin...251.89 28 Goldberg, Louis—H Cohen...110.09 22 Hurwitz, David—A Rusch et al...29.66 22 Hansle, Maurice F—W B Hough...41.22 24 Hecker, Emanuel M—F W Devoe et al...123.91 24 Hanson, Emil—The Whigelt Co...73.76 24 Hennessy, Jno D—G F Lawrence...42.57 24 Halper, Jacob—F Plump...34.41 25 Hamlik, Albt—A T William Pilgrim et al...168.51 25 Healey, Eliza—J H...319.87 26 Hecht, Henry—R Meyer...33.32 26 Humphrey, Jas K—Standard Gas Light Co et al...costs 47.31 26 Hug, Ernest—L C Rose...142.72 26*Hermas, Anton et al—J Karsch...346.30 26 Hamilton, Francis J—Waldorf Astoria Hotel Co...506.41 26 Hutzler, Claude R—S C Carroll...29.89 26 Herren, Jos A—L Barth et al...427.26 27 Hall, Kittie—People, &c...50.00 27 Hockin, Richd J—J B Colt Co...123.87 27 Herman, David et al—C Horn...352.20 27 Haage, Gustave A—Fairbanks, Morse & Co...141.91 27 Hone, Harold—Gorham Co...76.25 28 Hopper, Jas M—F C Huntington...270.59 28 Hastedt, John—L H John...116.22 28 Hatten, Frank & Winnie—G Koch...91.83 28 Harnischfeger, Wilhelmina—City of N Y...57.00 28 Hoffman, Saml—the same...57.00 28 Herbetz, Otto J—N Y Telephone Co...26.95 28 Hart, Emanuel I—A Kronish...51.55 28 Hoes, Wm admr—N O'Donnell...1,424.23 24 Ireland, Jno D—G H Fullencamp...137.16 22*Jackson, Louis et al—N Y Telephone Co...17.17 22 Johnson, Rose—the same...33.96 22 Judd, Emma A—the same...35.83 22 Joyce, Matthew M—Connecticut Cab Co...27.85 24 Jackson, Robt W—F W Flosdorf Co...81.04 25*Judson, Sidney T et al—Kitab Engraving Co...54.72 27 Jones, Geo L—Interstate Finance Corp...38.01 27 Jacoves, Louis J—C S Guggenheimer...161.91 27 Jacobs, Saml H—Burns Bros...308.40 28 Jensen, Martin—Sulzberger & Sons Co...51.75</p> | <p>22 Klauber, Harry—M Brown...30.65 22 Kobre, Israel—P Zabludovsky...40.25 24 Keller, Chas E—Union Battery Co...24.94 24 Kiss, Frank & Robt Orosz—J B Martin...115.66 25 Keenan, Hugh J et al—Candee, Smith & Howland Co...1,170.36 25 Keating, Roland J—C H Sears...102.41 26 Kalabza, Albt P et al—J Karsch...436.30 26 Kupferman, Bernard et al—Harlem Wall Paper Supply Co...117.59 26 Klein, Saml—J Weiss...244.26 26 Kleinman, Joe—H Bimunsky...79.40 26 Krueger, Paulien—G Eckhardt...134.75 27 Klein, Sam—Equitable Trust Co of N Y...385.12 27 Kennedy, Malcolm W—the same...80.25 27 Kaufman, Harry A et al—J L Little et al...106.01 27 Kiemeyer, Katherine E extrx—F Frese et al...61.30 27 Kelly, John—C F Harms Co...184.98 28 Kornbluth, Nachman—W F Clemons...106.43 28 Kamps, Jno H—M & E Appel Co...447.01 28 Koller, Saml—M L Spitzer...104.61 28 Kopitzke, Fred et al—M S Davis...120.36 28 Kassel, Abraham—B Galewski...30,739.30 28 Kelly, Jos V—G C Large...270.78 28 Kiedrowski, Paul—H Tieber...130.50 28 Kuyler, Wm H—N Y N H & H R R Co...costs, 108.40 28 Klausner, Sigmund et al—People, &c...1,000.00 28 Lange, Henry F—J Nachner...97.06 24 Landsberg, Herman—J H Duys et al...84.98 24 Levine, Harry—Bridgeport Boiler Works Co...82.27 25 Levy, Lillian et al—Jas G Johnson & Co...184.80 25 Loos, Wallace M—W H Palmer...39.61 25 Leahy, Thos B—D K De Beixedon et al...398.10 25 Landan, Max—Hannis Distilling Co...605.07 25 Luddy, Edw F—the same...523.51 25 Levy, David—Mutual Life Ins Co of N Y...630.06 25 Leibson, Nathan et al—Smyth Donegan Co...276.25 25 Levi, Theresa—H Jones et al...124.65 26 Livermore, F Dwight et al—P Griffin...532.92 26 Levy, Herman—Levy Stiefel Co...34.41 26 Levinson, Leo—A E Klotz Fireproofing Co...421.72 26 Leslie, Wm H & Robt L et al—N Y Radiator Co...215.71 26 Levy, Max—City of N Y...37.15 26 Lassman, Nathan—J Weiss...271.44 27 Levison, David M—C A Buhler et al...209.28 27 Lovallo, Michl et al—V Loewers Gambinus Brewery Co...674.76 27 Lipman, Sol & David—B Stutz...50.76 28 Lindsay, Albt E—J H Davis...176.91 22 Mallon, Frank—N Y Telephone Co...35.92 22 Mills, Louisa B—the same...16.94 22 Moritz, Wm—the same...21.74 22 Morris, Edw H—the same...15.92 22 Muma, Jno C—the same...24.59 22 Marin, Levy et al—the same...31.64 22 Mills, Benj—Drovers & Mechanics National Bank...3,376.46 22 Murray, Francis or Frank—J K McAllister...costs, 123.85 22 Mingle, Harry B—J B Regan...874.97 24 Mally, Jeanette—Charlotte Bodkin Co...94.17 24 Meyer, Frank D—N Y Tel Co...20.48 24 Marco, Mary—P Wield...33.31 24 Munn, Rolla W—Potter Stoen O'Donohue Co...114.90 24 Meyerowich, Isaac—J N Hickok et al...122.52 24 Martin, Jno T—H Berkman; 119.34; 80.84...106.54 25 Murphy, Wm—J C Young et al...459.27 25 McDermott, Jas L et al—Candee, Smith & Howland Co...1,170.36 25 Morrison, Ida—McClure Co...40.41 25 McAleer, Ellen—W F Duckworth...130.00 25 Malgodey, Chas E—D Rosenthal...86.01 25 McCormack, Jas—S Berningham...21.41 25 Marzolla, Leonard—Commercial Shoe Co...47.25 25 the same—A Berger...43.85 25 Margolies, Max & Ed et al—Smyth Donegan Co...276.25 25 Munsch, Chas M et al—I R Wallach et al...costs, 27.41 25 the same—the same...469.41 25 the same—the same...costs, 12.41 26 Marcus, Louis—Harlem Wall Paper Supply...55.00 26 Marcus, Louis & Lena—the same...16.26 26 Maister, Wm—J Schroeder et al...30.41 26 Menschel, Benj—H M Kilborn et al...7,178.30 26 the same—the same...7,178.30 26 Martin, Eugene J—M Hyams...214.41 26 McKeever, Timothy W—S D Wise et al...71.73 27 McCay, Winsor—Equitable Trust Co of N Y...263.09 27 Morrison, Geo S—the same...262.02 27 McAuley, Wm H—M Moses...92.63 27 Meirowitz, Max—H Bauman et al...277.64 28 Mulholland, Jos P—C Frenger et al...112.73 28 Metzger, Chas A—F C Hirieman...338.42 28 Machles, Aphram—C M Miller...440.30 28 Moskowitz, Max—S Eishowsky et al...51.42 28 Muldoon, Ann—H Cohen...122.15</p> |
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ATLAS PORTLAND CEMENT

30 BROAD STREET, NEW YORK

28 McCarroll, Wm et al—N Y, N H & H R R Co.....costs, 884.79
 28 Maltbie, Milo R et al—the same.....costs, 884.79
 28* Mullikin, Alfred A et al—Bond Buyer.....311.21
 22 Newman, Israel G—H O Snyder.....1,202.96
 22 Nobbe, Paul—I Nobbe.....costs, 36.84
 24 Nuttall, Chas—R Link.....71.31
 27 Nossam, David—Equitable Trust Co of N Y.....33.52
 27 Nobilio, Luigi et al—V Loewers Gambrius Brewery Co.....674.76
 27 Norton, Patk—B Wein et al.....64.65
 28 Nelligan, Thos—N Y Telephone Co.....33.45
 28 Nissinoff, Saml—J Rubenstein.....146.15
 24 O'Neill, Jas—The Met Printing Co.....1,230.68
 24 O'Brien, Ernest—M O'Brien.....52.41
 24 O'Connell, Jno—H Hackman.....113.43
 24 Oates, Thos J—A Cumes.....2,003.68
 24 Olsson, Ole & Alfred B—N Y Tel Co.....25.00
 24 Oppenheim, Benj—the same.....67.84
 25 O'Hanlon, Philip F—H Wittkowsky.....84.45
 26 Oaklander, Benj et al—J Schindler.....36.90
 28 Ogrodnitzky, Benj—M B Isaacs.....164.48
 28 Opfelbaum, Louis or Apfelbaum—H Krulewitsch.....246.31
 22 Peck, Harold W—Connecticut Cab Co.....24.91
 24 Purchas, Fredk E—the same.....53.99
 24 Poole, Geo—J F Schlich et al.....32.07
 25 Pult, Fredk A—F Dindl.....50.12
 25 Pauwels, Robt P et al—I R Wallach et al.....costs, 27.41
 25 the same—the same.....469.41
 25 the same—the same.....costs, 12.41
 25 Protzmann, Louis et al—the same.....costs, 27.41
 25 Protzmann, Louis et al—I R Wallach—the same—the same.....costs, 12.41
 26 Palumbo, Antonio—L S Quackenbush.....costs 140.61
 26 Poldow, Jos et al—Harlem Wall Paper Supply Co.....117.59
 26 Price, Jos J—L Barth et al.....414.76
 26 Perry, Eugene F atty—F H Osborne atty.....2,640.40
 24 Pennington, Frank L—S Cohen.....76.97
 24 Perlman, Louis H—The Carrolton Pottery Co.....284.94
 27 Pfum, John W et al—J Coffey.....152.36
 27 Powers, Jas P—Equitable Trust Co of N Y.....277.12
 27 Pecora, Chas A et al—S Price.....1,629.48
 27 Pengel, Walter P—Flood & Conklin Co.....299.85
 28 Pike, Daisy—Geo C Edgars Sons.....costs, 23.33
 22 Quirighetti, Ernest et al—N Y Telephone Co.....78.71
 24 Quinn, Jas B—I M Berinstein.....73.31
 22 Richardson, Wm R—D S Rouss.....176.11
 25 Roos, Lena—J T Bateman.....50.00
 25 Reed, Jas W—American Locomotive Co.....184.44
 25 Rowan, Michael—H Ulman.....382.58
 25 Rieffel, Edw—E Casabianca.....51.71
 25 the same—the same.....86.35
 25 Randolph, Fredk P—Brown Green Co.....23.49
 24 Riggio, Jos—The J & M Haffen Brewing Co.....1,511.64
 24 Rowe, Elizabeth H—J C Wemple Co.....218.68
 26 Renzler, Simon et al—J Schindler.....36.90
 27 Robinson, Simon—American Exchange Cigar Co.....96.52
 27 Reilly, Rosie—Equitable Trust Co of N Y.....76.00
 27 Rubino, Eugene—O W Wuertz.....765.92
 27 Rubano, Jos et al—S Price.....1,629.48
 27 Roth, Abr, Geo* & Max* et al—M Kirschstein.....79.20
 27 Richter, J Robbins—W E Roosevelt.....380.47
 27 Ring, Harry D—C S Waterhouse et al.....182.81
 28 Rathner, Jos—A Follender.....108.67
 28 Robertson, Chas—J Gartner et al.....71.41
 28 Ricker, Chas H—P Hanneman.....41.96
 28 Roberts, Irving et al—Geo Fiencke Wall Paper Paint Co.....165.02
 28 Rosenberg, Herbert M et al—C J Sullivan Advertising Co, Inc.....125.91
 28 Reardon, Timothy et al—People, &c.....2,500.00
 28 Rhodes, David W—E F Bushnell et al.....84.41
 22* Schlang, Isidore et al—N Y Telephone Co.....28.82
 22 Simon, Nathan et al—the same.....17.17
 22 Silberman, Emanuel—Imperial Auto Co.....79.65
 22 Scott, Max et al—Montauk Lodge No 114, Independent Order of Odd Fellows.....219.08
 22 Straub, Alexander—Kaufman Dreyfoos Co.....84.61
 24 Schwartz, Isidore—N Y Tel Co.....20.55
 24 Stone, Eugene—the same.....16.77
 24 Sandy, Edw J—the same.....20.26
 24 Scaef, Max—Interborough Cigar Co.....19.66
 24 Schussler, August, or August Schuessler—S Gibson et al.....205.19
 24 Steiner, Rosie, Jos Koppert & Henry Steiner exrs—L Gels et al.....costs, 108.75
 24 Sheepshead Bay Club—Blumenthal & Bickart.....158.70

25 Spring, Rachel or Ray et al—R T Stern Co.....2,633.65
 25 Seidner, Arthur & Saml—Brainerd & Armstrong Co.....75.50
 25 Spark, Mollie—B Tepper et al.....74.65
 25 Siverstein, Saml—L Fischer.....42.65
 25 Stark, Abraham I—Brown & Green Co.....10.55
 25 Seekamp, Jno H—O Jackson.....2,048.39
 25 Sherwin, J Ewd & Anna P—Leonori Hotel Co.....973.25
 26 Steinberg, David—R Fihrer.....70.65
 26 Schultz, Bernard—W C Mulvey.....250.00
 26 Spector, Ike—S Leviton.....119.65
 26 Schiltz, Theo E—Equitable Trust Co of N Y.....528.22
 27 Sambur, Marks—the same.....16.98
 27 Spier, Lee—the same.....245.96
 27 Steinheiser, Benj—F J Hurd.....108.43
 27 Sardi, Guisepp—R Laffargo.....195.91
 27 Sadler, Louis H—Rauracia Realty Co.....66.83
 27 Siegel, Chas et al—M Kirschstein.....79.20
 27 Steen, Jos—A K Werrick.....415.52
 27 Shanley, Matthew & Patk—Independent Consumers Ice Co.....73.38
 27 Siberman, Morris et al—C Brogan.....39.92
 27 Scher, Sigmund et al—the same.....39.92
 27 Siriano, Frank—H Heide.....40.66
 28 Samuels, Lewis—City of N Y.....57.90
 28 Smith, Philip—the same.....59.72
 28 Sportaro, Emanuel—the same.....57.00
 28 Scott, Adel H—N Y Telephone Co.....50.91
 28 Strauss, Elias—the same.....37.08
 28 Strobel, Jacob—the same.....26.05
 28 Spero, Jonas—H Stern.....41.41
 28 Signer, Arthur M—B K Bloch.....225.50
 28 Sheinbaum, Abe—J Manowitz.....60.35
 28 Sosnowitz, Jacob—Sulzberger & Sons Co.....270.57
 28 Schnabel, Casper et al—G C Lange.....114.45
 28 Sessler, Henry—H Schoen.....78.71
 24 Teal, Ben—N Y Tel Co.....16.54
 24 Talsky, Morris & Max Rosin—M Josephsohn.....14.65
 24 Tuchman, Aaron—J O'Flaherty, Jr.....113.64
 25 Traubmann, Benno—S Milch.....71.75
 26 Thompson, John A—Beacon Oyster Co.....168.41
 27 Tierney, John J—Gansevoort Beef & Provision Co.....67.37
 27 Tribelhorn, Ernest—L Lemaire.....33.16
 27 Terry, Geo—Bowker Fertilizer Co.....823.54
 28 Tolchinsky, Joseph—M L Kramer.....238.41
 28 Thompson, John A—H Housman.....258.63
 24 Ullrich, Gustav—N Y Tel Co.....43.04
 25 Urwitz, Jacob—J Hurwitz.....517.76
 24 Venook, Isaac & David—N Y Tel Co.....24.01
 25 Vanderhaufl, Mary—H F Betering.....26.01
 25 Voss, Wm H M & Alice M—N Imandt.....554.20
 26 Viau, Benj—City of N Y.....264.72
 26 the same—the same.....264.72
 26 the same—the same.....264.72
 26 the same—the same.....264.72
 26 the same—the same.....264.72
 26 the same—A Ferguson.....1,095.28
 26 Vancura, Joseph et al—J Karsch.....436.30
 28 Volz, Rose W—H Lissauer.....39.41
 28 Van Wagoner, Avril A—C H Eckerson.....36.72
 22 Wilthick, Louis—G Lindenmeyer.....120.16
 22 Wilkes, Harry A—Brown-Green Co.....177.06
 24 Wilson, Fred H, Edw Kierski & Maurice Runkel—C Ten Eick.....216.31
 24 Weissman, Abraham—N Starr.....84.63
 24 Wieser, Elyas L—H Krause.....144.78
 24 Wirtzman, Adolph—A J Abrams.....41.76
 24 Waterbury, Greenville F—W W Mollen.....49.31
 25 Walter, Jas J—R Inglis.....97.82
 25 White, Thos C—F White.....costs, 270.22
 25 Walsh, Jno J M—D R Van Nostrand.....190.59
 25 Weiss, Frank—Darb & Neustadt Co.....67.71
 26 Wellman, Walter—M M Rich et al.....80.68
 26 Weisberg, Louis—A Hartstein.....97.84
 26 Weisberger, Moritz—N Mishkin.....5,234.65
 26 Worth, Carrie A—Standard Accident Ins Co of Detroit, Mich.....34.90
 26 Weinberg, Issie—L Samuel.....48.09
 27 Weber, Orlando F—Bunde & Upmeyer Co.....372.81
 27 Williams, Saml J—S V De Forrest et al.....64.84
 27 the same—G F McCoy.....60.51
 27 Walsh, Wm—A D Shaw et al.....172.11
 27 Wither, Serafino S—W R Garce & Co.....327.99
 27 Wray, Albert A—J C Cropsey.....185.53
 28 Waldman, Nathan—N Y Telephone Co.....25.05
 28 Whitridge, Frederick W et al—P Viane.....198.66
 28 Waldman, Samuel—M H Bob.....115.75
 28 Wanderer, Jeannie—J Fertig.....1,273.41
 28 Waldman, Clare et al—American Cap Fronts Mfg Co.....60.81
 28 Willcox, Wm R et al—N Y, N H & H R R Co.....costs, 884.79
 26 You, Don—A Hecht.....242.20
 26 Yung, Adolph—Bluthental & Bickart.....271.53
 25 Zinsser, Wm—Lang & Co.....121.58
 & Co.....131.09
 27 Ziegfeld, Mignon—Jerome H Remick

CORPORATIONS.

22 Altro Realty Co—N Y Telephone Co.....126.88
 22 Empire State Novelty Co—the same.....107.52
 22 House Contracting Co—the same.....35.54
 22 Independence Electric Co—the same.....87.23
 22 Laine Realty Co—the same.....36.50
 22 Monarch Press—the same.....43.37
 22 Russian American Pub Co—Dr Hartman Medicine Co.....403.55
 22 Reich & Plunkett, Inc—J R Roosevelt et al.....221.66
 22 Hotel Willison—N Y Telephone Co.....32.41
 22 Fackner Coates Construction Co et al—Title Guarantee & Trust Co.....519.40
 22 Elevator Operating Controller Co—A W Southard.....270.17
 22 the same—L J Doolittle.....565.11
 22 Thomas W Oelsen Co—L E London.....445.99
 22 the same—H G Storm.....1,934.94
 22 O'Donnell Restaurant Co—Connecticut Cab Co.....354.75
 24 Urban Lunch Co—Joe H Kremich Commission Co.....76.21
 24 William Sinnott Co—N Y Telephone Co.....28.66
 24 Walter H Stearns Co et al—C Ten Eick.....216.31
 24 Mitow Realty Co—Peter H Reilly & Bros Co.....127.94
 24 Louis Abrahamson Contracting Co—G F Moore, Inc.....66.31
 25 Columbian Engineering Co—Cross, Austin & Ireland Lumber Co.....519.40
 25 Troeger Sons Co—Katzenbach & Bullock Co.....266.39
 25 Gordon & Stein Contracting Co—J Rubin.....325.00
 26 Vanderbilt Realty Improvement Co et al—P Griffin.....523.92
 26 Henry Bruml Co—Jennings Bros Mfg Co.....139.61
 26 Collins New York Medical Institute—People, &c.....150.00
 26 Poldow Construction Co et al—Harlem Wall Paper Supply.....117.59
 26 Healey Sewer Machine Construction Co—J Bazanger.....559.62
 26 Automobile Owners Mfg Co—Globe Lithographing Co.....324.16
 26 Mutual Cornice & Roofing Co—Barrrett Mfg Co.....154.50
 26 City of N Y—City Real Estate Co.....1,738.97
 26 the same—H Swain.....295.28
 26 Eclipse Clothing Co—M May.....266.91
 26 Cerra Realty Constn Co—Olin J Stephens Inc.....72.55
 26 Paragon Flower & Feather Co—J Jacobs.....382.28
 26 Merrivale Realty Co—M Altieri et al.....218.39
 26 Queens Borough Blue Stone Co—D T Lockwood.....150.53
 27 D Herman Constn Co et al—C Horn.....352.20
 27 Metropolitan Steamship Co—G W Sammet & Sons.....363.46
 27 Erie Real Estate Co—Mail & Express Co.....74.86
 27 the same—N Y Times Co.....207.23
 27 Florida Farms Co—R S Knaggs.....341.10
 27 North Atlantic Dredging Co—Wood Mfg & Realty Co of L I.....66.94
 27 Hasse Lippman Constn Co—C Knurman.....500.00
 27 Cruickshank Cut Stone Co—D I Lockwood.....329.80
 27 U S Photogravure Co—E N Blue.....224.41
 27 the same—E F Ellis.....224.41
 27 De Goode Realty Co—Cramer, Meyer Co.....171.82
 27 Wm T Hookey Inc—G C Stetson et al.....1,108.93
 28 Dorrance Co—John Boyle & Co.....88.61
 28 Aqueduct Construction Co et al—R F Kilpatrick.....166.34
 28 Barnum Auto Co—H T Alexander & Co.....52.58
 28 John M Linck Construction Co—Bronx Artificial Stone Works.....428.42
 28 City of N Y et al—P Viane.....198.66
 28 Quickanshur Water Purifying Co—N Y Telephone Co.....30.33
 28 Wiedhopf Construction Co—George Fienecke Wall Paper & Paint Co.....114.27
 28 Rothstein Mfg Co—J Gottlieb.....522.51
 28 City of N Y—W Rankin.....costs, 74.87
 28 Geo J Shand, Inc—T A S Sheridan.....450.69
 28* Bristow Construction Co et al—G Fienecke et al.....165.12

SATISFIED JUDGMENTS.

July 21, 22, 24, 25, 26 & 27.

Altman, Isaac—L Mischner, 1911.....323.97
 Blumenthal, Isaac & Rachel—G Zucker- man, 1910.....346.67
 Biegeleisen, Nathan—M Tischler, 1907.....73.70
 Bandler, Wm A—L F Roberston & Sons, 1910.....272.19
 Brendlin, Emil C—L H Beers, 1911.....196.56
 Berger, Edw—I M Cohen, 1911.....1,545.35

The Building Department of the City of New York permits the use of PLASTER BOARDS on Elevator and Dumbwaiter Shafts in order to make them fireproof. Why not make the entire house fireproof by using King's Fibrous Plaster Boards on the walls and ceilings and plastering with King's Windsor Cement?

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Table listing names and addresses such as Burkhardt, Jno—Tower Mfg & Novelty Co. 1910, Burt, Le Van M & Robt J Hutton—R W Maloney, 1911, Bonacci, Daniel—Fox Bros & Co. 1911, Blake, Mary & Michael—Horace S Ely & Co. 1911, Bloomington, Emanuel W—M A Duffy, 1911, Blake, May L—M L Dickinson, 1909, Bodenhauser, Harry W—H G Ridabock, 1909, Blower, Sidney H & John Taglieber—G Colonna, 1911, Bozzuffi, John—G D Angelo, 1911, Beckman, Richd—Louis Bernheimer Co. 1911, Chiappa, Pompeo—J Poggi et al. 1911, Cohen, Chas—City of N Y, 1911, Catherwood, Edw D—B Perlmutter, 1909, Colleton, Jno J—S Hoffman, 1910, Corn, Paul J—Century Bank, 1910, Corn, Paul J Inc & Saml J King—Century Bank, 1907, Corrao, Francis L—Appeal Printing Co. 1907, Cong Shebat Achim—H Riftash, 1911, Cohen, Rudolph—Arnhold, Karberg & Co. 1911, Docter, Augustus—H H Dreyer, 1905, De Maio, Louis—Lehn & Fink, 1911, Diamond, Louis—J Spaulding & Sons Co. 1911, Dittler, Alfred I—Fourteenth Street Bank, 1908, De Selding, Herman & Wm B Tubby—C Lehman-Charley, 1911, Ditmas, Chas F—F R Brown, 1911, Docter, Albert A—David E Green & Co. 1903, Einhorn, Moses—H Rosenblum, 1911, Same—same, 1910, Fellows, Elizabeth H—H B Simmons, 1910, Fulton, Jno—J T Brook, 1907, Same—same, 1907, Same—same, 1907, Same—same, 1907, Same—same, 1907, Friedman, Philip & Jacob Zuckerman—U S Fidelity & Guaranty Co. 1911, Golin, Geo—S Sittig et al. 1904, Guntzberger, Isidore—I Hochberger, 1903, Gerry, Steve—S Ginsberg, 1911, Gruber, Moses & Saml—S J Rode, 1906, Same—H M Susswein & Co. 1908, Healey, Eliza—J H Hahn, 1910, Heinze, F Augustus—J E Hubbard, 1911, Jackier, Sidney—M C Meyer et al. 1908, Jones, Geo O—L Richards, 1910, Keesing, Roland J—C H Sears, 1910, Kerzner, Benj—M Dydegger, 1911, Kruse, Henry—H Hahenfeld, 1910, Kruse, Henry & Richard Traube—W Friebel et al. 1910, Kluge, Emil H—A I F Buxbaum, 1902, Kennett, Francis J—G B Hopkins et al. 1910, Same—same, 1909, Knepper, Sophia—C B Harris, 1911, Lewissun, Walter H—H T Ruddock, 1909, Manning, Kate—N Manning, 1911, Marcus, Lena—C Levy, 1911, Murphy, Jos V—Richd E Thibaut, Inc. 1911, Murphy, Emily M—A Weinstock, 1908, McGovern, John—H Williams, 1909, Musliner, Louis I—R Graham, 1909, Murray, Jos—Standard Plumbing & Supply Co. 1907, Murray, Jos F—Pierce, Butler & Pierce Mfg Co. 1909, Morrow, Thos J—J R Brown, 1911, Nagle, Percival E—M J Howell, 1911, Same—Harlem Supply Co. 1910, Same—S B Sonnenfeld, 1911, Nagle, Percival E—A Korn, 1910, Natelson, Nathan & Abr Letzter—J Solo mon, 1911, Perno, Sabato—A Cilento, 1910, Puma, Carmelo—D McGonigal et al. 1911, Parsons, Sarah B—A S Cochrane, 1909, Pizzini, Andrew J—G B Hutchings, 1911, Rudolph, Max A & Barnet C—H Heinger et al. 1911, Rudinsky, Louis & Rachel—M Picker, 1911, Rothman, Jos—J Weil et al. 1910, Rossano, Gaetano & Guisepe—A Belfiglio, 1911, Reese, Henry—Mercantile National Bank of City of N Y, 1900, Rohrbach, John—A Klein, 1911, Scheidler, Louis—J Seeman et al. 1911, Sonntag, John A—M Rosem, 1909, Shapiro, Aaron—Mutual Alliance Trust Co. 1907, Sheehan, Jeremiah & Alfred Appleby—J Hegarty, 1910, Siegel, Abraham—J Stusky, 1907, St Paul Fire Ins Co—C Fitzgibbons, 1910, Same—same, 1911

Table listing names and addresses such as Simon, David J—T L Bailey, 1909, Senlanger, Solomon H—B Berkowitz, 1908, Same—same, 1911, Stratton, Wm D—W M Rysdyk, 1910, Spinetta, Frank—A Aratta, 1910, Sinclair, Thos—H S Vance, 1911, Sormani, Jos—Ernest Block & Co. 1911, Teitler, Morris—J Pincus, 1911, Uhler, Milton T & Hugo Klahre—J A Hawes, 1903, Van Cleft, Lewis H—N Y Telephone Co. 1911, Wood, Jno Walter—City of N Y, 1911, Same—same, 1911, Watt, Annie S admrx—G L Kobbe, 1911, Weill, Louis W—People, &c. 1911, Zeitner, Jno E—E Walsh, 1906

CORPORATIONS.

Table listing corporations such as Traction Materials Co—L C Berrian, 1911, Harwood Mfg Co—C Hillison, by gdn, 1911, Sayles, Zahn Co—P C Steinacker, 1911, Same—same, 1910, United States Fidelity & Guaranty Co—R R Keeler et al. 1910, Greenwich Cold Storage Co—L A Cuneo, 1911, Illinois Surety Co—B Camarda, 1911, Same—M Licata, 1911, Same—E Amato, 1911, Same—F Licata, 1911, Same—P Scalfani, 1911, Same—M Mendola, 1911, Same—D Professore, 1911, Same—M Mendola et al. 1911, Longfellow Realty Corp & Louis Siegel—H Delinsky, 1911, Same—same, 1911, Paul Gerli & Co Inc—Susquehanna Silk Mills, 1911, Queens Land & Title Co—H C Weiden, 1911, Third Avenue Building Co—Webster Iron Works, 1911

1Vacated by order of Court. 2Satisfied of appeal. 3Released. 4Reversed. 5Satisfied by execution. 6Annulled and void.

MECHANICS' LIENS

July 22.

Table listing mechanics' liens such as 20TH st, 26 W; Saml Shanker agt Jno Doe, Max Shanker & Davis Levine. (188) 200.63, Northern av, nwc 181st, 100x100; Weisberg Mark Co agt Codae Realty Co & Emanuel Doctor. (189) 531.10, Broadway, 2128 & 2130; Morrow & Southwell agt Jno Hubert & Jas Stern & Miller, Hass & Co. (190) 275.00, 2D av, swc 20th, 30x100; Paul Hunger agt Estate of Jacob Schmitt & Paul Gerlach. (191) 240.00, Forest av, 859-863; Jno Cullo & Bro agt Lewis Realty & Constr Co & M Greenberg Realty Co. (192) 500.00, 157TH st, 540-542 W; same agt Sun Construction Co. (193) 550.00, Forest av, 857-863; David Shapiro agt Lewis Realty Co & Greenberg Realty Co. (194) 185.00, Jackson av, 975-979; Michl Cerussi agt Jno Doe & Dante G Grisonino. (195) 80.00

July 24.

Table listing mechanics' liens such as 25TH st, 127-131 W; Roscoe Lumber Co agt Jno E Olsen Constr Co & Jno E Olsen. (196) 604.48, Jackson st, 8; Greater N Y Sash & Door Co agt Margt T Walsh & Denis D Mullins. (197) 28.25, Same prop; same agt Margt T Walsh & Thos A Duncan. (198) 156.50, Cortlandt av, 828; Julius Scheiberg agt Paul Roth. (199) 25.20, Tremont av, ns, 100 e Jerome av, 50x 100; P J Heaney Co agt Han Constr Co & Bernard Russino. (200) 343.49, Olinville av, ws, 225 n 213th, 50x100; Standard Plumbing Supply Co agt Basilia Bottenelli & Jno J & George Zuelch. (201) 136.18, 141ST st, ws, 100 w Lenox av, 100x99.11; Cosgrove Bros agt Diva Realty Co. (202) 850.00, 148TH st, 419 W; Thos V O'Connell agt Robt H Kirkpatrick. (203) 20.80, Bowersy, 326; McElraevy & Hauck Co agt Wm Chesebrough et al & Edw L Appleby. (204) 95.64, Bond st, 33; same agt same. (205) 183.60, West End av, sec 61st, 25.5x100; Hankin & Shulman agt Obermeyer & Liebmann & Jas J Benson. (206) 115.00

Table listing mechanics' liens such as Tremont av, ns, 100 e Jerome av, 50x 100; Frank Scolar agt Han Constr Co. (207) 662.00, Hester st, 188; Lorenzo Constr Co agt Minnie Flanagan extr. (208) 584.00, Northern av, nwc 181st, 78x139; Guarantee Electric Co agt Codae Realty Co. (209) 225.00

July 25.

Table listing mechanics' liens such as 3D av, 4074; Michl Wimpie et al agt Codae Realty Co. (210) 130.00, 37TH st, 130 W; Roswell Starkey agt 130 West 37th St Co & Abraham J Schlesinger. (211) 396.00, Perry st, 161-165; Payse Mayden Co agt McSweeney Realty Co. (212) 400.00, 41ST st, 43-45 E; also 42D ST, 30 E; Nathan C Mellen agt Athens Hotel Co. (213) 2,000.00, Mulberry st, 111; Mayor Lane & Co agt Estate of Peter F Gallagher & Luigi Russoni. (214) 735.00, 50TH st, 150 E; Thos J McMahon agt Mary Lyons. (215) 85.00, 48TH st, 155 E; same agt same. (216) 20.50, Bathgate av, es, 25 n 184th, 25x96.7; Wm T Hookey, Inc. agt Special Building Co & Giuseppe Mungo & Saverio Scalzo. (217) 684.50, Tremont av, ns, 100 e Jerome av, 50x 100; Chas Shapiro agt Han Constr Co. (218) 150.00, 5TH av, nwc 26th, 40x100; T Rasmussen agt C M Jones & D McPhee. (219) 44.60, 5TH av, nwc 26th. —x—; Jas Marley agt L M Jones & D McPhee. (220) 41.80, Same prop; Michl Marley agt same. (221) 46.00, 181ST st, 720-736 W; Richd S Brown agt Jno M Linck Constr Co & Ambrose Realty Co. (222) 5,454.65

July 26.

Table listing mechanics' liens such as 5TH av, swc 118th, 25x100. Geo C Baerlicher agt Peter McGinn & Max Schlesinger. (223) 105.00, Hoe av, es, 125 s 173d, 75x100. Alemanno Tozzini et al agt East 167th Street Realty Co. (224) 205.00, 85TH st, 328-30 W. Timothy J Mahoney agt Edith A Reiffert. (225) 125.00, 29TH st, 309 E. Julius L Engel agt Chas E Delage. (226) 127.00, Commerce st, 33. Jerome Pagano agt Emma M S Mestaniz & Louis R Mestaniz & Rosario Tricomi. (227) 295.00, Anthony av, 1840-48; also 176TH ST, 311-13 E; Mandel Stern agt 176th Street & Anthony Avenue Improvement Co & Max J Kramer. (228) 165.00, Mohegan av, ws, 331 s 180th, 44x150. Alpha Electrical Supply Co agt C K Realty Co, & Adolph Kauffman. (229) 420.29

July 27.

Table listing mechanics' liens such as 33D st, 416 W. Rogers Terra Cotta Co agt 416 West 33d Street Realty Co. (230) 500.00, 165TH st, ss, 70.3 e Kelly st, 50x91.11. Acme Sanitary Safe Co agt Bristow Construction Co. (231) 60.00, Broadway, 4236. American Luxfer Prism Co agt Barnard Realty Co & Ideal Iron Works. (232) 525.00, 119TH st, 451 E. Joseph Bernstein agt Richard W Horner & Sigmund Fox. (233) 300.00, 45TH st, 17-19 W. Wm Kennedy agt Midville Realty Co & Albert F Jammes. (234) 19,818.32

July 28.

Table listing mechanics' liens such as Edgecombe av, nwc 165th, 80.9x140.3x irreg. Edna G Schultz agt Son Construction Co. (235) 227.36, 157TH st, 540 to 542 W. Same agt same. (236) 58.65, Adee st, ss, 57 e Olinville av, 50x150. Church E Gates & Co agt Ernst G Woerz, Louis Weber Building Co & John Tedeschi. (237) 210.31, 4TH st, 288-90 E; H Greenberg's Sons agt Egerton L Winthrop & Siegel Rosenberg Co. (238) 55.00, 20TH st, 26 W; Manhattan Rolling Mill agt Jno Doe & David Levine & M Talsky & Co. (239) 400.00, 183D st, ss, whole front bet Bathgate & 3 avs, 238.7x94; Terry & Tench Co agt Alexander Development Co & Hercules Scerbo. (240) 444.65, 206TH st, ns, 100 e 9 av, 241.10x99.11x 289.6 to Harlem River; Jno Bell Co agt Alexander Walker, S E Kellar Lumber Co, & Allegrio & Spallone Constr Co. (241) 842.00, 187TH st, nwc Crescent av, 25x66; Noonan & Price Co agt Angelo & Gaetano Carretta & Peter Cerra. (242) 343.56, 31ST st, 5-9 E; also 32D ST, 6-10 E; Robt A Keasbey Co agt Stockton Realty Co; renewal. (243) 707.49, 5TH av, 303-305; Robert A Keasbey Co agt Fifth Av Investing & Impt Co; renewal. (244) 69.40

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BUILDING LOAN CONTRACTS.

July 22.

Westchester av., ss, whole front bet Kelly & Tiffany sts, 243.1x77.10x irreg x 130; American Real Estate Co loans Winnie Co to erect a — sty bldg; — payments. \$157,000

Lafontaine av., ws, 112.6 n 178th, 37.6x 100; Prospect Investing Co loans Weller-Meeker Realty Co to erect a — sty bldg; — payments. 22,000

July 24.

55TH st W., ns, 140 e 8 av, 60x100.5; Onondaga County Savings Bank loans Stevens Constr Co to erect a — sty bldg; — payments. 200,000

July 25.

No Building loan contracts filed this day.

July 26.

White st, 112-14; WALKER ST, 105-09; CENTER ST, 133-49. Centre White Co loans Abingdon Construction Co; to complete erection of bldg; — payments. 20,000

July 27.

16TH st, 43 to 47 W. Metropolitan Life Ins Co loans Hasco Building Co; to erect 12-sty lofts; 9 payments. 230,000

Light st, swc Rombout av, 100x100; also DYRE AV, es, 100 s Light st, 174.11x102.3 x196.2x100. Dyre Realty Co loans Fine & Falk, Inc; to erect ten 1-family houses & five 3-sty flats; — payments. 62,500

July 28.

5TH av. swc 27th, 62.4x254.1 xirreg; Metropolitan Life Ins Co loans Johnson-Kahn Co to erect a 20-sty office; 12 payments. 3,000,000

Tiffany st. es, 154.3 s 167th, 25x100; Alois L Ernst loans Saml Kramer to erect a 2-sty loft; 4 payments. 5,800

Hunts Point av. es, 102.9 s Seneca av, 25x144.2; Frances A Findlay loans Broad Realty Co to erect a 1-sty store; 3 payment. 10,000

SATISFIED MECHANICS LIENS.

July 22.

152D st. ss, 225 w Courtlandt av; John F Mason agt Longfellow Realty Corp et al; Jan17'11. 69.80

Decatur av. sec 199th; A E Klotz Fireproofing Co agt Pirk Realty Co et al; June19'11. 525.00

July 24.

57TH st. ns, 250 w 11 av, 20x45; Clyde F Howes agt Thetford Eltz Coal Co et al; July21'11. 298.00

44TH st, 19-23 W; Lowe Electric Co agt Henry Dazian et al; June15'11. 90.49

95TH st, 72 W; Martin L Rogell agt Edwin A Cruikshank et al; July19'11. 600.29

July 25.

5TH av, 998; Hall's Safe Co agt Century Holding Co et al; July20'11. 1,709.00

July 26.

Division st, 106-08. Sam Weinstock agt Morris Kuck et al. July21'11. 72.47

14TH st, 114 E. Racich Asbestos Mfg Co agt City Theatre Co et al. Aug25'10. 200.00

13TH st, 111-21 E. also 14TH ST, 114 E. McMann Taylor Co agt same. Aug16'10. 80.26

13TH st, 111-21 E. W C Davis & Co agt same. Aug16'10. 82.60

Rodgers pl, 960. Weisberg Mark Co agt Rogers Building Co et al. June27'11. 1,500.00

5TH av, 501. Pittsburgh Plate Glass Co agt Felix Isman et al. July18'11. 1,188.61

July 27.

Barrow st, 101. Frank Dalton agt Corporation of Trinity Church et al; May16'11. 127.06

Barrow st, 101. Stephen O Talgo agt same. May10'11. 190.62

Webster av, 2237 to 2245. Meyer Cerebrinsky agt Bernard Schultz et al. July 3'11. 425.00

July 28.

47TH st, 73 W; Jas P Nuno agt Mae Nardi et al; May17'10. 450.00

47TH st, 73 W; E Bradley Currier & Co agt same; May23'10. 325.00

47TH st, 73 W; Chas Schoeller et al agt same; May23'10. 300.00

47TH st, 73 W; same agt same; May27'10. 300.00

47TH st, 73 W; Alexander Pelli & Co agt same; May26'10. 181.00

47TH st, 73 W; Geo C Germond et al agt same; July8'10. 161.60

47TH st, 73 W; Bror A Johnson et al agt same; Aug2'10. 168.00

47TH st, 73 W; Herrman & Grace Co agt same; Sept3'10. 371.40

142D st, 260 W; Acme Sanitary Safe Co agt Dutchess Constr Co et al; June10'11. 60.00

Bainbridge av. es, 42 n Mosholu Parkway; Roland J Keesing agt D'Ambr Constr Co et al; May18'11. 1,000.00

26TH st, 29 W; Jno H Scheier agt Estate of Geo G Hastings et al; Jan18'11. 2,288.00

ATTACHMENTS.

No attachments filed July 20, 21, 22, 24, 25 & 26.

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Edison Portland Cement Co.
King & Co., J. B.
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Consulting Engineers
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