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# THE CITY'S FAMOUS WATER FRONT BOULEVARD. 

Originally Planned as a Seat for Fashionable Dwellings, Riverside Drive Has Become of Late Years One of the Foremost Among Apartment House Avenues.


#### Abstract

RIVERSIDE DRIVE is New York's most beautiful avenue and few, if any, thoroughfares in America surpass it in natural attractiveness. The charms of its scenery have been enhanced by a landscape gar is a triumph of engineerin skill Vast sums have been expended in its construction and maintenance and its parks provide a playground and recreation space for thousands of the city's cliff-dwellers. Long before the Revolution, this portion of Manhattan was occupied by the suburban residences of wealthy New Yorkers, and the banks of the Hud son were dotted with country villas and estates. In most cases, these residences were so situated that when the Drive was opened, they either had to be removed to make way for the roadbed, or were set so far back as to be entirely off the line. The plan of a magnificent waterfront roadway was conceived by William M. Tweed, at the height of his political power, but the first section of the Drive, from 72 d to 122 d streets, was not officially opened until 18s0. Riverside Drive first gained a national reputation in 1885, when



esembling a land boom has ensued. It is true that some individual lots have rought rather fancy prices, but this was doe to the fact that the property was aland could not be sold on the basis of acant lots. In the case of the south orner of ssth street, two five-story American basement dwellings, in excellent ondition, were acquired as part of the site for a tall apartment house. The abence of any sharp increase in values is accounted for in several ways. When the building movement began on Riverside Drive, property values were already high$r$ than in the surrounding territory and builders, therefore, very naturally preferred adjacent property, which offered more speculative profit, locating on the Drive, only when they could buy at reasonable prices. The Drive, having lost its private residence character, was no longer of value from that standpoint and the owners had either to sell at market figures or hold their property ide and for this heir own terms. In addition to make heir-clad restrictions existed to prevent ron-clad restrictions existed to prevent



#### Abstract

time the thoroughfare was in rather crude state, but improvements were made shortly afterwards and magnificent parks were laid out between the Drive and the iver. In spite of its natural beauty and pure air, Riverside Drive has never approached Fifth avenue as a fashionable residence freely preden improvements began, it wa rival if not surpass, the East Side thor oughfare but this propheey failed ful filment. While many wealthy people set tled there, none of the ultra people set set did. Had an Astor or a Vanderbilt migrated to the Drive it is very likely that this famous western street would have become a center for society Shortly after its opening, the first dwelling was erected, but it was nearly ten years later before very many houses ap peared. From then on the development was rapid, especially in that part south of 100 th street. Rows of dwellings were erected by speculative builders and marketed to individuals. It is estimated that 50 per cent. of the dwellings were built in this fashion. The houses were nearly the American bastone front dwellings of in design. Here and there pome individua owner improved some corner with a de sign of his own fancy but for the most part, the houses were of a conventional type, even when erected by private parties These buildings, with the land, averaged


ing of the subway. This means of rapid transit made the Drive as accessible as other parts of the West Side and opened the possibility of apartment house con struction. In 1895 the first of these structures appeared, and from that time on the building of apartment houses has steadily continued, and to-day the Drive has entirely lost its original private house handsome residences have been con structed in recent years, and it is ex tremely unlikely that any more will be undertaken in the future The most notable exceptions are the Schwal house, between 73 d and 74 th streets which was understood to have cost about $\$ 3,000,000$, and the picturesque Rice dwelling at the S9th street corner. In spite of the fact that both these dwellings cost their owners enormous sums, neither of them proved particularly at tractive to the builders. The Schwab house has been but little occupied since its completion, and the other was sold some time ago to a foreign tobacco merIn
In spite of the fact that the last six years has witnessed a remarkable activity in apartment house construction on Riverside Drive, there has been no decided en tion below Grant's Tomb. the vacant land has been absorbed and the structures erected have been and very substantial character, but nothing
possible business future, land was worth only what it would produce for living purposes, and therefore had no great peculative value.
The apartments thus far constructed on Riverside Drive have been of an excellent grade. The houses are all of the elevator ywe lve sur tecture is to be noted, part it is in good taste, the freat facas so common in ing notably absent Suites in the various houses range from nine to in size and rents run from $\$ 1,200$ to $\$ 6$, 000 an apartment. The average price, nine or ten-room apartment would probably be about $\$ 2,500$. Land values rise and lower with the altitude of the avenue which varies considerably. The street is 60 feet above high water at its beginning, at 72 d street, and rises to 75 feet at 76 th street. At 79 th stret it drops to 40 feet rising gradually beyond to 80 feet at 92 d street. From there it slopes to its lowest point at 96 th street, which is only 21 reet above the water. Above this point there is a gradual rise to 122 d street Which has an altitude of 128 feet and is the highest point on the Drive. between 72 d and 76 th streets. Land here is worth a little less than $\$ 3,000$ fand here foot and private houses are the only buildngs to be found. Near 79th street land
one recent auction sale a price of only $\$ 1,700$ a foot was obtained. From there to the Tomb, prices are fairly regular, averaging about $\$ 2,000$ a loot. These prices are for inside lots. Most of the cent. more but in the case of some ex ceptionally desirable corners, such as at 116 th street, the corner lots would b worth about double the inside value, and the two or three lots immediately adjoining would carry, for plottage purposes, an almost equal value.
The section about Grant's Tomb has only been opened a few years, but in that time a number of houses have been erect ed, but with a few exceptions they are not over six stories high, and the rents are a little cheaper than below.
This extension to the Drive, which runs from 130th street to a junction with the Lafayette Boulevard, at 158th street, is a notable piece of engineering work. The most conspicuous part of this work is the immense steel viaduct across the valley of old Manhattanville. One-quarter of a mile long and 90 feet high, this structure cost over $\$ 800,000$, which was less than the appropriation for the work. The rest of the extension consists of masonry stone and here and there steel viaducts stone, and here and the junction of the
which was to be surrounded on three sides with piers which could be used for recreation purposes. Boating on the Hudson is a very popular form of amusement but the present condition of the shore prevents approach except at certain points, most of which are taken up by yacht clubs. It is to be hoped that this or some similar plan, which will permit of a more general use of the water front wil eventually be carried out. Of the hisremain The most notable of these is the remain. The most notable of these is the ground just back of Grant's Tomb This was built as a private residence by Dr Post in the early part of the last tury and was at one time occupied by the Earl of Devon and later by Joseph Bonaparte

## How the Newspapers Stand on the Charter.

The Times-The proposed charter opens the way to abuse of power, to waste, and to peculation. It is difficult to escape the conclusion that the provisions against diions have been raised were deliberately inserted with that purpose
The Evening Post-The unanimous deterday to urge the Legislature to refer
five or more cities, scattered through twenty or more States, are engaged, more or less earnestly, in this endeavor. In the new charter proposed for New York City, and likely to be adopted in September by the New York Legislature, the endeavor is frankly abandoned. The charter provides for an autocratic government, and has been drafted, and will cratic methods

The Sun-Ever since 1898 there has been an uninterrupted movement in the direc tion of putting power in the hands of the Mayor, and holding him to account for departments. departments. . The draft of a charter week has been compiled with the further strengthening of the ffice of the Mayor strengthening of the office of the Mayor widely recognized defects in mind. It contains some provisions that are unwise, and probably some that are indefensible. These will be pointed out at the hearing and should be corrected. But to call the Foley measure a "ripper bill" is ridiculous

The Tribune-Important protests and arguments have been made against varifor this city, but none of them are strong er or more convincing than those which relate to the educational feature and


RIVERSIDE DRIVE AT THE JUNCTION WITH LAFAYETTE BOULEVARD

Drive with Lafayette Boulevard forms sev eral flatiron plots which are particularly well adapted for apartment houses. These sites have been improved with twelve story buildings, of a very substantial type and these buildings are very accessible from the 157 th street subway station. The Lafayette Boulevard is now considered a part of the Drive and eventually it will be extended to the end of Manhattan Island, crossing the Inwood valley on a viaduct 1,500 feet long.
Drive is the greatest drawbacks to the Drive is the freight road of the New York Central, which runs along the river fron Jany plans have been formed for doin Many plans have been formed for doing away with the noise and smoke resulting from the use of this line, but the most Dock Commissioner Tomkins and Park Commissioner Stover. Under this plan the tracks would be roofed over and the upper deck of the shedding would provide a broad esplanade which could be used for park purposes. Openings properly sereened with fences and shrubbery would permit light and air at intervals, and access to the tracks could be had from car-float landings at several low points, such as 79 th and 96 th streets. This is without doubt a very sensible plan and will probably be adopted in the end. Another plan which would add greatly to the beauty and utility of the Drive, at least from the public's standpoint, was developed several years ago but never carried through. basin on the site of the 79 th street docks,
the whole charter question to a joint committee of members of that body and of citizens to be appointed by the Mayor, points in just the right dircetion. This proposed charter cannot be amended; it must be killed.
The Brooklyn Eagle-Mr. James A. Foley, Mr. Murphy's trusted representative on the Cities Committee of the Assembly, may or may not regret that he publicly rushed to the defense of the proposed New York charter. Certainly, he dirs not show wh of Municipal Research. f Municipal Research
The Globe-By restoring the auditing power of the Comptroller in the proposed moved one of the most formidable has retions to the measure. But the concession only emphasizes the ground of general criticism, that the new charter is an illconsidered document concerning which the public is receiving its first information. The World-Why pass this charter in such a hurry? Why pass any charter at this session? Mayor Gaynor has shown that much may be done to better New York's government under the present charter. The whole matter may safely be referred to a competent, capable and careful commission whose labors would command more public confidence than do those of Messrs. Smith and Foley
The Outlook-The problem of applying democratic principles to the government difficult problem which American demosracy confronts. One hundred and twenty-
which are embodied in the brief prepared by the Public Education Association. Logic in theory, example in practice, and an overwhelming weight of unbiased and authoritative expert opinion are all inexorably opposed to the establishment of a salaried Board of Education, to the coordination of the Department of Education with the other departments of municipal government, to the reduction of other educational provisions of the other educational provisions of the charter.
The American-It is perfectly understood, of course, that the proposed Gay-nor-Murphy charter-otherwise described so ill at ease in daylight-is intended for the use and convenience of those who the use and convenience of those who advantage in having this fact set forth in due form by a member of the manufacturing firm. Mr. John Godfrey Saxe, Tammany Senator from the Seventeenth District, speaks with the simple pride of a patentee when he says that the present charter was made to cog with the Republican machine, but that the charter now in process of construction will fit the Tammany machine like a pianola. In more petulant strain the very words of Senator Saxe are: "Now that we have a Democratic Legislature, we want the laws we want. We have not had,", square deal city charter constituted of the machine by the machine and for the machine is good charter only from the machine point of view.

# A NOTABLE ADVANCE IN TAX LEGISLATION 

Many Important Bills, Approved by Experts in Taxation, Were Enacted at the Last Session of the Legislature-A Summary by A. C. Pleydell.

$\mathrm{A}^{\mathrm{N}}$ measures number of important tax session of the Legislature which closed me more notale York T form Association and with city and State tax officials, and were of a progressive nature, carrying out reforms advocated by the International Tax Conference. A commentary on the bills that were enacted is given by A. C. Pleydell, in a special
report to the New York Tax Reform Asreport to the New York Tax Reform As-
sociation, of which he is secretary. The sociation, of which he is secretary. The bills that were not disposed of are, of
course, still on the calendar and may be course, still on the when the Legislature reassembles, September 6. That part of Mr Pleydell's report which discusses the new laws individually reads

## THE INHERITANCE TAX.

The changes in the inheritance tax law are far-reaching, and easily the most important tax legislation of the session. The high rates of the law of 1910 have been materially reduced, both by a change in the actual rates and in the scale of apply. apply.
The new law exempts bequests to direct heirs up to $\$ 5,000$, and collateral bequests up to $\$ 1,000$; on amounts above the exdirect and $5 \%$ to collateral; on the amount above that sum to $\$ 250,000,2 \%$ and $6 \%$; on amount above $\$ 250,000$ to $\$ 1,000,000,3 \%$ and $7 \%$, and on ametive y . The tax is upon the amount of each bequest and not on the entire estate.
Quite as important as the change in rates is the abolition of double taxation of certain property of non-residents, such money and securities deposited here. Formerly such property was taxable in New York, and was also liable in most cases to taxation under the laws of the state or country of which the deceased was a resident.
Under the present law, estates of both residents and non-residents will be taxable on real estate and such tangible personal property as household goods and merchandise, located in this state. Residents will also be taxable on their stocks, money and securities wherever located, but non-residents will not be taxable on such property, thus following the usual rule that such property has
at the residence of the owner.
This change follows the "model law" recommended by the last International
Tax Conference and endorsed by the Tax Conference and endorsed by the
Utica Tax Conference. Double taxation Utica Tax Conference. Double taxation of inheritance exists in many states. New York has taken an
abolishing it here.
Bequests made for educational, religious and charitable purposes outside the tate are given the same exemption herewithin the state.
We have print
We have printed the text of the new law, with a more detailed explanation of
its provisions and extracts from the Govits provisions and extracts from the Govletin No. 516) and will send copies on request (Chapter 732, laws of 1911, approved July 21 , amending Sections 220, 221, and 243, and adding a new Section 221-a).
An administrative amendment to the aw provides that where an estate goes ortain tenant, and the remainder under a person taxable at the direct rate or one taxable at the collateral rate, the tax at the lower rate is immediately payable, and money or securities may be deposited with the comptroller to cover the enant receiving the interest. The law heretofore required the payment of a tax at the highest rate that might become due, thus depriving the life tenant of
the interest on the difference between the interest on the difference between
the lowest and the highest tax (Ch. 800).

## SECURED TAX DEBT

This law permits the owner of certain securities to present the security, or a roller, and upon payment of a tax of one-half of one per cent. on the face value, to secure exemption of the security from the ordinary assessment as per-
sonal property at the local tax rate. In sonal property at the local tax rate. In
curities tax" bill introduced by this association in 1904. A branch office will be opened in the city of New York by the comptroller where the tax
The "secured debts" that come under the law are: mortgages on real estate located outside the state, serial bonds, notes, and debentures, secured by such mortgages, or by any mortgages not sub-
ject to the recording tax law, bonds of ject to the recording tax law, bonds of
other states and municipalities therein. other states and municipalities therein.
In fact, all bonds and similar securities that are not exempt and that do not that are not exempt and that do not
come under the recording tax. Ordinary notes are not included.
The law provides that
The law provides that if the state tax owner is secured debts is not paid, the such securities to local assessment for such securities, but without being alagainst such assessment as heretofore permitted.
We have printed the full text of this law (Bulletin No. 547), with an explanafurnish the Governor's message, and will laws of 1911, taking effect september 1 adding article 15 , sections 330 to 337 , to the tax law)
SPECIAL FRANCHISE ASSESSMENT,
The special franchise law of 1899 made taxable the value of the privilege of maintaining wires, tracks, pipes, etc., in board of tax commissioners to state such value (together with the value of the tangible property), and to certify this assessment to the iocal officials, who placed the amount on the tax rolls, to be taxed in the same way as local real estate.
The courts held that this assessment by the state board must be at full value, and also that the person or corporation assessed was entitled to have the amount reduced to the same percentage of full value at which ordinary real estate was assessed by the local assessors. But neither the state board nor the local as sessors could make this reduction. This left the courts as the only competent authority to make the reduction. The original assessment was placed on the rolls, and the tax levied against it; then a writ of certiorari was issued and both the assessment and the tax were reduced, sometimes 25 or 50 per cent. This procedure was tedious, it delayed payment, disorganized local finances, and placed a useless burden on the courts, the taxpayers,
and the state and local officials who had and the state and local officials who had to answer the writs, of which thousands
were issued annually. Nor did the genwere issued annually. Nor did the genally paid, as only the original assessments ally paid, as onl
were published.
This special franchise law has been extensively litigated and various feature "eqe still before the courts. The right to "equalization," however, was finally setpeals then suggested that the legislature peals the suggested that the legislature these assessments on the same basis as these assessments
The amendments just enacted provide that the state board of tax commissioners shan, as at present, determine the full value of a special franchise, and then asordinary real estate in the local tax district is assessed, and "equalize" the special franchise , assessment accordingly. This "equalized" valuation is to be certified to the local officials as the actual assessment to be placed on the local rolls and taxed in the same way as other proppresere right of appeal by certiorari is will med, but this change in the law great majoritypals ummecessary amending sections, $43,45,46$, and adding section 45-a)
ASSESSMENT OF REAL PROPERTY. Except in a few cities where special cured the real provisions have been setax district has heretofore been assessed to the owner, and while there was a lien for the tax against the land, the liability was a personal one, and any error in the noid of the owner made the assessment and block prevented assessment by tot land of one owner had to be assembled on the roll. Proper comparison of valua-
tions, or checking of assessment work were of course impossible. Real estate of non-residents had to be assessed in a separate part of the roll, and if real es-non-resident resident was assessed in the sessment was void
For a number of years the state board of tax commissioners has recommended change in the law so that all real estate assessments should be in rem, that is against the land itself, and that the dis dent property be abolished. Bills were dent property be abolished. Bills were
introduced but without avail until this year.
The law governing local assessment has now been radically changed. The rol is to be made up in three parts, one for and one for reserved. The name franchises and rents estate is no ity of the assessment provided the prop erty is described with sufficient detail to identify it. The assessors are authorized to adopt tax maps for their district, or for such part as may be within a village and when adopted, lot and block number from such map will be valid descrip tion. The distinction between resident and non-residents is abolished. The prop erty of corporations is to be placed on th real estate or the personal roll in th same way as that of individuals, instead of being assessed in a separate part o the roll as heretofore
These changes enable assessors to adop better methods, and lay the foundation for great improvements in assessment They will prevent errors and voidable as sessments, and simplify the collection of taxes. (Ch. 315 , amending sections 9,21
54,63 ; repealing sections, $30,31,32$ and adding a new section 30 .
Section 20 has been amended by repeal ing the provision that "assessors in each tax district may, by mutual agreement divide it into convenient assessment dis tricts not exceeding the number of such assessors. - This change does not pre ven a division of the work, but it make district board responsible for the entire terpreted by eause repealed was misin the asse by local boards to mean that the assessor was responsible only for hi mended its real state boas me the ruest. (Ch. 116,
fice, the request of the comptroller's of fo the same section has been amended nually transmit to comptroller shall an statement of the lands owned by the state in their district. (Ch. 805.)

SEPARATE ASSESSMENT IN CITIES reads
"21a. Assessment rolls in cities. In al cities there shall be an additional column in the assessment roll before the column in which is set down the value of real property, and in such additional column there shall be set down the value of the land exclusive of buildings thereon. The This is isment only can be reviewed, the "separate assessment" extension of in New York City in 1904 (by a charte amendment secured by this Association) The plan is in use in several states, and was recommended by the state board of assessors as long ago as 1878. It has been endorsed since then in reports of the state board of tax commissioners. The law follows the resolution of the Utica Tax Conerence for separate assessment of land and improvements in cities." (Ch. 117.)

## EQUALIZATION BY SUPERVISORS.

Section 50 of the tax law is amended provide that when county boards of sessments meet to "equalize" the as taxes, they shall establish and set down the percentage of full value set which they believe local property is assessed in each district, and shall then equalize in accordance with a mathematical rule. The method, described in the statute, is the same rule that the state board of equalization employs to equalize between counties for the state tax. Heretofore imere was no rule, and the supervisors sely added or deducted from local as he new they saw fit. The plan in E. E. Woodbury, chairman of the state
board of tax commissioners, in an address at the Utica Tax Conference, and endorsed by a resolution of the conference. It has been recommended also in reports in the statute (by Ch. 801) as follows (only new portions of section given here): "First, the ratio or percentage which the assessed value of the real property in each district bears to its full value proper inquiry and investigation conducted by it and shall be stated in a resolution by the board after such inquiry and investigation. Second, from such ratio or percentage value, the board shall
then determine the aggregate full value of all real property of each tax district by dividing the assessed value thereof by the ratio or percentage value as ascer-
tained and fixed for that district. Third, tained and fixed for that district. Third,
the average rate of assessment of the the average rate of assessment of the be determined by dividing the aggregate assessed value of the real property in all the tax districts by the aggregate full value thereof as ascertained in the manner aforesaid. Fourth, the true equalized value for each tax district shall then be
determined by multiplying the full value determined by multiplying the full value of such real property in that tax district
by the average rate of assessment for by the average rate of assessment for the assessed value of the several tax districts the difference between the asascertained so that the amount which so ascertained so that respective tax districts are increased or diminished from the assessed value will be shown, and the total assessed value for the county will not be increased
or diminished. Any written or documentary evidence upon which the percentages for the several tax districts are determined by the board shall be preserved and the table of such percentages, employed in making the equalization, shall board to the state board of tax commissioners and shall be published in the proceedings of the board of supervisors Such table shall also be published in the report of

## TAX STATISTICS.

A new section of the law provides
" 64 . Statistics of taxation, revenue and debt. The comptroller shall collect in such detail as may be desirable statistical information relative to the assessment and collection of taxes and other revenue of the municipalities within the state, and of the extent and character of the indebtedness of the several munici-
palities and of the provisions and operapalities and of the provisions and opera-
tion of sinking funds for the extinction of such indebtedness. It shall be the duty of all taxing officials and financial offi cers of any municipality to furnish all information requested by the comptroller The comptroller shall furnish an abstract of such statistical information to the state board of tax commissioners for publication in the annual report of such board." (Note: municipa
ty and any subdivision.)

There is no one publication, nor series of publications, issued by the state, show ing the total sum collected by taxation for state and local purposes annually
Such figures as are published are incom Such figures as are published are incom-
plete and several million dollars or more plete and several million dollars or more
out of the way. This new law will proout of the way. This new law will pro-
vide accurate figures of state and local receipts and expenditures. It complies with a resolution of the Utica Tax Con ference on the subject. (Ch. 119.) Section 61 has been amended to provide that the reports of aggregate valuations from the counties shall be sent to the publish them, instead of to the comptroller as heretofore. This will prevent unnecessary duplication of work, as the comptroller's office had to recopy the figintroduced last year, also with the assent of both departments, but failed. (Ch.

## STATE FINANCE

A "direct tax" for state purposes on real and personal property has been im (six cents on the hundred dollars). The total assessed valuation being over ten 000 . Of this sum, $\$ 4,125,000$ will be re quired for interest and sinking fund on highway and canal bonds, leaving nearly $\$ 2,000,000$ to provide a working bal-
ance. The receipts from special ("indiance." The receipts from miscellaneous sources will amount to about $\$ 38,000,000$ for the fiscal year beginning October first, and the appropriations for running ex-
penses are $\$ 38,870,000$; nearly two million dollars less than last year.

For several years the interest and sinking fund charges have been paid out of the general fund, raised by special taxes, and there has been no "direct" tax. These charges have increased annually, as more bonds have been issued for the canal and highway improvements (to finally cost $\$ 151,000,000$ ), and they have been paid out of the surplus. These payments and the increased appropriations have wiped out the twelve million dollar surplus of finkyears ago. The annual interest and sink $\$ 8,500,000$ in 1914 . The receipts from special taxes will hardly increase faster than ordinary expenses, so that a direct state tax is likely to be continued.

## CONSTITUTIONAL AMENDMENTS.

An important amendment to the consti tution, allowing "excess condemnation" was passed for the second time and goes to the people for ratification in Novem-
ber. It adds to section 6 of article one, the following:

When private property shall be taken for public use by a municipal corporation additional adjoining or neighboring prop erty may be taken under conditions to be prescribed by the legislature. Property thus taken shall be deemed to be taken for public use.

The New York courts have held that the constitution permits a city to acquire only so much property as is to be actually used for street or part purposes. The under legislative restriction (by making compensation, of course), to acquire more land than is needed for the street or park, to re-shape this adjoining land park, to re-shape this adjoining land it This will enable a city to control the sur roundings of a public improvement, to avoid the useless "gores" now so frequen when streets are extended or widened in an old section, and also to get back som of the expenditure through the increased demnation inch property. Such excess con several states.
Another amendment to be voted on this fall, provides that in condemnation proceedings, the legislature may prescribe that damages may be ascertained by the The present method is by the appoint ment of three or more commissioners. The great delay and expense of condemnation proceedings have long been a public scandal, and this change in the constitution proceedings.

## MISCELLANEOUS.

The federal income tax amendment was ratified by the legislature.
The stock transfer tax was amended (sec. 270) so that the tax shall not apply to mere loans of stock or the return thereof"; the provisions in regard to keeping records that have been amended to lessen evasion, and penalties for illegal used for street or park purposes. They must keep a transfer book. Dealing in stamps without permit from comptroller is forbidden. (Ch. 12 and 352.)
Section 94 was amended to require that receipts for taxes shall be signed with ink. (Ch. 579.)
Section 293 w
Section 293 was amended so that the number of parcels of real estate to be valued for comparison in certiorari proceedings may be limited
of either party. (Ch. 302.)
An amendment to the county law entitles supervisors and town assessors to four dollars a day and mileage for at-
tending meetings called by state board tending meetings called by state board of tax
j 1.$)$

Several changes affecting departments, or entirely local, are not included in this summary

## CITY OF NEW YORK.

An important change has been made in the date of assessment in the City of New York. The assessment books will be open that is not a Sunday or a legal holiday that is not a Sunday or a legal holiday. instead of the second Monday in January October second for 1912 taxes. The amount of taxable personal property in the possession of a person or corporation on such first of October will fix their liability. This change is especially importwhich takes away the offset for debt from securities.
The time for appeals from real estate assessment has been reduced, and all applications for reduction must be made before November 15th. Personal prop-
erty applications must be made before November 30th.
The entire tax on personal property will
be due May 1st, 1912, for that year's
taxes. One-half the real estate tax wil be due on that date; the other half may then be paid and a rebate at the rate of 4 per cent. per annum received, or may first. If taxes dumain on June first there is a penalty at the rate of 7 per cent. per annum. If the final half of real estate tax is unpaid December first the same penalty will attach (Ch. 455.$)$
These changes in the dates of assessment and taxation were secured by the city administration, for the purpose of securing revenue early in the year and to reduce the amount of borrowing by the city. From January until the taxes be come due in October, the city has paid its expenses with money borrowed in an ticipation of taxes. The change is exinterest.

## LAW DEPARTMENT

## LEASEHOLDS.

Wditor of the RECORD AND GUIDE:
I had occasion recently to interview some of the Tax Commissioners of the City of leases which are for a period of longer than twenty-one years, and $I$ find that there is a considerable amount of ignorance as to the operation as well as application of this law. I can cite you to the tax laws of the State of New York, Section 8, page 13 , and also to Section 21 of the same volume. The former section is entitled "Place of Taxation of Property of Residents"; the latter (Section 21, parasessment Roll.,
There is a decision in Volume 117 of New York Reports, page 23, affecting this law. Further than this I have not any data on the subject.
I would ask whether this law is obsolete or operative and, if operative, has it been of effect in increasing the taxes or in simply diminishing the probability financing leaseholds in New York City? As it seems to the writer, it is obstructive without being beneficial. If this inshall not in any way feel hurt to have you so state the case. My interest is purely so state the case. My interest is purely that of an investigator, matter in hand which is affected by this law

Answer.-This law is now operative as a part of the Consolidated Laws of the State of New York, it having been origin-
ally enacted in 1846. The Court of Appeals has held that this is not a case of double taxation, but a declaration that the rents reserved in such leases shall be assessable to the person entitled to receive the same, as personal property. This law applies to such leaseholds throughout the State, and for so long a time that it should be familiar to and be duly considered by all who might be interested in long leaseholds.

## Cornelius Bloomingdale

Cornelius Bloomingdale, one of the best-known brokers on Washington Helghts, diess on forty-seven years of age and for several years past was connected with the office of L. J. Phillips \& Co. He was considtions on the Upper West Side, and had a large circle of business acquaintances, who placed great confidence in his judgment. He was born in New York and was a member of the Holland Society. He is survived by a widow

## Operator Buys in 45th Stree

## Cgntracts were signed this week for the

 sale of the three old-fashioned dwellings at 35 to 39 West 45 th street, on plot 50 x and the buyer Judson L. Todd. The property immediately adjoins on the west the plot recently bought by Lee \& Fleischthe property just sold and title will not be taken unless they can be removed. The covenant against business can probably be easily settled in court, but the 15 -foot setback is apt to prove more serious, and can sideration.-Real estate agents handling suburban property note that a majority of those seeking summer homes are seen to make outright, with the result that sales have been heavier than heretofore

- It is said that more people took up country homes this year than during any previous season.


## PRIVATE REALTY SALES.

## South of 59th Street.

ATTORNEY ST.-The Douglas Robinson,
charles S. Brown Co. sold for William Atkinson, 8 Attorney st, a 3 -sty building on lot

DUANE ST.-William P. Jones \& Son sold for
Carrie Jurgens to the Colfax Realty Co., the Carrie Jurgens to the Colfax Realty Co., the Rose st, a 4 -sty tenement with store, on plot

GREENWICH ST.-William P. Jones \& Son
at
716 and 71 S Greenwich st, at the southwest corner of Charles st, a 5 -sty tenement with three
stores, on lot 40 x 67.6 x irregular, to the Colfax stores, on lot 40x67.6x irregular, to the Colfax
Realty Co. The property was recently taken inder contract, but
WEST BROADWAY.-Leopold Porrino sold for Mrs. H. A. DeLong and Mrs. A. T. Carroll, ing, on plot $65.4 \times 75 \times 90$. The buyers, Pes sagno \& Montresor, agents for Gancia's cham-
pagnes, will occupy the premises after extensive pagnes, will occupy the premises after extensive alterations are completed. This is the firs 16TH ST.-The New York Hospital bought from the estate of Morton Redmond 16. West
16 th st, a 4-sty dwelling, on lot $21 \times 103.3$. The hospital purchased, in 1905, No. 14 adjoining, and nexi to the present buildings of the institution,
which extend from 16th to 15th st. The hos pital now owns a rrontage of 238 ft . in 16 th st. The institution purchased several months ago and 56 th sts, and it is announced that as soon will move to the new site. It is understood that the 16 th street holding will be resold 22D ST.-The Berman Realty Co, and Max Blau, sold for the Tatarsky Realty Co., 138 plot 62x97, to John Volz. The buyer gave in plot $44.6 \times 100$, at the northeast corner of isoth st and Wadsworth av ; also the 3 -sty taxpayer on plot, $50 \times 100$, at the no
Lexington av and 120 th st.
27 TH ST.-Samuel Winters resold, through At, a 7 -sty loft and store building on plot 44.4 x 08.9. The property, which "has been held at about $\$ 125,000$, was sold through the same brokerage firm about a year ago.
29 TH ST.-H. V. Mead \& Co. sold for Adolph
Werner 339 West 29 th st, a 4 -sty dwelling on lot $22 \times 98.9$.
40 TH ST. -W. J. Griffiths sold 131 to $133^{-}$ West 49th st, two 4 -sty dwellings, on plot 44 x EAST 5STH ST-Emma B
EAST 58 TH ST.-Emma B. Blanchard sold
o Helena Garde for investment 42.5 East 58 th st, a 3 -sty dwelling, on lot 18x100.5, between st, a 3-sty dwellin

## North of 59th Street.

65 TH ST.-James R. Roberts sold the 4-sty residence at 124 East 65 th st , on lot $20 x 100$,
between Park and Lexington avs, to Dr. Forbes Hawkes for occupancy after alterations have been made. Post' \& Reese were the brokers.
70TH ST.-Leroy Coventry sold for George F. Johnson to the Astor Sanatorium 203 West on lot $15.6 \times 100$.
70TH ST.-Pease \& Elliman sold for Mrs. J. L. Worden 164 Eas

71ST ST.-E. A. Schroeder sold 5 5. West 71st 73D ST.-Pease \& Elliman resold for Mrs. Florence P. Van Buren, 53 East 73 d st, a 4 -sty
dwelling, on lot $17.6 \times 100.22$. This is the third sale of this house in three weeks, all of the sales being made by Pease \& Elliman.
78TH ST.-Isaac Hattenbach sold for Samuel flat on lot $25 \times 100$.
79 TH ST,-John N. Golding sold for Cornelia 8x102.2. The property immediately adjoins the residence of Isaac Brokaw.
92D ST.-Baumann \& Osorio sold for the 407 East 92 d st, a 6 -sty new law tenement, on plot' $45 \times 100.8$.
94TH ST.-Pease \& Elliman sold for Mrs. W.
Ward, 165 West 94 th st , a 3 -sty dwelling on lot $14 \times 100.85$.
101ST ST.-The Etna Mortgage Co. sold to law tenements at 404 to the two 410 East 101st st each on plot $50 \times 100$.

121ST ST.-R. Prezzano sold for Dr. Vicchio,
313 East 121st st, a 4-sty tenement, on plot 26x100.11.
135TH ST.-Max Marx sold to Emma S. Truckapartment house on plot $50 \times 100$.

AMSTERDAM AV.-Max Marx boughi from Emma Sands the lot $25 \times 100$, on the west side

BROADWAY.-John R. Davidson sold Regent Hall, a 6-sty elevator apartment house, Broadway and 123 d st, for thal to George J Schroder The buyer gave in part payment a plot $36.6 \times 103$, on the west side of Haven av, between 171 st and 172 d sts,
and a plot, 50 x 100 , on the west side of Riverside

Drive, between 170 th and 171 st sts. Regent Hall has been held at $\$ 275,000$ and the lots at ,000 and $\$ 15,000$ respectively.
CONVENT AV.-Daniel H. Renton \& Co., sold ing, on lot' $16 \times 75$ EDGECOMB
Floyd W. Davis the lot, ${ }_{2}$ Stern resold for side of Edgecomb av, opposite 153 d st and west the adjoining 50 ft . for Samuel Green to the
Great Center Realty Co. The purchaser now Great Center Realty Co. The purchaser now
owns a plot $75 \times 100$, which will be improved -sty elevator apartment hous
LEXINGTON AV.-The William S. Anderson Robert E. Simon. 970 Lexington av, Proben to dwelling on lot $17.6 \times 60$.
RIVERSIDE DRIVE--L'Ecluse, Washburn \& non to a client who will improve the plot with a private residence.
ST. NICHOLAS AV.-W. D. Morgan sold fo James J. Martin the 5 -sty apartment house
with stores on plot $58 \times 100$ with stores on plot $58 \times 100$, at the northeast
corner of St. Nicholas av and 188th st, to the 180th Street Co. The house was held at $\$ 125$, 000. In part payment the buyer gave the
northeast corner of Pinehurst av and 180 th st. vacant plot, 100x100
Louis NICHOLAS AV.-Moses Rosenthal and Louis Marks sold for John Palmer and Harry av and 164th st, a vacant plot containing about seven and a half lots. The property has front ages of 133.5 ft . on the avenue and 171.5 ft . o the street, with a westerly line of 150 ft . and a
northerly line of 125 ft . This is one of the largest unimproved parcels along that section of St. Nicholas av. The buyer is a builde
and the site will be improved with an apart

## ment house

VERMILYEA AV.-T. G. Gilardi \& Co. sold side of Vermilye apartment hases on the west $\$ 140000$, and the $50 \times 25$. The property was held at VERMILYEA
plot of eight lots at the A. K. Bolard sold of Vermilyea av, and Academy st, having corner ages of 100 ft , on the avenue and 200 ft . on $\$ 60,000$, and has been acquired by a builder.

## Recent Buyers.

M. L. KEVENEY, of Brooklyn, is the buyer recently by Miss Helen Machin through Pease
\& Elliman.

## Brenx

CLAY AV.-Alexander Sulkin sold for R. S.
Howard 1390 Clay av, a one on lot $25 x 80$.
VYSE AV.-James J. Haggerty sold for Mary Raichle to Patrick and Ellen Sullivan the two OIBBETT AV dwelling at 1420 Vyse av. OIBBETT AV.-J. C. Updegrove has bought a
plot in Fieldston, the new residential plot in Fieldston, the new residential park re-
cently opened by the Delafield estate at River-dale-on-Hudson, N. Y. City. The property is en the east side of Tibber av. overlooking Van Cort-
land Park. The buyer will build land Park. The buyer will build a stone dwell-

## Lease,

GEORGE KETCHUM leased for Walter
Solomon the store in 7716 th av to Lunine Tucker.
at 317 W Sth C. Fleming. ROYAL SCOTT GUDEN leased 62 West 45th St. to Madame Birth and 62 East 47 th st. to

MOORE \& SCHULTE leased for Mrs. C. A st to R. W. Murray
DE SELDING BROS leased for the Clarke ${ }_{2} 11$ Greene av A. Turner the 4 -sty dwelling a 11 Greene av, Brooklyn
floor store in 27 West \& CO. rented the ground Cunningham, doing business as "Ansetie" S. OSGOOD PELL \& CO peased to Cham lain. Johnson \& Du B'ois of Atlanta to Chamberin 20 and 22 East 46 th st. for the sale of hats and gowns.
EVERETT M. SEIXAS \& CO. leased for the 507 Fifth Avenue Co. offices in the Columbia
Bank Building, to Walter J. Lowenhaupt and Mortimer Kaphan.
LOUIS C. SCHLIEP leased for a term of
years the street floor. $50 \times 100$, in the factory building at 52 and 54 Grove, si, to the Lux
Manufacturing Co. for the O'Thayne estate. LEONARD J. MUHLFELDER and Mark Rafalsky \& Co. leased space in 50 to 54 West 17 th
st, to the Popular Waist Co., and to Guinzberg st, to the Popular Waist Co., and to Guinzberg
\& Gross, and in 5 and 7 East 16 th st space to Guinzberg \& Lang.
PIERRE M. CLEAR \& CO, leased for the United Cigar Manufacturers Co. a loft in the building at the northeast corner of Avenue A and 70th st to Karl Skrivanek for a lerm o HARRY WHITE leased for Klein \& Jackson
he large basement space in the Subway Buildthe large basement space in the Subway BuildSt. Nicholas av for a term of ten years, to
the Metropolitan Bowling and Billiard Academy Cordes \& Riddell, proprietor
FREDERICK FOX \& CO. leased for Samuel A French the 4 -sty building at 107 ' West 27 th st building will be remodelled by the lessee to a building will be remodelled by the lessee to a
store and loft building. The store and basement
will be occupied by the lessee
S. OSGOOD PELL \& CO. leased the second laft in 27 West 38 th st to John Pollinger, to Kano Oshima. These leases the sixld fioo renting of the building.
SAMUEL H. MARTIN leased for Charles Gar 167 west 64 th 4 st brick dwellings at 161 to with Frederick Zittel \& Sons, is1 Wesi S Sth H. C. SENIOR \& CO. leased for J. Seeley st to William Eusch : 21 so, for Emma man, the 4-sty dwelling at 20 West 91st st to Beatrice Eberhard; also, for William S. Patten,
the t-sty dwelling at 119 West 6tth st to Kate
McRae, and the store in 322 Amsterdam av to Samuel Goldstein.
Smith the t-sty dwelling at leased for G. A to Mrs. A. Kaierer ; for Archer W. Fitzgerald
the 3 -sty dwelling at 37 West 92 d, to Mrs the 3 -sty dwelling at 37 West 92 d st, to Mrs
Mary Philips; also the two stores in the building at the northeast corner of 90th st and
Broadway to M. MacQue, milliner and Richar Leavy, upholsterer
THE HARLEM DIVISION REALTY CO. leased years a plot $66 \times 100$ over the railroad tracks at Tremont and Park avenues. The lessees wil erect a six-story office and store building on th Allen. The structure weing prepared by A. N H
H. C. SENIOR \& CO. leased for the Oak Crest Realty Co. offices in the Lincoln Square Court Jr . ; for Suzene Bonet the 4t to J. Murray 230 West 46 th st to Ernest Deseaux ; for the Rhinelander Real Estate Co., offices in 2010 Broadway to Miss P. Story and for Susie Scott
Hall the 3-sty dwelling at 159 West $6+t \mathrm{st}$ to A. Hogesboon.
THE GUARANTOR REALTY CORPORATION east 14th st to Charle east corner of Essex and Delancey sts for the United Hat Stores Co. to the Maury Shoe Co lor five years; also the store in 1597 Broadway
for C . R. Teaboldt \& Co and the store in 1243 Broadway to H. B. Kaised Inc., for a term of five years.
CORN \& CO. leased for Israel Unterberg 10 Rosentgal \& Son; also West 27th st, to H Suzette Mfg. Co., 7,500 sq. ft. in 118 to 12 H. Eshborn \& Bro. \& I. Unterberg 6,000 sq. I
in 104 to 108 West 27 th st to Samuel Corn an for B. Rosenberg, the 1st loft in 158 to 160 West 26th st, to S. Blaine \& Son
WALTER J. SALOMON leased, in the Cen tral Building at 25 West 42 d st, a store to
the United Novelty Co. ; also, in the Argu Building, at 17 West 42 di st an office to Win throp Ames; also, in the Bristol Building, 5005 th av, offices to Perry R. McNeille and Marc Lagen; also, in the Seymour Building, a Julien, and in the Fancher Building, at 90 Warren st, an office to the Superior Asbestos Co THE SPERRY \& HUTCHINSON CO. leased to the Emmet Theatre Co., newly incorporated the Bryant Theatre, a 3 -sty building, on lot
$25 \times 100$, at 223 West 42 d st, just west of Broad way, for a term of years. just west of Broad
The building will atre, with a seating capacity of about the hundred. It will be open about September 1 .
Fenimore C. Goode and S. Osgood Pell \& Co. Fenimore C. Goode and S. Osgood Pell \& Co
M. \& L. HESS leased for Edward J. McGuire attorney, the 3 -sty building at 152 West 21 st st
to Miss Frances Hamilton; for Stewart. Howe
\& May Co. the \& May Co.. the second loft in 297 to 303 Mer cer st to the Ecuadorian Panama Hat Co., for
Oscar Herrmann, the second loft in 24 East for st, to the Persian Rug Renovating Co. West 19th st, to Pottick \& Goldwin; for An Brown, a loft in 225 Greene st to Cartoon \& Marcus; for Rose Haberman, the rear half of the third loft in 27 East 21 st st to Block \&
Wolfson, and for the estate of John Walton Wolfson, and for the estate of John Walton,
the seventh loft in 147 and 149 West 25 th st to Wallach Brothers.
L. TANENBAUM, STRAUSS \& CO. leased fo 35,000 sq. ft. in 15 to 19 East 26 th st. ; also fo the estate of E . A. Hoffman to the M. H. Pulask Co. 17,000 sq. ft . in 122 and 124 sth av.; also st.; also for Edward Jansen to the M. W. Levin Co. a loft in 113 to 119 West 17 th st. ; also for William Waldorf. Astor to Emmons Brothers Co
$10,000 \mathrm{sq}$. ft in 569 and 571 Brond 10,000 sq. ft. in 569 and 571 Broadway; also fo
the Eugatnom Realty and Construction Co Harry B. Levine and Joseph W. Litwin tofts in 143 and 145 West 20th st.; also for the Marmac Construction Co. to Kaplan Brothers a loft in
150 to $15 \pm$ West 22 d st. ; also for the Broadway 150 to $15 \pm$ West 22 d st.; also for the Broadway
Improvement Co. to Brand Brothers a loft in Dauber of 13 th st. 22,000 sq. ft. in 79 and 81 Wooster st. ; also
for the United States Trust Company to A. Man heim \& Co. the top loft in 137 Wooster st. ; also Company the store in S3S and 840 Broadway southeast corner of 13 th st., and for Louis Ett linger to various t

## Suburban.

JOHN NELSON bought the Gifford tract on tract contains sixty acres, half of which face RICHARD CARLE, the actor, bought the president of the New York Cab Co., at Branch port, N. J. The estate is one of the most
attractive along the Jersey coast. Mr. Carle will take possession on October 1.

Recorde. Cuide


## Price Per Year in Advance Eight Dollars

## C. W. SWEET

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A few days ago the Health Department estimated that the city had a population ment's failure to check the recent spread of typhoid has probably knocked off
odd figures at the end of the number.

A new station, to cost $\$ 3,000,000$, has been ordered for Jamaica. That lusty Island, and if the commuters who change cars there every day continue to grow as rapidly in numbers as they have in the last few years, the new
ently be none too large.

The last two weeks in August are generally regarded as the dullest of the year n the reday has certainly done nothing to belie its reputation. On some days of the week probably not enough commiscommunity to pay the year's rent of a single first-class office.

By granting an appropriation of half a million dollars for a screening plant at the State offers some propitiation to the towns on the banks of the Hudson for the sin of admitting sewage from the interior of was already overburdened with sewage from its own watershed. What the State should do is to insist on a general refor-
mation of sewage systems along the Hudson.
The exhibits for the second annual Budget Exhibit will be ready for installation in the old Tefft-Weller Building at
330 Broadway by September 20 . Three 330 Broadway by september
floors will be given up to the exposition floors will be given up to the city departments are to be represented. A reature this year win be a moving picture show. During the latter part of the exposition, the local exhitits cities now on view at the International Municipal Congress in Chicago. Last year's Budget Exhibit was visited by about 800,000 people.

The renewed discussion of the project of making good the shortage in the Croton water supply by tapping the Ten Mile River has brought out a letter from "Times," Myers, of Poughkeepsie, to the "Times,"
in which he recommends what appears to in which he recommends what appears to the Hudson above Poughkeepsie, he says, is pure and wholesome. A pumping plant of Hyde Park to conduct a never-failing Corners. This could be done in a short time and without incurring the heavy expense for injury to private water rights
which the Ten Mile River plan involves Mr. Myers's suggestion appears to be worth considering.

An interesting experiment in the way of encouraging reforestation is about to be
tried in Connecticut. A new State law there provides that any tract of land of than 1,200 trees to the acre shall, if continued as a tree plantation, be exempt from taxation for twanty years. The main plantations has against exempting tree taxation on adjacent property will be increased. There is reason to believe, however, that the initial tax increase will in
the end be more than offset by a rise in selling values. Any farm in the East, whatever its fertility, can hardly fail to bring a good price, provided it commands a prospect of picturesque forest-clad hill
sides.

## The Astor House Site

The Record and Guide is glad to notice the indication of a certain amount of interest in the suggestion that the As-
tor House should be considered among the possible sites either for the new county court house or else for a new down-town post-office and Federal building. Of course, under ordinary condi-
tions such a site would be denied consideration because of its cost. But the new Broadway-Lexington avenue subway was planned regardless of expense and if the plans are adhered to an easement for Subway purposes will have to property. Presumably the city will have to do as it did on Centre street. It will tear down the building during subway construction. But what then? Will it
sell the site subject to the easement? Or will it use this property for its own necessary purposes.
In this connection it must be remem bered that real estate subject to such easements does not sell to good advantage The New York and New Jersey Tunnel terminal at its plan of locating because of the difficulty of getting any private property owner to build over its terminal. But the city need not fear to erect a building over its own railroad, and the fact that it would have to build a skyscraper for a court-house is no ne-
cessary objection to the plan. Court cessary objection to the plan. Court
room, situated at the top of a 30 -story room, situated at the top of a 30 -story anter than court-rooms on the lower floors of a monumental buitang. The sideration of the Court House Commis sion; and the proper disposal of this As tor House property should be kept in mind by everybody interested in the im provement of the City Hall and its neigh provemen

## A Commendable Apartment Design.

Last week the Record and Guide pub lished a photograph of an apartment house at the corner of Wadsworth avenue and 180th street, which was awarded
the prize offered each year by the New the prize offered each year by the New
York Chapter of the Institute for excelYork Chapter of the Institute for excel The reasons which dictated this award The reasons which dictated this award knowledge of good architecture. The building is scrupulously simple in its de sign, yet its simplicity has not interfered with an inviting attractiveness of appearance. Speculative builders have in the past wasted a lot of money in providing ugly and unnecessaly architectural ornamentation to buildings which could be made to look better without the application of any such dubious charms.
The peculiar excellence of the building illustrated consists precisely in the fact that it has been made good-looking without any expenditure of money which would be economically undesirable. We trust that other apartment house architects will have the good sense and good
taste to follow this excellent example. It taste to follow this excellent example. It
should, however, be added in fairness to Should, however, be added in fairness to
the architects who have been active on the architects who have been active on
Washington Heights that the apartment houses in that region present on the whole a far more seemly appearance than do those of any other part of New York. Washington Heights, but neither need w be ashamed of it. Certain standards of architectural merit have been established which represent a distinct improvement over any similar standard which has prevailed in the past.

Let the B. R. T. Contract Be Tried Out. It is a fortunate thing that the realty company which is fighting the legality of the new Subway pan has appeated its Every good lawyer will, we believe, agree with the Justice that the Public Service Commission did not exceed its administrative discretion in awarding the con-way-Lexington avenue route, but Justic Ford himself admits the existence of grave doubts whether the proposed contract between the city and the Brooklyn Rapid Transit Company is legal. The sooner these doubts are removed the better it will be for the people of New York, as well as for the Brooklyn Rapid Trango ahead with an expensive set of plans which are all based on an agreement of dubious legality.
Some way ought to be found of adjudicating the question at the earliest posmission should co-operate with the pro-
testing tax-payers in obtaining the necessary decision from the courts. In cas the proposed contract is ifegal, fied. A matter of fundamental import ance, not merely in respect to the existing plans for Subway extensions, but in respect to the future municipal policy of New York is involved. It will have to be adjudicated in the end; and the city could not do better, in arguing the appeal from Justice Ford, than to ask the Appellate Division to hand down a decision upon the constitutionality of the loan of the municipal credit to a private corporation, which the official plan carries
with it. with it.

## What If the Contract Is Illegal?

Some speculation as to the result of
adverse decision regarding the conan adverse decision regarding the con-
stitutionality of the proposed Subway stitutionality of the proposed Subway
lease is too tempting to be resisted. What lease is too tempting to be resisted. What
alternative courses would in that event be open to the city? An attempt might be made to pass a constitutional amendment legalizing this particular use of ment legalizing this particular use of
the municipal money and credit, but inthe municipal money and credit, but involve a delay of three years and would be precarious in its outcome, it is not likely to be made. The second alternative would be the construction of a wholly independent system at the expense of the city, which subsequently could either be operated by the city or leased to an operating company
This is doubtless the alternative which would be preferred by those members of the Board of Estimate who opposed any agreement with the Interborough Company on any possible terms; but obviously it involves grave disadvantages and dangers. It would split the means of rapid arate systems, the operation of which would involve the payment of many exwould involve the payment of many ex-
tra fares and would be attended by a maximum amount of public inconvenience. All the advantages in the way of hich bett Which are expected to result from the would be lost. In building the municipal system the city would either be involved in a heavy operating deficit owing to the construction of unprofitable lines into outlying districts; or it would necessarily delay the improvement and settlement of many of the outlying districts which are as mueh entitled to subways as is South Brooklyn.
Finally, there would remain some sort of a contract with the Interborough Company which did not involve any guarantee by the city of the earnings of that company. Such a contract would necessarily imply a slower rate of construction than has recently been planned, but in could probably be negotiated with that ould pron asuming of that corporation-assuming, of course, that abandoned All this is of course mere speculation but under the circumstances such speculations are really worth while. The dubious nature of the contract with the Brooklyn Company should lead every citizen of New York, either officially or unofficially interested in the new subways, to consider what course of action he would prefer in case the city's credit and income cannot be used in the manner proposed.

## The Cost of Getting About in the City.

The Public Service Commission, in a the varioution dated July 11, ordies in Manhattan to restore the free transfers at 151 points where they had been given prior o the dismemberment of the old Metropolitan system. In response to this order the companies, on August 10 , submitted to the commission a counter proposition to furnish transfers at the points in question, but to charge eight cents
winere an L transfer had been given and ten cents where two transfers had been allowed. The commission, not convinced of the necessity of the proposed modifications of its order, has been taking testimony this week as to the financial ability of the several lines to provide free transfers on the scale in force when the lines were under one management. One of the witnesses before John E. Eustis, who is conducting the hearings, was Frederic T. Wood, assistant to the general manager of the Metropolitan Street Railway. Mr. Wood submitted figures intended to show that it would be impossible for the company which he represented to give universal free transfers. Among these were certain compilations
for the six months ended December 31, 1910 and for the corresponding period in 1910, and for the corresponding period in of revenue passengers-those paying cash
fares-was $187,587,541$; during the same period in 1910 the number wa
an increase of 3.72 per cent.
an increase of 3.72 per cent. systems in Manhattan. The average cash fare per passenger was 3.203 cents in 1906 and 1910 com pared with 1907 , was 37,912 , or 6.33 per pared with 1907 , was cent.; and the average daily decrease in cent.; and the average daily decrease in
transfer passengers, 187,584 , or 15.77 per Mr. Wood's figures, while bearing more particularly upon the relationship behattan, disclose incidentally a considerable increase in the total volume of travel. For the purpose of throwing some further light on the subject of traffic increases, the figures contained in the recently pub lished annual report of the Public Service
Commission for 1910 may be cited here They refer to the city as a whole
The rides per capita were 303.9 in 190 and 320.9 in 1910 . If children under five years of age, for whom no fares are charged, are excluded from the population
figures, the number of rides per capita figures, the number of rides per capita day in the year for every person in the city.

By comparing last year's figures with those for preceding years, it is seen that more rapidly than is population. This phenomenon has been observed ever since the introduction of street railway trans portation, but it is evident that some special meaning must be attached to any notable increase in a year when the track mileage remained unchanged, as was the case last year. The Public Service Commission makes no attempt to explain its figures. However, there can be no doubt that the remarkable growth of travel last year and, indeed, in recent years, must be attributable largely to the concentratres of retail stores, hotels,
in mid-town Manhattan
in mid-town Manhattan.
The McAdoo tunnel,
The McAdoo tunnel, for example, has made it easier for New Jersey shoppers to make their purchases in some other rather than in ewark center. When in Manhattan susuburban shoppers frequently buy several fares in going the round of the principal fares in going the round of the principal shoppers from the outlying boroughs, who commonly ride on several lines merely to reach their first destination in Manhattan. Fares, then, are growing relatively more numerous because an increasing proportion of the population in the metropolitan area is induced by motives of business or recreation to visit the central district, and because
transportation systems are not planned with reference to cheapness or convenience of travel. These facts should be taken into consideration in planning the new rapid transit system. A high number of fares indicates an undue expenditure on the part of the average wage

## The Week in Real Estate.

The volume of business transacted this week in Manhattan real estate was slightly in excess of that of last week, but the character of the trading. The sales were fairly well distributed in the various sections, but selling was largely confined to small parcels, and there was a very noticeable lack of activity on the prominent thoroughfares.
In spite of the fact that real estate is quite inactive, and that business condiseems to be no lack of activity on the part of those who furnish amusements to the public.
An unusual number of theatres and motion picture houses have been planned of late, not only in the more remote sections of the city, but in the heart of the theatrical district. Last week a plot on
42 d street was leased for use as a house of melodrama, and this week another parcel was leased for a small theatre. This
will make eight theatres on the block bewill make eight theatres on the block be-
tween Broadway and sth avenue. tween Broadway and 8th avenue.
The largest transaction on the west Side was the sale of Regent Hail, at the corner of Broadway and 123d street. The only other interesting sale in that section of the city was the purchase of for imcant lot at 2 Riverside Drive for improvement with a dwelling. This disposes
of one of the two remaining vacant plots of one of the two remaining vacant plots other is a large plot at the south corner of 78 th street, which has never actually been in the market for sale. The section between 72 d and 76 th streets is the only part of Riverside Drive exclusively given over to private houses, and in view of
the changed conditions on this thoroughthe changed conditions on this thorough dences will ever be built there

It is reported that contracts were signed this week for the sale of the plot at 35 to
39 West 45 th street, to Judson S. Todd for improvement with a loft building. This property has been in the market for some time, but there are certain restrictions against it which have heretofore prevent ed a sale.

One of these restrictions, that against use for business purposes, could no doubt be removed by application to the court but the other is a more serious obstacle
In an old deed there was a fifteen-foo setback which was made in favor of the owner of the adjoining property on the east. This latter plot is now owned by builders who contemplate the erection of a loft building on the site, and as a set-
back would furnish the new building with an excellent light shaft, it is probable an excellent light shaft, it is probable
that the restriction can only be removed by the payment of a substantial consider by the payment of a substantial consider
ation. This condition, which was not known by the builders when they bought known by the purcel, serves to illustrate how New York owners are often able to profit by entirely unforeseen circumstances.

The only other sale of any importance involved the plot at 154 and 156 West 27 th street. This property was acquired by the seller last year, and it is understood
that the present buyer will improve the site.
it has been expected for some time that the recent improvement in the neigh borhood of the Grand Central Station an the efforts which have been made to have the railroad improve Park avenue, result in the rebuitial structures. The first fare with substantial structures. The first indication of such a rebuilding of plans nished this week, by the finng or plans the avenue, near 53d street. If the ave nue is covered over in this section in the
same way that it is above 56th street, same way there is no reason why a number of similar structures should not be erected there. Plans have also been approved for a new mercantile building on the plot recently acquired by Henry Corn, at the southwest corner of Broadway and 21 st street. the project from the Metropolitan Life Insurance Co. This section of Broadway has been comparatively inactive of late and new structure there is rather a rarity.
Plans were drawn some weeks ago for twenty-four-story building on the 22 d street corner, which also runs through to 5 th avenue, but as yet nothing has bee
definitely settled in regard to this plot. definitely settled in regard to this plot. The Rhinelander Waldo house, at 28 long vacant neighbor on the Madison avelong vacant neigh corner, has been a subject of much litigation, was again put up at auction this week, in foreclosure proceedings. Mrs. Waldo offered no bid and the property went to the plaintiff for $\$ 60,000$, which was somewhat less than the total encum orances. The Madison aven year ago and was also bid in by the parties at interest According to partition proceedings which were instituted this week another valuable 5 th avenue corner will shortly be offered at auction. The property in question is the southwest corner of 31st street, which is owned by the Gibert family, plot is covered Mauser Manufacturing Co., silversmiths, under a long-term lease The lease was made about eight years ago, at the time when this section of another boom.

A fair amount of business leasing wa reported, but no very large leases wer closed. Apartment leasing continues active, especially on the West Side, but brokers report that there is very little demand for private houses. The Bronx continues to be extremely inactive, the which can be picked up below the ordiwhich can
nary value.

## Realty League Opposes the Charter.

Editor of the RECORD AND GUIDE:
Section 110 of the proposed charter makes the Chairman of the Finance Committee of the Board of Aldermen a memwrong. Woard of Estimate. rather than increase the Aldermen's powers. The Realty League will ask for the restoration of Section 1554-a, concerning the use of patented articles in buildings and public places. It is Chapter 931, Laws 1905. In that year an inventor tried to force upon property owners a patented article, which we estimated wourd cost abour the city if generally adopted throughou already in It was very much like a device areadion 1554-a was probably omitted to please

Please note also that hearings begin
about September 15 before the Governor's Safety Commission appointed to consider factory workers. New York, Aug. 18 .

## Safeguarding Investors

Editor of the Record and Guide:
Chapter 861 of the laws of 1911 amends Section 219 of the Banking Law by ad-
dition of the following: No mortgage dition of the following: "No mortgage
shall be taken upon vacant land whereby Shal be taken upon vacant land whereb. the total investment of any association in such unimproved real estate, either as ship, when taken together, shall exceed fifteen per centum of the accumulated poses of this article, the term 'vacant' or 'unimproved' land or real estate shall be construed to mean all land the value of which exceeds the appraised value of the income-producing improvements thereon. Loans secured by mortgages of vacant land shall not exceed fifty per centum of the actual value thereof." This 29th day of July, 1911
As you will note, this new section of afeguard. Co-operative savings and loan associations lend their money only on first mortgages on improved real estate. This new law is intended for concerns that
trade under their name and do a.specutrade under their name and do a.speculative real estate business. A. W. McEWAN.
New York, August 14

## A Setback for Street Advertisments.

It looks as if the street-car and other defacing advertisements must all go, in the light of a recent, far-reaching decision of the United states Supreme court. New rertising trucks, vans or wagons shall be allowed in its streets, under a penalty o ten dollars for each offense. Under this ordinance the authorities sought to re-
strain the corporation operating stages on Ftrain the corporation operating stages on Fifth Avenue from displaying advertise ments on the ouside of its buses. The the use of stages for advertising purposes the use of stages for a necessary or essential incident of the company's franchise giving it the right to carry passengers. Appealed to the United States Supreme Court, the de cision of the lower court was affirmed, Mr Justice McKenna in his opinion holding that, if the right claimed by the Fifth Avenue Stage Company actually existed it existed also in the case of all wagon owners, "and there might be such a fantastic panorama on the streets of New York that objection to it could not be saggerated have prompting,, The ordinance does not interfere with business notices on ordinary business wagons when en gaged in the regular work of the owner and not principally for advertising pur poses.-"Leslie'

## The Plain Truth

It is inconceivable that in planning the new subways for New York City, the au thorities overlooked the need of a subway on Seventh avenue to connect with the magnificent new Pennsylvania Rail-
road station. The Pennsylvania and road station. The Pennsylvania and
Long Island railroads, in addition to beLong Island railroads, in addition to be carry thirty million persons in and out of New York yearly, and as President McCrea points out, "By their traffic they do Crea points out, "By their traffic they do tain the commercial supremacy of New York City." What are the city authorities thinking about when they neglect the welfare of the public in this flagrant way? This is a pertinent inquiry and we are glad that it has been raised. It should $r$ ceive prompt consideration.-"Leslie's.

## Sprinklers for Loft Buildings.

Fire Commissioner Johnson is about to order sprinklers installed in more than hattan. The courts have decided that he has power to do this.
At least 60 per cent. of the loft buildings in lower Manhattan are protected in this manner. Of the loft buildings which have been inspected the 40 per cent which are unprotected by automatic sprinkier menace to human life by fire now existing in New York City. These buildings are
more than two hundred in number. Most
of them are south of 23 d street and west of Fourth avenne.
Commissioner Johnson in speaking of the move said:
tering up any wholesale or indiscriminate tering up any wholesale or indiscriminate ly inflammable materials are being worked ly inflammable materials are being worked over, especially fabrics, we shall have to every safeguard is placed around the workers in such places."

## Private Sales Market.

(Continued from Page 279.)

## Richmond.

ANNIE E. FRAZEE sold through Cornelius lots on Hillerest and Glenwood avs, Midland Heights.
CORNELIUS G. KOLFF sold for the S. S.
White Dental Manufacturing Co the large hotel White Dental Manufacturing Co the large hotel
now occupied by Mrs. Sherman, on plot 100 x now occupied by Mrs. Sherman, on plot $100 x$
1.50 , in Wilbut st, near Seguine av, Prince's Bay, to Benjamin and Adolphine Frey.
J. STERLING DRAKE sold for Charles W.
iriffin of Franklin, Mass., a plot $40 \times 75$ on the Griffin of Franklin, Mass., a plot $40 \times 75$ on the
corner of Lathrap and Neal Dow avs., Westercorner of Lathrap and Neal Dow avs., Wester-
leigh. The buyer will build a Colonial cottage
on the site.

## Real Estate Notes,

THE ERUNER WOOLEN CO., is the lessee
of the 37,000 sq. ft. of space in the Cooper Hewiti Building at the northeast corner of 4th av and 2Sth st, recently reported leased. The lease is for ten years at an annual rental of
about $\$ 20,000$. Carstein \& Linnekin were the about $\$$
b=okers.
DUFF \& CONGER, in order to increase their office space, have secured the adjoining store
in their building at the corner of Madison av and S6th st.
JOSEPH P. DAY sold at public auction the
Arverne Hotel, cottages, casino, bath houses, beach front and two vacant lots on Summerfield av, last Saturday. The Arverne Hotel was sold to L. Rodney Berg, representing a
client, for $\$ 37,000$. The Arverne Casino, Italian gardens, bath houses and beach rights were sold to H. M. Mosauer for $\$ 56,000$. The Arverne cottages were sold to Henry Prince for $\$ 19$,fold Parcel No. 1, a vacant plot in Sommerfield av was sold
ing a client, for $\$ 7,812$, and parcel No. 4, a
vacant plot in Summerfield av went to the same vacant plot in Summerfield av went to the same buyer for $\$ 5,500$.
HENRY BAYER has resigned from the of-
fice of Mooyer \& Marston, having been apfice of Mooyer \& Marston, having been appointed a Deputy Tax Commissioner, and for
the present is stationed in the Borough of the pre
Queens.
THE MONTANA REALTY CO. has obtained a surance Co. for the erection of a 12 -sty apartment house on the east side of Park av just north of 53 d st. The building will have a
frontage of 75 ft . on the av with an "L" be the first building of this character in the Park av section, just north of the Grand Central
M. MORGENTHAU, JR., president of the M.
Morgenthau, Jr. Co., has organized a new realty Morgenthau, Jr. Co., has organized a new realty which has just been incorporated at Albany. Those interested in the new company include several purchasers at the recent auction sale of Woodmere property and one or two others.
The Burgh Realty Co, purchased from tiese The Burgh Realty Co. purchased from these recent anction sale. The directors of the
Burgh Realty Co. will be Benjamin F. Rees, Burgh Realty Co. will be Benjamin F. Rees,
Jeese Wineburg, B. K. Bloch, Leon S. Mendel and M. Morgenthau, Jr. The new company agent for the resale of its holdings.
EVERETT M. SEIXAS \& CO. have been apCast 14th st: also for 52 to 58 Morningside av, 371 West 119 th st and 372 West 120th st.
NORMAN DENZER has moved his offices from 3860 Broadway to larger quarters in 3816
way, adjoining the corner of 159th st.
E. S. \& S. F. VOSS will open an office at asd selling of properiy on the south shore of Long Island, their present office being at CedarM. M. HAYWARD \& CO. have been appointed agents for the eight apartment houses at the southwest cor
ROYAL SCOTT GULDEN, formerly connected
with John N. Golding's office, has opened an with John N. Golding's office, has opened an
office at 542 ath av, where he will conduct a eneral real estate business,
MARTIN AND ARTHUR S, ZONN have obtained a $\$ 240,000$ mortgage at five per cent.
for five years from the East River Savings for five years from the East River Savings
Institution on the plot, $98.9 \times 100$, at the southInstitution on the plot, $98.9 \times 100$, at
east corner of 11 th av and 25 th st.
LUDWIG C. TRAUBE has been appointed agent of the apartment houses at 464 to 470
East 141st st and 343 to 347 East 142 d st. M. MORGENTHAU, JR., President of the M. Morgenthau, Jr., Company, who was taken with
an acute attack of appendicitis while visiting
Henry Morgenthau at Greenwich, Conn., and brought to New York to be operated on, has recovered sufficiently to leave for Lake Placid in
the Adirondacks. Mr. Morgenthau will probably the Adirondacks. Mr. Morgenthau will probably
be ba: at his office about the middle of Sep-
 LLOYD N. WORTH obtained for Roland F. Knoedler a loan of $\$ 450,000$ at $41 / 2$ per cent. on
the 4 -sty building at the northeast conner of the 4 -sty building at the northea
5 th av and 40 th st , on lot $26.7 \times 95$.

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 corres-
ponding week of 1910. Following the ponding week of 1910 . Following the
weekly tables is a resume from January weekly tables is
1,1911 , to date.

## MANHATTAN <br> CONVEYANCES

|  | 1911 |  | 1910 |
| :--- | ---: | ---: | ---: |
| $\ldots$ | Aug. 18 to 24 | Aug. 19 to 25 |  |
| Total No................ | 103 | 167 |  |
| Assessed value......... | $\$ 4,313,000$ | $\$ 9,445,500$ |  |
| No. with consideration... | 1 | 8 |  |
| Consideration.......... | $\$ 16,000$ | $\$ 145,744$ |  |
| Assessed value.......... | $\$ 10,500$ | $\$ 148,000$ |  | $\begin{array}{lrr}\text { Consideration.............. } & \$ 16,000 & \$ 115,744 \\ \text { Assessed value......... } & \$ 10,500 & \$ 148,000\end{array}$ Jan. 1 to Aug. 24 Jan. 1 to Aug. 25 Total No...




## MORTGAGES

| Total No Amount. |
| :---: |
|  |  |
|  |  |
|  |  |
|  |  |

ug. 18 to 24 Aug. 19 to 25 $\begin{array}{rr}73 & 66 \\ \$ 3,809,745 & 8917,4+7 \\ 14 & 8381,500\end{array}$

Amount.....
No. at $51 / 2 \%$
Amount....
No. at $5 \%$.
Amount....
No. at $41 / 2$.
Amount....
No. at 46
No. at 4.
Amount......
Unusual rates
Amount......
Amount..............
Interest not given..
Amount............
14
$\$ 2,260,500$
39
$\$ 376,370$ 12
$\$ 381,500$
32
Total No................ Jan. 1 to Aug. 24 Jan. 1 to Aug. 25

Amount.................. $\$ 180,118,408$ \$218,262,050
To Bank \& Ins, Cos.
$\begin{array}{rr}\$ 180,118,408 & \$ 218,262,050 \\ 1.128 & \ldots \ldots .\end{array}$

## MORTGAGES EXTENSIONS

Aug. 18 to 24 Aug. 19 to 25
Total No.
Amount.
To Banks \& Ins. Cos
$\begin{array}{rr}31 & 35 \\ \$ 935,500 & \$ 1,558,500 \\ 11 & 9 \\ \$ 514,000 & \$ 1.050,000\end{array}$


## 


New buildings. .
Cost ........
Jan. 1 to Aug. $25 \frac{\text { Jan. } 1 \text { to Aug. } 26}{587}$
$\begin{array}{ll}\$ 66.032,930 & \$ 76,143,355 \\ \$ 8,539,015\end{array}$

## BRONX

CONVEYANCES


Aug. 18 to 24 Aug. 19 to 25 Consideration

Jan. 1
$\$ 27,360 \quad \$ 36,700$
Total No.
1 to Aug. 24 Jan. 1 to Aug. 25 No. with consideration
$\begin{array}{lr}, 761 & 4,642 \\ 331 & \ldots(3) \\ 470 & \$ 3,865,441\end{array}$

## MORTGAGES

Aug. 18 to 24 Aug. 19 to 25

|  | Aug. 18 to 24 | Aug. 19 to 25 |
| :---: | :---: | :---: |
| Total No. | 82 | 72 |
| Amount. | \$726,171 | \$525,10.5 |
| To Banks \& Ins. Cos. | -12 |  |
| Amount. | \$201,500 | \$162,j00 |
| No. at 6\% | 33 | 39 |
| Amount. | \$287,810 | \$196,423 |
| No. at $51 / 2$ \% |  | 4 |
| Amount. | \$25,300 | \$36,000 |
| No. at 5\% | 18 | 15 |
| Amount. | \$303,200 | \$214,380 |
| Unusual rates |  |  |
| Amount. | \$1,661 |  |
| Amount............... | $2{ }^{\prime}$ | 14 |
|  | \$108,200 | \$78,362 |
|  | to Aug. 24 Ja | n. 1 to Aug. 25 |
| JanTotal No............. | 4,158 | 4.561 |
|  | \$37,874,857 | \$43,771,934 |
| To Banks \& Ins. Cos. | 492 |  |
| Amount. | \$8,656,650 |  |

## Total No. <br> Aug. 18 to $2 t$ Aug, 19 to 25 

MORTGAGES EXTENSIONS Amount..
 $\begin{array}{lrr}\text { Amount.............. } & \$ 7,143,144 & \$ 5,525,990 \\ \text { To Banks \& Ins. Cos..... } & \$ 3,126,850 & \ldots \ldots . .\end{array}$

## BULLDING PERMITS

Aug. 19 to 25 Aug. 20 to 26


## BROOKLYN

CONVEYANCES

|  | $1911$ <br> Aug. 17 to 23 | $\begin{aligned} & 1910 \\ & \text { Aug. } 18 \text { to } 24 \\ & \hline \end{aligned}$ |
| :---: | :---: | :---: |
| Total No. | 429 | 9410 |
| No. with consideration. | 27 | 21 |
| Consideration. | \$206,630 | \$205,585 |
|  | Jan. 1 to Aug 23 Jan 1 to Aug. 24 | Jan 1 to Aug. 24 |
| Total No. | 16,707 | 717,948 |
| No. with Consideration. | 1.053 |  |
| Consideration | \$8,866,007 | 7 \$10,304,053 |

## MORTGAGES

Aug. 17 to 23 Aug. 18 to 24


## BUILDING PERMITS

Aug. 17 to 23 Aug. 18 to 24
 New buildings.......... $\frac{\text { Jan } 23}{} \begin{aligned} & \text { Jan. } 1 \text { to Aug. } 24 \\ & \text { Cost }\end{aligned} \frac{3.340}{4.148}$ Alterations.
$\begin{array}{rr}\$ 21,621,468 & \$ 24,787,824 \\ \$ 3,556,160 & \$ 3,178,251\end{array}$

## QUEENS

BUILDING PERMITS
Aug. 18 to 24 Aug. 19 to 25
New buildings. Alterations.

New buildings.
 Alterations

## An Indian Memorial.

The House last Tuesday passed the Fornes bill, providing for the erection in New York harbor by Rodman Wanamaker of a memorial to the North American Indian. The monument is to be erected upon a government reservation without expense to the government, the site to be selected by the Secretary of War and the secretary of the Navy. A commission tees on library of both houses of congress tees on library of both houses of Congress, the Navy, and Robert c. Oecretary of the Navy, and Robert C. Ogden of New tend the construction of the memorial; subject to the approval of the Commission of Fine Arts.

## Sewer System for Queers.

Final drainage and house sewer maps have been prepared for 18,000 acres and plans are be.ng studied for 10,000 acres more. A large part of this proposed work is now under way, and the system already in operation provides for a population of
250,000 and covers about half the entire 250,000 and covers about half the entire area of the borough.
The five great systems now under way are Richmond Hill, Corona, Flushing, Ridgewood, Maspeth and Jamaica. The most rapid progress is being made in the
Richmond Hill section. Richmond Hill section.

SUIT HAS BEEN brought in the Supreme Court by Audinet and Margaret MacLaron Gi-
bert against Frederick E. Gibert, Alice E. Gibert and others for a partition and sale of 103 and 140 Reade st; also the property $30 \times 100$, at the southwest corner of 5th av and 31st st;
also 228 and 230 Front st; also 121 Chambers also 228 and 230 Front st; also 121 Chambers south side of $14 t h$ st, 125.1 ft. east of University place, running through to the norith side of 13th st, and the lot known as No. 327
on the map of the Protestant Episcopal Church property in the south side of Warren st. Strong $\&$ Cadwalader are the attorneys for the plaintiffs.

## NOTABILITIES IN THE CURRENT NEWS



LAWSON PURDY, President


JOHN J. HALLERAN


EDWARD KAUFMANN


CHARLES J. McCORMACK
Officials
of the
Department of
Taxes and Assessments
of the
City of New York


JUDSON G. WALL


DANIEL S. McELROY


CHARLES T. WHITE


FRANK J. BELL
Chief
Deputy, Real
Estate

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## BUILDING SECTION

## THIS YEAR'S CONSTRUCTION IN THE BRONX

## The Various Causes for Lessened Activity-Completion of a Great Building Campaign Along the Subway-Alleyways Taking the Place of Areaways.

T
$\Gamma$ HE present building season in the pects the period of transition which was aused by the passage when the conHouse Law ten years apartments fell to truete below normal. Builders needed time to adjust their methods to the newlaw requirements, but when they were and importance which it never before had equaled
Another transition stage has arrived for Bronx builders. There are more causes for it than the revival of the buildagainst encroaching beyond the situation ing line, but a first view of the situation might not disclose them. Aside from overproduction, the prohibition against encroachments, 15 th of last November, is the first the 15 th of last Novers fiven by builders for inactivity, but it is not such a great difficulty that some have not been able to overcome it in some have not been abctory to themselves a manner very sath authorities as well.
So many plans more than a normal number were filed last Fall in anticipation of the order against projections as to make the 1910 record of building projects unprecedented in the Bronx, and this year's small in comparison. As only about 50 per cent. of the plans then filed have had a material realization, it is a fair presumption that the interdiction is no longer considered insurmountable, or adplans filed under the old law. No doubt the new regulation caused a certain number of operations to be deferred, but it is being said by some impartial observers at least that as the architectural difficulties are being easily overcome operators are
less anxious than they were to proceed in less anxious
the old way.

AREAWAYS DISAPPEARING
The problem of keeping back of the street line and conforming to the tene-ment-house laws at the same time is being solved in several ways. Those who can afford the space are simply setlig their buildings back far enough to leave room for doorsteps inside the line. The Usona Construction Company, houses in Tiffany street east of Westchester avenue has done this. Areaways have been omitted altogether, and the fire passage required by the tenement house law is
through a covered alleyway into a side through a covered alleywa
In some instances, as in the case of the row of four apartment houses designed by Andrew J. Thomas and being erected on Decatur avenue at Fordham, the buildin a vestibule, the areas omitted and cove ered alleyways built through the houses into side courts at the curb level. The of this plan in high terms as not only a complete solution of the problem but an admirable one as well.
A third way of getting around the requirement is illustrated by two houses planned by Moore \& Landsiedel, architects, and now under construction in
151 st street west of Melrose avenue. The 151 st street west of Melrose avenue. The
buildings are on the line, with the doorbuildings are on the line, with the door-
steps to be built in vestibules. The fire steps to be built in vestibules. The fire
passage from front to rear is through the passage from front to rear is through the
cellar by a doorway in the front wall, the cellar by a doorway in the front wall, the
space being obtained by building a bulkspace being obtained by building a bulk
head in a front room on the first floor head in a front room on the first floor.
The operation has not advanced to the point where the effect of the bulkhead in the apartment can be fully perceived In the other plans referred to the first floor space is not disturbed.
The omission of areaways from the front of houses with the fences that en close them is in normal cases a decided ement districts. Not only are the side roundings are cleaner and more regular The covered alleyway through the houses into the courts and yards at the side and rear is a complete substitute for the are across the front of the house
Said an architect: "The people ought
to be thankful to get rid of the areaways They were ill-looking and hard to keep clean. The covered alley at the side is much to be preferred. It's not new, even in New York City. In other places they are very common, but more particularly in connection with two-family brick
houses. The speculative builder who has

STATISTICS OF BRONX BUILDING OPERATIONS SINCE 1904
Superintendent of Buildings James A Henderson has this week compiled statis tics which show the amount of construc tion in the borough since the time of the completion of the subway and also the amount of construction which the Subway follow
Building operations in the Bronx from year 1904 to 1910
$1904-$ Buildin

territory lying east of Third
Avenue, Southern Boulevard
nue, Southern Boulevard
and Waker Avenue to
Westchester Creek ........
1905-Total building entire Bronx
Improvements in territory as above .................... 1905 over $1904-65 \%$. Increase in given territory
same period- 310 1906-Total building

$$
\begin{aligned}
& \text { entire Bronx } \\
& \text { Improvements }
\end{aligned}
$$

as above .... in territory
Decrease in entire Bronx
1906 under $1905-30 \%$ In given territory same
period, $6 \%$.
1907-Total building operations in
entire Bronx entire Bronx
Improvements in territory Decrease in entire Bronx
1907 under $1906-21 \%$. In given territory same
period- $18.5 \%$.
190S-Total building operations in entire Bronx Improvements in territory
 In given territory same

1909-Total building operations in entire Bronx
Improvements in territory as above
approximately the same Increase in given territory
1910-Total building operations in entire Bronx ...............
 1910 over $1909-51 \%$. same in geriod- $50 \%$.
same entire Bronx for 7 years,
1904 to $1911 \ldots . . . \ldots \ldots$ Total operations in given
territory same period $\underset{\text { provements }}{\text { In }} 1904$ the $\begin{gathered}\text { value of im- } \\ \text { in } \\ \text { territory }\end{gathered}$ given above..
In 1910 . it was.

1,206,750.00
$38,313,495.00$
3,829,775.00
$27,622,730.00$
3,537,400.00

20,784,699.00
2,877,500.00
$1,415,160.00$ $5,047,800.00$
$21,411,166.00$
8,873,500.00

44,034,405.00
$13,404,250.00$
$196,649,840.00$
51,776,975.00

## increase of over 1100 per cent. ; while the building operations in <br> the entire Rronx in <br> 1904 was $\$ 23,068,185$; 1910, $\$ 44,034,405$, an in

crease of $90 \%$
Plans for 827 buildings were filed this year in the Bronx up to August 1. Estimated cost of buildings, $\$ 14,286.835$. Of these, plans for 29 buildings have been 115 buildings are still in the hands of in spectors. leaving $6 \pm 7$ buildings valued at spectors, leaving $6 \pm 7$ buildings valued at
$\$ 12, \$ 75,310$ to go ahead. Superintendent Henderson estimates that the total estimated cost of the buildings that will have been planned this year will not much exceed $\$ 25,000,000$.
Since the year 1896,82 amusement halls, 43 open-air shows and nine theatres have been built in the Bronx at an estimated cost of $\$ 12,875,000$.
insisted on utilizing every inch of ground that belonged to him, with as much as semped to the public as he could pre his own light uated on inside lots architects have contrived to eliminate areas and to effect en trance into cellars and basements through the front wall by an arrangement of bulkheads underneath and at the side of show-windows. It is obvious that the law presents difficulties for builders of smal tenements which are not present in the case of large apartment houses and bus As buildings having corner sites
As encroachments are illegal for new Work everywhere in the borough, the with the law wy simply ses are complying wall a sufficient distanceting their fron piazzas and porticos will not project the street porticos will not project over only detached houses are built the wher tion is no hardship. Incidentally it ha not been unusual in the development High-class sections to put restrictions in the deeds providing for lawn spaces in front of the dwellings. A number of builders of artistic multi-family brick houses in rows have in the past volun tarily left lawn spaces in front.

END OF A GREAT MOVEMENT
Undercurrents of opinion among real state operators are to the effect that one of the causes for the apparent recession in building projects is due to the fact that the great movement in the East Bronx, which began with the opening of the subway, has nearly reached a natural stopping place. The large estates and tracts of par ket and dived six or more years ago are since been almost entirely improved he subway stations. he subwa
period on the lands grown up within this period on the lands between Westchester arenue on the west and Hunt's Point sec The records of the Superintendent Buildings in the Bronx, James A. Henderson, show over $\$ 50,000,000$ worth of onstruction work has been done in of ast seven years within one-quarter mile of the subway. The final phase of the development began last year with the opening of the new subway station at Intervale avenue. The "Intervale" section which was vacant when there was no station at that point, has since been almost entirely covered with solid rows of tenement houses of good quality
Three or four weeks ago a trolley line was opened from the new station through Intervale avenue to the vicinity of Hunt's Point, where the beginnings of another arge building movement are observable in several score of two-family brick houses on the former Spofford estate. This will be a separate campaign from the remarkable developing operation which the Johnsons, the Henry Morgenthau Comneighborh others have conducted in the ruch of the this section was in pening of the American Bank Note Com pany's new works on T Baratte avenue, between Tiffany and Barrotto streets
These works are now in partial
ation with about two hundred hands. Sevral hundred more are coming. Another influence in building up the section has been the electrification of the Harlem River branch of the New York, New Haen \& Hartford Railroad, which has a station at Hunt's Point, and the prospect of the opening of the New York, Westchester \& Boston electric line over the ame right of way, to a connection with the subway system.
Observers of building tendencies in the Bronx report that new Subway considerations are also entering into the calculations of the building interests. Whether once or the west side of the borough at once, or wait until the Lexington Avenue Subway work is more advanced and the Jerome avenue extension of the line more
tion, is a question with them. In the in terim a number of speculative builders from the Bronx have turned to Queens borough as a field of operations. also reported that builders have found it difficult to get the loans they desired, and of 66 per cent. of the value of the propof 66 per cent. of the

NEW TERRITORIES FOR BUILDERS. All these several considerations have combined to cause during the presen summer a momentary lull in building growth has been greatest along the isting Subway, and it is now being said that Fordham and West Farms are loom ing up as excellent territories for the tivities of real estate men. West Farms is to be a highly important railroad center in the plans of the New Haven and the W.estchester companies in connection with the local public service lines. It is under stood that unusual inducements will
offered to homeseekers by the New York Westchester and Boston along its lines This policy, if pursued, will be somewhat in contrast to the hesitancy of those who have money
This summer's construction work, in the Bronx has been both diversified and well distributed. During the three months end planned was 438 , of which 140 are dwell ings, 130 tenement house, 7 municipa buildings, 46 places of amusement, 30 stables and garages, 18 factories, 22 store and 9 office buildings. Of the dwellings, Buildings distribute themselves over the borough naturally according to type fo the most part, the frame dwellings among the sections not yet embraced within the fire limits, the brick dwellings in the more thickly settled residential sections, and the factories and other business buildings in their appropriate centers. The tene-
ment house work is now being distributed
principally through the eastorn and southern sections. Webster avenue has an unusual number of operations this year, and dwellings and apartments in the Mount dwellings and apartments in
Hope and Fordham sections.
There has been less activity along the Grand Boulevard and Concourse than
was expected before its completion. Morwas expected before its completion. Mor-
ris avenue, which runs parallel midway between the Boulevard and Jerome avenue, has been more active than either of
the principal avenues. The Boulevard is in excellent condition for pleasure driving deserted. It, but continues to be almost link in the chain of parks and parkways, but automobilists seems to prefer Jerome avenue on account of its better approach from Central Bridge. The original plans for building the drive included a viaduct from the bridge across the intervening de-
pression in the landscape, but the city pression in the landscape, but the city

## BUILDING CHANGES IN THE NEW CHARTER

## Amendments Recommended to the Legislative Committee-Engineers Ask for More Recognition-Criticism of the Proposed Fire Prevention Bureau

$\mathrm{A}^{\mathrm{T}}$ the charter hearing on Wednesday Secretary of the Washington Heights Taxpayers' Association, and President of the American Society of Heating and Ventilating Engineers, addressed the committee on the subject of the Building Depart ment, and urged that the engineering profession should receive some recognition in connection with this department, in the work of which engineers had so very
large a share. It was, he said, unjust to large a share. It was, he said, unjust to architect or to a builder, when it was a matter of knowledge that the modern development of building construction was all in the direction of engineering work. This assertion could be made with the more confidence, he said, as the present head of the Bureau of Buildings, Borough of Manhattan, was an engineer of high reputation, and was filling the duties of his position with widespread satisfaction Mr. Bolton lation of ten years' experience especially in videred altogether too st charter provides that the city architect shall have at least fifteen years' experience. He suggested that twenty years' experience was not too much to ask for the occupant of a position of so great importance as that of the proposed commissioner.
The same remarks applied to the in spectors of departments, the list of whose qualifications included almost every char acter of employment, excepting that of engineers, and whose experience of five years was also unnecessarily restricted. This point of view was also upheld by the layers' organization Masons and Brickspoke on this same subject, and who also urged that a same subject, and who also tion should be added to the Board of Examiners as now constituted.
Mr . Bolton followed this suggestion with the demand that an engineer should also
be added to the same board, nominated by the American Institute of Consulting Engineers. These two additions would extend the experience included in the Board of Examiners, widening its field of knowledge and experience, and it would then consist of nine members instead of seven as at present
Mr. Bolton drew attention to the conflict of two sections in the proposed char ter, 841 and 852 , and suggested that the jurisdiction of the proposed department of Buildings should not be excepted from
water-front property, bridges tunnels water-front property, bridges, tunnels,
subways and other public buildings, but that all such structures should be passed upon by the proposed department. upon by the proposed department.
difficulties imposed upon builders and property owners by the number of bureaus property owners by the number of bureaus
having to do with the construction and operation of buildings; and pointed out that the effects were particularly felt in that the effects were particularly felt in
building operations in the upper part of Manhattan. The proposed chapter adding a Fire Prevention Bureau makes at least three whose approval must be obtained upon plans for new buildings, and in all of these the duties of the respective bureaus overlap each other. He urged, therefore, that the committee should devote its attention towards a concentrawhich of thase to departments and bureaus which had to do with kindred subjects; and suggested that the Building Depart ment should embrace the work of the Tenement House Department and also that
of the proposed Bureau of Fire Preven tion.
Mr. Bolton drew the attention of the committee to the incongruous position occupied by the subject of the restriction of height of buildings in section \$53, being part of the detailed reference to the work of the Building Department, and having no connection therwith; and suggested that this far-reaching subject deserves better consideration and more careful proVision for its regulation. The height of able of restriction by mere regulation, but it could be regulated, and no doubt would be regulated by ordinances compelling be regulated by ordinances compelling
buildings to be so constructed as to provide natural light and air to their interior portions. If this were done, he maintained, some of the tall buildings at present existing, could not have been constructed, and the city as well as the owners of property would have benefited by the result.
The committee asked for Mr. Bolton's suggestions in this matter to be put in the form of written amendment to the proposed charter

## NEW PROVISIONS.

The new charter provides in Section 840 for one Commissioner of Buildings to be the head of a new department to be composed of the five existing bureaus of buildof ten years' experian architect or builde of ten years' experience. He is to appoint have been a resident of the borough for have been a resident of the borough for and an architect or builder of ten years' experience.
He is to appoint a chief inspector for He is to appoint a chief inspector for tect, builder or engineer of at least ten years' experience.
Section 841 gives the building depart ment jurisdiction over the construction and removal of all buildings except water front proverty, bridges, tunnels, subways and buildings appurtenant thereto. But Section 852. which gives the City Architect jurisdiction over public buildings or structures, also says that all public buildings or structures shall be reauired by the department to conform in all respects to the provisions of all statutes, ordinances and rules and regulations of the department regulating the construction, alteration or removal of buildings
The new charter provides that the height of buildings may be restricted and regulated by ordinance when approved by the Board of Estimate. Such an ordinance may be limited in its application to a part of the city.
"THE WORST FEATURE OF THE CHARTER."
At a conference of the proposed new city charter held in the rooms of the American Society of Mechanical Engi-
neers in the United Fingineering Societies neers in the United Fingineering Societies'
Building. 25 West 39th street Building, 25 West 39th street, on Mon-
day afternoon. Reginald Pelham Bolton day afternoon. Reginald Pelham Bolton
who is a civil engineer by profession and an officer of the Washington Heights Taxpayers' Association, expressed the opinion ter was the elimination of the bureau of investigation from the Comptroller's of fice, and the curtailing of his auditing powers. He thought the Corporation Counpowers. He thought the Corporation Coun-
sel should he an elective and not an anpointive official, and that the office of

City Chamberlain was a useless one. The taking out of the charter of the Governor's power of removal of the Mayor and borough presidents for cause was a serious error. Mr. Bolton would abolish the cildermen and constitute a Common Counnight, so that it would not be necessary for a member to sacrifice his business interests to attend. This would give us back representative government
Mr. Bolton did not see any economy or advantage in the Engineering Department as proposed, since each department would way would be to have theers. A better of the several departments meet regular y as a Beard of Engineers meet regulartheir work so that each might be in harmony with the other
Albert E. Davis, architect, and vicepresident of the Heights Taxpayers' Association of The Bronx, said that instead of creating new departments, as was promy and efficiency, if the Tenement Hous and Building departments were consolidated, as one duplicated the work of the other. There should be a definite provision governing stoops, areas and other building projections
Mr. Davis though the proposed Depart ment of Architecture would save the city解 the proviso that any head of a departmate might votes of the Board of Estihe further employ other architects, and dent provision that a borough presand engineers
The Realty League will ask for the re storation of Section $1554-\mathrm{a}$, concerning the use of patented articles in buildings and public places. It is Chapter 931, Laws 1905. In that year an inventor tried to force upon property owners a pat-
ented article. which we estimated would ented article. Which we estimated would
cost about $\$ 9.000 .000$ if generally adopted cost about $\$ 9.000 .000$ if generally adopted throughout the city. It was very much natisfactory. This Section 1554-a was satisfactory. This Section 1554-a was THE FIRE COMMISSTONER'S EN LARGED POWERS.
At a conference at the City Club on Monday evening Walter Lindner of the Title Guarantee and Trust Company, was He pointed out that the the new charter. He pointed out that the charter gave powers to the Fire Commissioner to make regFlation in connection with the Bureau of bill now before the Governor, which savs that the commission has the power only to enforce ordinances that are already on the statute books. According to the new harter the Commissioner's word is final. If a property owner objects, to the complaints of the Commissioner's denuties he which will be for a board of survey, sioner. Their ruling is final and the wner has no further redress. and the

## ENCROACHMENTS AND SPECIAL

## PRIVILEGES

In a number of particulars the charter Was at variance with the legislative bill
in providing for the bureau of Fire Prein providing for the bureau of Fire Pre-
vention and bore heavily on taxpayers The bill in the legislature provides only that the Fire Prevention Bureavdesill en
or lessee the right to appeal to a board of survey and also to the supreme court. - In the matter of regulating stoop and areaways it was explained by Mr. Lindner that the power is taken away from the Board of Aldermen and vested in the Board of Estimate. In future the right to have a stoop, areaway, bridge cornice or anything that projects from a building must be secured from the Board of Estifor ten y special with renewals The licenses or ten years, the repproval of the Mayor re subject to the approval or the Mayor indner thought this bore all the ear marks of favoritism. In the acquisition f property by the city for street purposes the new charter permits the commission to award damages only to those whose property has been affected. Under the oresent Charter owners of abutting proprty may claim damages for the change of grade.

## Relative Cost of the Component Parts of a Fireproof Office Building.

The masonry in a steel-frame fireproof office building costs 33.7 per cent. of the office building costs 33.7 per cent. of the table in Reginald Pelham Bolton's book, "Building for Profit." This is the largest relative cost for any portion of the work. The steel framing costs but $7.6 \%$ of the whole, not as much in fact as the plumbing fixtures, which cost $12.6 \%$. The plumbing costs but $1.5 \%$.
The other relative costs are given as follows: Foundation, $5.3 \%$; fireproof floors. $2 \%$; ornamental iron, $6.3 \%$; heating, $3.3 \%$; electric wiring, $2 \%$; partitions, $1.2 \%$; joinery, $3.4 \%$; roofing (tile), $2 \%$; plastering, $3.8 \%$; marble, $9.6 \%$; elevator,
$3.1 \%$; hardware $0.5 \%$; glass, $1.3 \%$; paint, $3.1 \%$; hardware $0.5 \%$; glass, $1.3 \%$; paint,
The cost of supervision, plans, fees and carrying charges during construction should be spread over the other items, as from. from.

## COLOR OF BUILDINGS.

## First Notable Examples of the Use of

 Polychrome Terra Cotta.In an Architectural League Exhibition about fifteen years ago, a small store front of highly colored terra cotta erected against one wall of the Vanderbilt gallery aroused general interest in that it represented about the first tentative el fort to impress upon the architects and the public the possibilities of this
dore man ten ears later design.
More than ten years later the Madison Square Presbyterian Church was begun and this mample of the use of the firs terra cotta throughout all portions of the exterior of an important puilding ing this interval and for some time previous there had been evident a steadily increasing interest in the texture and color of the various materials employed in the execution of exterior design, and a better understanding of the interrelation of color and texture. The soft gray tones of unpainted shingles, the intersecting sparkle of rubble walls built of discolored and moss-grown field stone, the subtle suggestion of pattern due to the pres ence of black headers in rough brick walls with wide joints, all testified in creasingly to the desire for color united with agreeable texture, and helped to make general an appreciation of the fact that strong color contrasts must be united with agreeable textural quality in order to be architecturally acceptable.
This period was rendered notable for the purposes of this discussion by the newly built museum of the University of Pennsylvania, a building which perhaps illustrates better than any other example that we have how vigorously color con-
trasts may be used for the enrichment of trasts may bitse for the ent the our facades without dest ing them with carefully studied surface


EW BUILDING FOR THE JEWELRY TRADE
Among the prominent operations which are bringing about the change in the structural appearance of Fifth Avenue is the erection of a new building for Black, Starr \& Frost, on the
site of the CCarles T. Cook mansion, at the southwest corner of Forty-eighth street. There are many building operations under way at the present time along the avenue, and in this
work of rearranging this thoroughiare of fashionable trade the district north of Forty-second work of rearranglag this thoroughere of rashionable trade the district north of Forty-second
street is showing unusual prominence. The exterior of the Black. Starr \& Frost building will
be wholly of marble and imposing in its architectural features.
textures. Furthermore, as an example o the color effect that may be obtained by carefully studied surface texture without the introduction of any definite color treatment, we have the University Club of New York, a building, I believe, unequaled in this respect. AS a preliminary, then, to the introduction of large masses of glazed and colored terra cotta upon the facades of buildings, public taste may be said to have developed to the point of
realizing the futility of the effort to in realizing the futility of the effort to introduce color interests into architecture by such expedients as the introduction of panels of tile mosaic in the midst of great brick or other material Philadelphia trick, or other material equally unin cerestaing in texture, a characteristic of a fortunately was a brief one.
I have referred above to the Madison Square Presbyterian Church as the first Square Presbyterian church as the first use of polychrome terra cotta in oxterio design. In view of this fact and also of design. In view of this fact and also of building it is, I think, most fortunate that the color has been applied with great re-serve-so much so, in fact, that to one observing this building from a sufficient distance to grasp the effect of the entire composition on a bright day the color variation merely serves to impart a slight vibrant golden glow to the prevailing creamy tone of the building without in the least diminishing the quietness of the shade and shadow; but on a gray, over cast day, when the building is seen in diffused light, the detailed interest of the color treatment immediately becomes ap parent, and thus substitutes another and different kind of interest to compensate for the loss of the shadow forms. In this respect it seems to me that this building is deserving of the highest praise, and is, I believe, destined to exercise a most salutary infuence in restraining those whose fondness for color contrast thig J. Monroe Hewlett in the "Brickbuilder.

## Test of Fireproof Construction.

A fire on the ninth floor of the building at 35 West 3 th street last Sunday raged fiercely among the merchandise for a time but did no damage to the structure of the building, a testimony to the substantial nature of modern construction. While a statement of this nature may have become of a commonplace order, the fact itself is none the less remarkable. The wall. and ceiling were blacke ony, the flames were confined to the merchandise in the mive setion or the loft until the firemen "If we had sprinklers," said on of the proprietors, "they would have put of the proprietors, loss. The structure of the building, however, is not damaged in the least. The floors are of hollow tile construction."

## Specialists in Building Construction.

The architect no longer is looked upon by the building public as a specialist in all lines. It knows it is impossible fol any one man to master all the branches construction. The architect is of neces sity, like the family physician, a practitioner commanding confidence and posses sing a good knowledge of the various branches of building, and at the same time a constructive artist.
There is the architect, in a word. An artist, but an artist with a construct ive bent and a knowledge of building. He cannot be a successful artist, a structural engineer, mechanical engineer, electrical engineer, heating engineer, sanitary engineer and fireproofing engineer, all in one, so when called upon to design a building call in specialists to help him with the unusual work.
unusual work
some farge architectural firms retain permanently in their employ engineers structural problems of design, but the majority of them must call in from time to time experts who have made a life study of certain features of building de-sign.-'Building Progress.

## Building Operations From 1868 to 1910

Building Department statistics shoy that the old City of New York (Manhat operations (new structures and alterations in old ones) from 1868 to 1910 repre sented a total investment of $\$ 2,869,140$, 55 , and involved more than 100,000 buildings. The more active periods were the decades $1881-1890$ and $1891-1900$, so far as numbers of buildings were concerned.
The cost of building operations has been steadily increasing.

## 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 MANHATTAN AV.-Neville \& Bagge, archi tects, 217 West 125th st, will prepare plans for the improvement of the northeast corner of
Manhattan av and 115 th st, froning 100 ft . on the avenue and 125 ft . on 115 th st, with a 6 -sty
elevator apartment house for the Gorham Construction Company. The property is covered with a 1 -sty taxpayer. The incorporators are
Mrs. Sarah Harris, Abraham Levy, and H. Levy. ST. NICHOLAS AV.-Harold L. Young, archi-
tect. 67 West 125th st, has finished plans for the 6-sty apartment house, $94.11 \times 89.4$ ft., for the 6 -sty apartment house, $94.11 x 89.4$ ft., for the
Melvin Realty Co., of which Henry Friedman, the Brothwest corner of St. Nicholas av and 17 T th st, to cost $\$ 250,000$.
CONVENT AV-J. C. Cocker, architect, 2017 ment house, for the Schuck Realty \& Const. Co northeast corner of Convent av and $12 \pi$ th st, to cost $\$ 65,000$.
44TH ST.-Plans are ready for the 6 -sty
tenement with stores that Samuel Root, of 6 . East $79 t h$ st, will erect in the north side of
44 th st, 175 ft. west of 9 th av, at a cost of $\$ 35,000$ George K. Wells, 1 Union sq, prepared
these plans. The owner handles all building

54TH ST.-Excavating is going on 122 East 5 th st, for the 9 -sty apartment hous to be erected for the 118 East 54th st company,
from plans by Cross \& Cross, 546 5th av. The from plans by Cross \& Cross, 546 5th av. The
Theodore Starrett. Co., 103 Park av, has the general contration cost, $\$ 180,000$
60TH ST.-Contractors are still figuring the general contract for the
$41 \times 100$
ft ., to be erected at 128 East 60 th st $41 \times 100 \mathrm{ft}$. to be erected at 128 East 60 th st,
by the 128 East 60th Street Co., 111 Broadway of which E. De Forest Simons, is treasurer Estimated cost $\$ 100,000$.
BROADWAY.-The Howard Hager Co., Libfiguring the general contract for the erection figuring the general contract
of the
$3-$-sty
stone house and rectory at 155 th st and Broadway, for the Church of the
Parish, 187 Fulton st. Ferguson, 1705 th av, are the architects. Es ${ }^{+1}$

## HaLlS AND CLUBS

ST. NICHOLAS AV.-Holabird \& Roach, archiat work on plans for the building to be erected for the Mystic Shriners. The building will be
of oriental style of architecture and similar to of oriental style of architecture and simiar
the Masonic Temple in Philadelphia. The matter of location is still indefinite, there being as many as fifty sites under consideration. The committee appointed to select a site is under-
stood to have reported
favorably on the triangular block containing about fourteen lots and bounded by st. Nicholas and Manhattan avs, 122 d and 123 d sts, owned by Bing $\&$ Bing
 Manhattan a
ft on 123 d st.

## hospitals and asylums.

MANHATTAN-A charter for the new Lutheran Hospital which it is proposed State Board of Charities and $\$ 200,000$ has been pledged. The incorporators are: John H. Boschen, 416 west
154 th st, Dr. George E. Hayunga, 502 Canal st. 154 th st, Dr. George E. Hayunga,
Roger Hinds, 207 Broadway, Robert Schey, 4 White st, and Louis IK. Unrich. Funds are now being raised.
1ST AV.-The Willard Parker Hospital Trustees will advertise for bids about Oct. 1 , for
the new dormitory addition to the hospital au the new dormitory addition to the hospital al 1 st av and 15 th st, plans for which have been
prepared by Clinton \& Russell, of 32 Nassau st. cided. The building will be $50 \times 100 \mathrm{ft}$., 6 -sty in height.

## MUNICIPAL WORK

TUNNEL WORK.-Bids will be received by the President of the Borough of Manhattan ing a tunnel street, from Broadway, near Fair
view av to the subway station, at West 191s i

Stores, offices and lofts
42 D ST.-J. C. Schaeffler \& Co., architect, 38
West 32 d st, and Boston, Mass., state that they are preparing plans for the improvement of a plot 80 ft . in 42 d st, 120 ft . in 43 d st, between
Sth and 9 th avs, with a 16 -sty office and loft Sth and 9 th avs, with a 16 -sty office and loit
building, to cost about $\$ 1,700,000$. The 42 d st frontage is now covered with rentable dwelling
frous
house, of from 3 to 4 -sty, and the 43 s st plot houses, of from 3 to 4 -sty, and the 43 d st plo
with warehouses. Excavating will be under with warehouses. Excavaring
taken by early fall. There will be a group of facade will be of limestone and brick. L. V. \& C. H. Darmstadt, plumbers, of 352 West 43 d st, are the owners. The contract has not
awarded.
(See also issue Aug. 19, 1911.)
the 11-sty, fireproof, warehouse and office building at 18-24 West 61st st, for the New York Branch of the Locomobile Co., of Broadway and
76 th st.
Kirby \& Petit, 103 Park av, are the ${ }^{6} 6 \mathrm{th}$ st.
5TH AV.-Contraciors are still figuring on the general contract for the 6 -sty non-fireproof, brick and limestone store and loft building to be erected at 6055 th av, for the Peerless Investing Co., of 31 Nassau st. $\begin{gathered}\text { Lewis Coon is } \\ \text { president. } \\ \text { Townsend, Steinle \& Haskell, } 132 \mathrm{~S}\end{gathered}$ Broadway, are the architects. The cost is esBEACH
BEACH ST. - No contract has yet been issued Beach st, for $S$. Charles Welsh, of 256 Broadway to cost $\$ 25,000$ F. P. Kelley, 3 West 29 h st has prepared plans
38 TH ST.-Rouse \& Goldstone, architects, 38 West 32 d st, have finished plans for the 12 -sty for the Harvard Realty Const. Co., of $13-21$ East 22 d st. The owner is now ready for bids on all sob-contracts and materials. Total cost, $\$ 180,000$.
43 D ST.-Buchman \& Fox, architects, 11 East 59 th st, have completed plans for the 11-sty north side of 43 d st, 207 ft . west of 7 th av, at a cost of $\$ 500,000$. The New York Times Building Co., with offices in the Times Building,
Broadway and 42 d st, is the owner. Adolph Broadway and 42d st, is the owner. Adolph
Ochs.,. is president and Benjamin C. Franck, Ochs., is president and Benjamin C. Franck,
secretary for the company. No contract has secretary for the
yet been issued.
MADISON AV.-Walker \& Gillette, architects. 128 East 37 th st have plans in progress and will take bids on the general contract about October 15 th, for the 4 -sty and basement fire proof, limestone and brick, bank and office
building, $50 \times 100$ ft., to be erected at the northwest corner of 5 ith st, and Madison av, for the Union Trust Co., of so Broadway. Edwin
G. Merrill is chairman of the building commit-

## THEATRES

42 D ST.-Thomas W. Lamb, architect, 5015 th av, has been commissioned by
who
recently leased
236
to
240
West
42 d st four old buildings on a plot Sox98.9 ft., to pre pare plans for the improvement of the site with a theatre It will be a 4 -sty structure of ing capacity for about 1,500 persons. is estimated at $\$ 150,000$. The site is owned by the Goodridge estate

## Bronx.

apartments, flats and tenements. ${ }^{223 D}$ ST.-Gronenberg \& Leuchtag, architects West 22 d st, are preparing plans for three -sty, non-fireproof, brick, limestone and terra
cotta flat houses in the north side of cotta flat houses in the north side of ${ }^{223 d}$ st, ${ }^{2}$, east of White Plains av, for the Morris improvement Co., of which M. Margowitz, 34 West 112 th st, is president. The owner will build. Total cost, $\$ 51,000$.
171ST ST.-Work will be started in September, on the 6 -sty, 15 -family tenement house, $20 \times 90$
ft., at the southeast corner of 171 st st and 3 d ft., at the southeast corner of 171 st st and 3 d
av, for George Schultz, of 242 East 23 d st. Louis av, for George Schultz, of 242 East 23d st. Louis
A. Schenart, 194 Bowery, is the architect. Cost, $\$ 25,000$. The owner builds.
BRYANT AV.-Robert E. LaVelle, architect, Southern Boulevard and Freeman st, has com pleted plans for a 5 -sty tenement at the cor-
ner of Bryant av and Jennings st, for the Jackner of Bryant av and Jennings st, for the Jack-
son Associates, of Southern Boulevard and Freeson Associates, of Southern Boulevard and Free-
man st. The directors are Benjamin F. and A. man st. The directors are Benjamin F. and A
Jackson and H. T. Cole. The owners will build Estimated cost, $\$ \overline{5} 5,000$.
MACOMBS PLACE.-C. B. Meyers, 1 Union sil to completed plans for the 6 -sty flat house corner of lo0th st and Macombs ne nort rose Realty Co. The owners will build and are ready for bids on the masonry and carMAPES AV.-Henry Nordheim, 1087 Tremont
av, is completing plans ior the three $\overline{5}$-sty tenements with stores, to be erected at the northeast corner of 17 sith st and Mapes av, for
the Joseph Diamond Construction Co.. of 1139 the Joseph Diamond Construction Co., of 1139
Wyatt st, to cost $\$ 45,000$ each. The owners Wyatt st, to cost $\$ 45,000$ each. The owners
will soon be ready to take bids on all subcontracts.
171ST ST.-Work will start about Sept. 20, on the 5 -sty tenement, 15 families, $25 x 900$ It., at ihe southeast corner of 171 st st and 3 dm av
for George Schultz, 242 East 23d st. Estimated cost is $\$ 2 \overline{5}, 000$. L. A. Sheinart, 194 Bowery

DWELLINGS
DYRE AV.-Jardine, Kent \& Hill, architects, 3 West 29 th st have plans for 100 , 2 -sty brick at Light st, Dyre av and various other locaat Light st, Dyre av and various other loca
tions ior Falk \& Fine, builders, of $13 \overline{5} 43 \mathrm{~d}$ st Brooklyn. The cost is estimated at abou $\$ 3,000$ each
contracts

HOSPITALS AND ASYLUMS.
GUN HILL ROAD.-Builders are still figuring the general tone invalids home 151 , be erected on the south side of Gun Hill road from Woodlawn road to Rochambeau av, and
south to 210 th st, for the Montefiore Home for

Chronic Invalids, of Broadway and 138 th st


## MUNICIPAL WORK

SAND BLASTING.-Estimates will be received by the Park Board until Thursday, August 31, over the Bronx river at the falls near the Lorilara mansion, in Bronx Park.
GRAVEL.-The Park Board will open bids Thursday, August 31, for furnishing and deof the Bronx and Pelham Parkway roadway Southern Boulevard to the Bear Swamp road the Bronx
OlL--Estimates will be received by the Park
Board, Thursday, August 31, for furnishing and Board, Thursday, August 31, for furnishing and way of the Bronx and Pelham parkway, from the Southern Boulevard to the Bear Swamp road,

SCHOOLS AND COLLEGES
MARTHA AV. -N . Serracino, architect, 1170 Broadway, is preparing plans for a modern northeast corner of Martha be erected at the the Bronx, on the city line between New York and Yonkers, for Si. Barnabas Church, of which Rev. M. A. Reilly, is pastor. Work will probSTORES, OFFICES \& LOFTS.
TREMONT AV.-A. N. Allen and H. J. Kerripreparing plans for a 4 - 2 West 45 th st, are cotta, store and office building, $66 \times 100 \mathrm{ft}$., at tral Railroad tracks. over the New York Cen-
The Harlem Division Realty Co, of 2070 Morris Harlem Division The cost is estimated at $\$ 80,000$ av, is the lessee.
work will be handled by the lesses

## Brooklyn.

apartments, flats and tenements FLATBUSH AV.-The J. C. Wandell Co., ar plans for a 4 -sty stores and tenement, $22 \times 80$ It., at ihe southwest corner of Stevens $22 \times 80$ and Flatbush av, for the Shlickerman Conowner will buid at 4 av arooklyn. The and materials. Estimated cosi is $\$ 25,000$

FACtORIES AND WAREHOUSES.
BROOKLYN, N. Y.-Excavation is well under Way for the 7 -sty, fireproof concrete factory, 100x 125 ft .at Nassau st and Flatbush av, tor te Cary Mfg. Co., of 19 Roosevelt st, N. Y. C.
The Hennebique Construction Co., of 1170 Broad way, N. Y. C., holds the general of 1170 Broa PROSPECT PARK WEST.-B. F. Hudson. chitect, 319 Pth st, Brooklyn, is revising plans and will be ready for bids about September 200 for the 3 -sty brick carriage factory, 80 x 100 ft . south of 17 th st, for A. B. Smith. of 227 Prospect Park West. Estimated cost is

## MUNICIPAL WORK

PAINTING.-The Park Board will receive bids to paint the interior of the largor necessary io paint the interior of the large palm house in Prospect Park, Brooklyn
OIL-Estimates will be received by the Park Board, Thursday, August 31, for furnishing and
delivering 1,000 barrels of sprinkling oil, at Prospect Park and the gravel pit, Ocean Parkway, near Av P, Brooklyn. BUILDING.-Estimates will be received by
the Park Board. Thursday, Augusi the Park Board, Thursday, August 31, for
repairs to shelter house in Bushwick Park, Brooklyn.
SEWER WORK.-The President of Borough of Brooklyn, will open bids Wednesday, August
30, for labor and materials required for con 30 for labor and materials required for con-
structing sewers, forcemain and sub-structures of the sewage pumping station, Section No. 1;
of sanitary outlet sewers, storm outlet sewers of sanitary outlet sewers, storm outlet sewers
and the forcemain in Av v, between the westand the forcemain in Av V, between the west-
erly line of West 11th st and the easterly erly line of West 11 st and the easterly
line of West 10th st, together with all sanitary outlet sewers, storm outlet sewers and the forcemain and the sewage pumping station, and all adjuncts and appurtenances within the parcel of land between West 10 th st, and West 11th st, and between Av V and a line parallel
therewith and 200 ft . southerly therefrom. SEWER WORK.-Bids will be received by the President of Borough of Brooklyn, Wednesday August 30 , for furnishing labor and materia required for constructing a sewer in Lincoln av, between Ridgewood av and Jamaica av, and a temporary outlet across what was formerly
Condit st.

## Queens.

apartments, flats and tenements.
QUEENS.-Cannella \& Laspia, architects, 60 Graham av, Brooklyn, have plans under way
for eight $\%$-sty brick apartments, to be erected at the southwest corner of Sutter av and Holly
 West 34th st, represents
mated cost. $\$ 8,000$ each.

RIDGEWOOD, L. I.-L. Allmendinger, architeet, 026 Broadway, Brooklyn, is preparing plans
for ten
-sty brick tenements
on av, between Foxhall st, and Halleck av, tor
Jacob Rodler, owner. 500 each.

## DWELLINGS

LONG ISLAND.-C. L. Varrone, architect, of Corona, L . I., has plans in progress for two
$2-$ ty bry brick residences, 20 x 50 ft , to cost $\$ 9,-$ The location will be announced later
The architect will take all bids.
 and will soon take bids on the general contract for a $21 / 1 /$-sty, terra cotta block and stucco residence, to be erected at Jamaica and Som-
mers avs, this place, for Dr. W. M. Stone, of
Flushing. FOREST HILLS, L. I.-The Sage Foundation
Home Co., N. Y. C., will erect six 2 -sty briek dwellings in Ingram st, at a cost of $\$ 17,500$. PORT WASHINGTON, L. I.-William Emerson, architect, of 2815 Lh av, $\mathrm{N} . \mathrm{Y}$. C., is pre-
paring plans for a residence, 40 fl 120 ft , to be erected here for Robert Roe, Jr. No figures
have yet been submitted
factories and warehouses.
City, is taking bids on a 5 -sty brick Istand City, is taking bids on a 5 -sty brick factory
building, $58 \times 150$ f., to bee erected at Payntar and Van Alst avs, Astoria.
HALLS AND CLUBS,
LONG ISLAND CITY.-J. Berger \& Co., architects, 13 th av, Long Island City, are taking
estimates on the 3 -sty brick club house, $25 \times 75$ ft., to be erected on Steinway av, near Broadway, for the Knights of Pyyyinas, 432 Heth av-
Long Island City. Pangburn \& Wall, of 132 Elm st, Long Island City, have submitted an

## STORES, OFFICES AND LOFTS

LONG ISLAND CITY.-Work is to be started erected on Jackson av, by the Degnon Termi-
nal and Realty Co.

## Richmond.

FACTORIES AND WAREHOUSES.
ELM PARK, S. I.- -Harry Allen Jacobs, archion the 3 -sty non-fireproof brick factory building, for the Standard Varnish Wactory build-
Broadway, N. Y. C., to be erected here. Heiman
B. Rosenger is president, be erected here. Heiman
retary and Max Woile Rosenberg, secPUBLIC BUILDINGS.
STATEN ISLAND.-Nothing definite has yet he new county court house. for which Borough President Cromwell recently succeeded in obtaining an appropriation of $\$ 250,000$ for site
and building in Richmond borough.

## Out of Town.

apartments, flats and tenements. JERSEY CITY, N. J.-Nathan Welitoff, archi tect, of 238 Washington st, Newark, N., J., has completed plans for five six-family flats to be
erected on Grant av between Ocean and Jackson avs, by Abraham Corlin. Brick, 3 -stys each,
$26 \times 57$ ft.
$\$ 37,500$. The estimated cost will be about

## ARMORIES.

JERSEY CITY, N. J.-Col. H. H. Brinkerhoff, commanding the Fourth Regiment, is irying to the necessary changes about the Bergen Avenue Armory. Twice before bids have been asked,
and both times they have run higher than the and both times they have run higher than the
state appropriation of $\$ 15,000$. CHURCHES.
YONKERS, N. Y.-A new brick synagogue is to be erected on Hamilton av. between Morris and Post sts, for the congregation Staff of
The cost is estimated at about $\$ 40,000$. ELIIZABETH. N. J.-The Epworth Methodist Episcopal Church, now located at Orchard st,
and Westfield av, will erect a new edifice at Stiles and Magie sts. The structure will be of brick and hollow tile and cost about $\$ 16,000$.
Address chairman of the building committee OSWEGO, N. Y.-Laveaute $\&$ Curtiss, architects of Syracuse, have prepared plass for im-
provements to St. Louis' church. A heating provements to St. Louis' church. A heating
plant will be installed at a cost of $\$ 2,500$. Plans plant will be installed at a cost of $\$ 2,500$. Plans
for the plant were made by E. E. Palmer, heating engineer, of Syracuse, and a Palmer system terations will be made.
MECHANICSVILLE, N. Y.-St. Paul's Roman of a new edifice. The building will cost about
$\$ 135,000$. \$135,000.

## DWELLINGS

 residence and garage at this place, adjoiniug
the Great Kills Yacht Club, of which he is a the Great Kills Yacht Club, of which he is a
member. The house will be of colonial style of

FACTORIES AND WAREHOUSES
UTICA, N. Y.-The Utica Steam Engine \&
Boiler Works is having plans prepared for a new annex building $50 \times 150$ ft., to be erected
west of the present boiler shop. It is to be west of the present boiler shop. It is to be
of iron and concrete, fireproop throughiut. Thom.
CAMDEN, N. J.-Plans are being prepared for the erection of a group of buildings here
for the American Artificial Silk Manufacturing
Co

HOUTH MANCHESTER CLUBS.
E. Spaulding, of Suffield, Conn. pared plans for a new building for the pred will be brick Association of Manchester. for stores, offices and lodge rooms.
HaRrisville, N. y.-F. A. Caswell, of Wa tertown, has received the contract for the con-
struction of the Odd Fellows Temple to be erected at this place. The building will be NEWBURGH, N. Y.-The building committee of the Y. M. C. A. inclue bung A. L. J. Miller, Samuel V. Schoonmaker, S. L. Stewart, T. R. R. plans for the new structure to be erected in Grand st. Jackson \& Rosencrans, of N. Y. C. burgh, are associate architects. The plans have been sent to New York to be submitted contractors for estimates.
KINGSTON, N. Y.-An Odd Fellows temple $\$ 100,000$. Nocted at this place at a cost or dress the secretary of the order for particulars hospitals and asylums
FAR ROCKAWAY, N. Y--Work will soon be started on the new hospital building at this Many residents of Manhattan who summer at the Rockaways are contributors to the building
fund. The cost is placed at $\$ 250000$ ced at $\$ 250,000$.
architect, Security Nutual Building, Binghamton, has prepared plans for the new building to be erected at this place for the Susquehanna
Valley Home. Bids will be opened August 26 by the Board of Directors, The structure is
to be 26 ft . wide and 475 ft . long, basement and 1-sty; concreie and brick, fireproof throughout. The cost is withheld.
OSWEGO, N. Y.-The first building of the newly incorporated Riverview Springs Sanito-
rium Co., which contemplates the erection of a rium co., which contemplates the erection of a River road, between this city and Fulton, is
to be started at once, at a cost of $\$ 8,000$. It is to be of frame construction, 3 -stys in height.
is The company also has plans prepared for anather large building to be built next year at
a cost of $\$ 150,000$. Address the secretary at Oswego
ELizABETH, N. J.-Bids will be received until Sept. 14, at the Union County Court House
for the erection of a sanitarium here. Bids will be received for construction and engi-
neering. J. Oakley \& Son, 280 North Broad architects.
JAMESBURG, N. J.-The Board of Managers of the State Home for Boys, Jamesburg, will
receive bids until Sept. 6, for constructing a home.
BEDFORD HILLS, N. Y.-A hospital for women to be conducted in connection with the reformatory for women is to be erected at this place by the State of New York on the property
recently purchased from Richard Rutledge, of White Plains
MALONE, N. Y.-The following bids have tration building and for other constructions at the Northern New York Isstitution for Deaf
Mutes ait this place: Fiske-Carter Construction Mutes at this place: Fiske-Carter ${ }^{\text {Construction }}$
Co., Worcester, Mass., $\$ 147,536$; $\quad$ Charlebois Bros., Watertown, N. Y., $\$ 124,500$; Proctor Mfg. Co., Ogdensburg, $\$ 132,000 ;$ R. Richards ${ }^{\text {\& }}$ Son,
Utica, $\$ 130,289:$ M. Kantrowitz. Albany $\$ 122,-$ Utica, $\$ 130,289$. M. Kantrowitz, Albany $\$ 122$, ,
000 ; Wills \& Marvin Co., N. Y. C., $\$ 120,000$; W. S. Robertson, Saratoga, \$135., K64; C. H. Everitt, BuIIralo, $\$ 12+900$.
MT. VERNON, N. Y.-Milton See \& Son, architects, 6 West 22 d st. N. Y. C., have plans out
for figures for the 4 -sty brick hospital, 40x115 ft . at this place for the city of Mt. Vernon

> MUNICIPAL WORK.

ARCH BRIDGES.-Bids will be received by the Board of Water Supply, at' its offices sev-
enth floor, 165 Broadway, until Tuesday, Sepenth floor, 165 Broadway, until Tuesday, Sepconcrete arch bridges, with spans 67 ft. 6 forced concrete girder bridges having spans of 25 ft. and 39 ft, with their approaches, in
connection with the new system of highways connection with the new
around Ashokan reservoir
TONAWANDA, N. Y--Sealed proposals will be received by George L'. Beckrich, City Clerk
of the City of North Tonawanda, until for furnishing material and macadamizing Wheatfield st. All bids must be accompanied by a bond in the sum of $\$ 1,000$ as a guarantee of good faith and faithful performance of the
contract. John B. Batt is Secy. Board of contract. John B. Batt is Secy. Board of
Public Works. MONTCLAIR
for bids for the paving of Bloomfield av. The contract will probably be awarded at the meeting of the Town Council on Sept. 11 .
HUNTINGTON, N. Y.-Bids will be received
by the Town Board until 11 a . m ., Sept. 8 , for improving Main st, from New York av, to Green st. Plans are on file at the office of
Alonzo P. Whitson, Town Supt. of Highways. HOBART, N. Y.-O. A. Miller, Engr., of Oneonta, N. Y., is completing plans for the con-
struction of a sewer system here. Estimated Cost, $\$ 25,000$. ceive bids until Sept. 5 for constructing a tile
pipe sewer along the course of the open ditch the north side of the Erie R. R , tracks for a distance of about 1,400 ft. to connect with the drain at a point nea
to the West Shore tunnel.
PORT CHESTER, N. Y.-The Board of Supervisors of Westchester County will receive bridge
until Sept. 11 for widening a masonry bridg over the Byram River at Port Chester. GENEVA, N. Y.-The Board of Public Works has awarded the contract for the construction
of a filtration plant at this place to the Lake

Shore Construction Co. of Buffalo, for \$35,reservorr for $\$ 18,692$. The Lor a new concrete
nhore Co. was about $\$ 8,000$ below their nearest competitor on the filtration plant and nearly $\$ 8,000$ below the sext bidder on the reservoir work.
OLIVE, N. Y.-Sealed bids will be received by the Board of Water Supply, 165 Broadway,
N. Y. C., until September 5th, for the con struction of two reinforced concrete arch bridges and four reinforced concrete girder bridges in connection with the new system of highways
NEWARK, N. J.-Bids have been opened for the Pennsylvania Railroad Station with bituithic. The bid of the Standard Bitulithic Co. was $\$ 65,150$ and that of the J. F. Shanley Co. action on the bids was delayed until the next meeting.

## SCHOOLS AND COLLEGES

NEWARK,
by Frederick Fatzier Co.,
IIS Industrial Engineering Co., 30 Church st ; the N . N. Y. C., for the Cleveland Public School, to
be erected at Bergen st and 17th Sy Board of Education. Frederick F. Guild, is president. E. F. Guilbert, City Hall, Newark,
is the architect. ITHACA
Ithaca Trust Co. Bldg., Ithaca, are preparing Ithaca Trust Co. Bldg., Ithaca, are preparing
preliminary sketches for three 3 -sty brick and
che concrete college buildings, at Sibley brick and for the Cornell University. The total cost is
$\$ 260,000$.
PLATTSBURG, N. Y.-Local builders will subfor the erection of. 26 , on the general contract for the Board of Education, Samuel M. Weed, 26 Clinton st, is presidest; ; William T. Towner, 320 5th av . N. Y. C., is architect. Estimated
cost, $\$ 90,000$.

## Stables and garages.

SCHENECTADY, N. Y.-Arthur G. Lindley \& a stable and storehouse in Yates st, flar for Fitzgerald Brewing Co. The building will be reingorced concrete. and Aasement, of brick and
$3 \overline{\mathrm{ft}}$., is to be installed.

> STORES, OFFICES AND LOFTS.

PORT CHESTER, N. Y.-Contracts have been mace for the erection of three large business erect a 3 -sty brick structure Edward Dold will wood a 4 -sty structure and Paul J. Burgevin president of the Board of Trade, will construct a building. The contracts on all call for the beginning of work on September 1.
MIDDLETOWN, N. Y.-Leander C. Purdy, has purchased the Matthews county Lighting Co., st, near Franklin sq, for improveryent wouth st, near Franklin st, for improvement with a
large office building, which, when completed,
will will be occupied in part by the Orange County
Lighting Co. Plans for the new building have
not been SYRACUSE,
SYRACUSE, N. Y.-Merritt C. Conway, archia 3 -sty building of reinforced caning plans for erected in Rich st for Thomas Kelly to be building will be devoted entirely to a bakery. It will be 100x40 ft.
JERSEY CITY, N. J.-The Fagan Iron Works, present works and contemplates the erection of present works and contemplates the
an office building and warehouse.

## Contracts Awarded.

apartments, flats and tenements. 102 D ST. - Tearing out is under way at 306 tenement houses owned by $S$. Brudner the two rison \& Sackheim, 230 Grand st, architect's. The general contract has been awarded to S . Rosenblum. Cost about $\$ 7,000$.
WASHINGTON ST.-The New York Terraine \& Building Co., 489 5th av, has received the ment and store building., $25 \times 100 \mathrm{ft}$., at 185 teneington si for rison \& Sackheim, 230 Grand st, are the architects. Bids on steel, razing, excavating, metal ceilings, ornamental iron, marble and tile work
have not been placed. Estimated cost, $\$ 40,000$. BELMONT AV.-Contracts for marble and tile work have been awarded to the D. Bravin Tile
and Marble Co., of 232 East 111th st. plumbing o George Thers, 584 East 169th st, lighting to N. V. Caison, 1742 Lexington av, on the apartment house at belmont av and 187th st, for the Terrace Realty Co., from plans by M. W. Del
Gaudio, Tremont and Webster avs. The plastering has not been awarded
SULLIVAN ST.-D. Abbetti, 226 Lafayettie st, tenement house $97 \times 87.4$ fto erect the 6 -sty van st, for the Citizens Investing Co., 226
Lafayette st, to cost $\$ 55,000$ L. A. Sheinart, Lafayette st, to cost $\$ 55,0$
194 Bowery, is architect.
$106 T H$ ST.-Thomas T. Hopper Co., 1326 roadway, has received the general contract West 106th st, for Clara L. Eakins. Townsend, Steinle \& Haskell, architects, Broadway and 34th st. Estimated cost about $\$ 90,000$.
853 St. Nicholas av, Mas More Const. Co., of 853 St Nicholas av, has received the mason
work for the $\$ 700,000$ apartment house, $12-$
stys $115 \times 92$ tt., at $71-77$ East 82 d st, for the stys, $115 x 92$ It., at $71-77$ East 82 d st, for the
Fullerton Weaver Realty Co. of 106 East 82 d
D. Everett Waid and J. E. Carpenter st. D. Everett Waid and J. E. Carpenter, 1
Madison av, are associate architects. Bids on other sub-contracts will be taken by ihe

HARTFORD, CONN-SUb-contracts have been Issued for the building of the Hartford Naional Bank, at Main and Asylum sts. as fol-
lows: Steel work to the American Bridge Co, of N. Y. C.; ornamental imen iron Bridge Co, wreek Iron Works, Brooklyn, N. Y.; vault
wrik, the Remington \& Sherman Co. Wels
Bros. Co., N. Y. C., hold the general contract. Eros. Co., N. Y. C., hold the general contract.
Donn Barber, 25 East 26 th st, N. Y. C., is
rebitect.
BROOKLYN.-John H. Parker Co., 315 4th to erect the branch bank building, at the southwest corner of Nostrand av and Herkimer st,
Brooklyn, for the Peoples Trust Co., of 18i Brooklyn, for the Peoples Trust Co., of 181
Montague st. Dennison \& Hirons, 475 5th av, Montague st. Dennison \& \&it
N. Y. C., are the architects.

CHURCHES.
RICHMOND HILL, L. I.-The Commonwealth Roofing Co., 49 Greenpoint av, has received
the contract for the damp-proofing, rock asphalt work, roofing and metal work on the new church Frank Droesch is the general contractor
AMSTERDAM AV.-Contracts have been awarded to Wakeham \& Miller, 103 Park av,
for alterations and additions to the West Park for alterations and additions to the West Park
Presbyterian church, 86 th st and Amsterdam av. The additions comprehend a third story body, 12 West 31st' st, are the architects.
TREMONT AV.-J. E. Butterwerth, Rider av, Bronx, has received the contract for the com-
pletion of the Tremont Baptist Church, at Tremont and Webster avs, the Bronx. William H.
Birkmire, of 1133
Broadway, prepared plans.

## DWELLINGS

ST, NICHOLAS AV.-Charles Peterson, Beach
av, Van Nest, has received the contract for alterations to the 3 -sty residence 1367 St. NichHor, Jr., 1436 Webster av, architect. 54TH ST.-Charles T. Wills, Inc., 286 5th av, S-sty residence which John D. Rockefeller, Jr.
will erect at 10 West $54 t \mathrm{~L}$ st, from plans by will erect at 10 West 54 th st, from plans by
William W. Bosworth, 527 5th av. Estimated cost is $\$ 200,000$.
48 TH ST.-S. E. Gage, architect, 340 Madison av, has completed plans for renovating the
 has been let.
${ }_{\text {has }}^{92 \mathrm{D}}$ ST, Secured the couis Muller, 243 East 75th st, has secured the contract for enlarging and
renovating the 3-sty dwelling, 152 East 92 d ises. owned by Lizzie Preiffensehneider, on prem-
is are by Carl P. Johnson, of $s$ East 42 d st.
34th st, has received Thepper $\&$ Co., 47 West erect a new residence at 26 East 92 d st, from FACTORIES AND WAREHOUSES.
New BRUNSWICK, N. J.-The Torrington ceived the contract to erect a complete plant for the Simplex Automobile Co. in this city The structure will be of reinforced concrete ers 3 -stys high, $21.6 x 6 \mathrm{ft}$. The cost is $\$ 100$,
000 . Work is to be completed by Nov. 15.
BUFFALO, N. Y.-The Turner Construction Co., Buffalo and Manhattan, has received the
general contract to erect an addition to the general contract to erect an addition to the
3 -sty, fireproof, reinforced concrete manufacturing plant in the east side of Tennessee st, son, 35 Dun Bldg., Buffalo, is the architect.
5ih av, received the general D. Best \& Co., 320 Standard Oil Co., 26 Broadway. N. Y. C. to erect the warehouse, stable and office building
GANSEVOORT $\begin{gathered}\text { ST.-John } \\ \text { Broadway, has }\end{gathered}$ McKeefrey, 1416
recived the contract to erect the 7 -sty fireproof reinfored concrete storect building. $50 \times 100 \mathrm{ft}$., at $90-92$ Gansevoort st J. S. G. Gover, 160 State st, Brooklyn, is the
architect. architect.
hospitals and asylums.
16 TH ST.-The following sub-contracts for
the alterations to the Scarlet
Fever and Dipth the alterations to the Scarlet Fever and Dipth-
theria Hospital, in the north side of 16th st, follows: Heating, Gillis \& Geoghegan, 537 West Broadway; plumbing, J. P. Blaire, 3an, Park av,
lighting, Hughes Electric
Heating Co., Broadway; The William Young Co., 550 West 41 st st, holds the general contract. Contracts
for plastering and painting have not yet been issued. Renwick, Aspinwall \& Tucker, 320 5th ${ }^{\text {av, }}$, are the architects. Estimated cost, $\$ 12$,RALPH AV--John Auer \& Sons, 648 Lexington av, Brooklyn, have received the general stone and steel asylum on Ralph av, near Pacific Asylum Society the Brokklyn Hebrew Orphan F. Rothschild, is president. John B. Snook's
Sons, 73 Nassau st, N. Y. C., are the architects.

## hotels.

5TH AV. H. H. Oddie, Inc. Has received Co. (Klein \& Jackson), 149 Broadway, to erect
the new apartment hotel building, 12 -sty Che new apartment hotel building, 12 -stys, 52 x
$100 \mathrm{ft.,}$. at 5 th av and 56 th st, at a cost of oo other sub-contracts have yet been awarded Rouse \& Goldstone, 38 West 32 d st, are the architects, Falk \& Hager, 300 Church st, steel engineers; W. C. Tucker, 156 th av, sanitary st, steam engineers.
46 TH ST. - The Levering \& Garrigues Co., 552 West 23 d st, have receved the steel con-
tract for the addition to the hotel, from 46th o 47 th sts, for the Ritz Carlton Hotel, on prem-
to the hotel proper, 140 ft. frontage in
st, and ${ }_{\text {a }}$ 2-sty addition in the 47 th
st side st, and a 2-sty addition in the 47th st side
with a frontage of 56 ft., to be used as a ball
 Madison av, steel engineers; Clark MacMullen
 neers. M. Reid \& Co., Inc., 114 West 39 eng st,
holds the general contract. The cost is estiholds the general con
mated at $\$ 1,000,000$.

## LIFE SAVing Stations

BLUE POINT, QUOGUE, L. I.-George W. general contract to erect life saving stations a ing Point, Smith's Point, and Tiana Life Sav Government, Treasury Dept., U. S. Life Saving Service, Washington, D. C. Albert D. Jackson,
Quogue,
L. Quogue, L. I., John Penny, Moriches, L. I.,
and Frank Rorke, Patchogue, L. I. are station masters in charge

## MUNICIPAL WORK

SCHENECTADY, N. Y.-The Foundation Co., tract and has just begun work on the piers for the bridge over the Mohawk River at Schenectady, N. Y., for the Delaware \& Hudson Co. The contract consists of four river piers car-
ried down to hard pan, at an average depth of 37 ft . below water level, also two abutments on land. The piers will average in size 17
ft. 6 in.x70 ft., and the abutments are 10 $\times 110 \mathrm{ft}$.
SUMMIT, N. J.-Russell Klockner, of Trenton, has received the contract for the construc-
tios of sewers in Ridgedale av, and in William

Geneva, N. Y.-The Board of Public Works has awarded contracts for the construction of we filtration plant and reservoir. The bidders tion \& Supply Co., of Dunkirk, $\$ 35,290.90$; James E. Bunting, Flushing, N. Y., $\$ 43,652$ 10; Hilton \& Mason, of Nitsburg, Pa. ${ }^{\text {a }}$, 844 Stobough Construction Co., of N. Y. C., $\$ 55$, ,
975.70 On reservoir, Lake Shore Construction \& Supply Co., Dunkirk, $\$ 18,692$; Lupfer, tion \& Supply Co., Dunkirk, $\$ 218,692$; Lupfer, Mason, N. Y. C. $\$ 29,738$; Stobough Construction Co., N. Y. C., $\$ 30, \$ 86 ;$ P. H. Murray, Rochester, $\$ 30,915$; James E. Bunting, Flushing, N. Y.,
$\$ 31,481$. The Lake Shore Construction
Co., being the lowest' bidder on the two propositions, was awarded the contracts
NEW ROCHELLE, N. Y.-The contract for the construction of sewers in North Ave., from to the Rochelle Construction Co, of New Roto the
WORTH ST.-A. D. Johnson \& Co., 43 West the st, have received the contract to erect the 1 -sty comfort stations, $20 \times 35$ ft., for ther
Park Deparment, at Worth and Baxter sts.

SCHOOLS AND COLLEGES
HOBOKEN, N. J.-Ludlow \& Peabody, architects, 12 West 31 st st, have awarded to the
Jones Const. Co., 1 Union sq, the contract for alterations and additions sq, contract Castle at Hoboken, $N$ by way of shanging it from its original use as the homestead of the Stevens family to a Students' Union for the Stevens institute or Technology. Contracts, excepting for the furnishing and lighting fixtures

## STABLES AND GARAGES

60 TH ST.-Jennings \& Welstead, 227 West Philip Reilly, 533 Lexington av, the plumbing on the stable building, 4 -stys, at 225 -227 West
60 th st. from plans by Charles Stegmayer, 168 60th st, from plans by Charles Stegmayer, 168 STORES, OFFICES AND LOFTS.
ALLEN ST.-Work has started tearing out the stable building at 54 Allen st, for store
and loft purposes. The general contract has been awarded to M. Rothberg Joseph Spector owner, 324 Grand st. Harrison \& Sackheim, architects.
BROADWAY.-The Cauldwell-Wingate Co., 381 4th av, has secured the contract for extensive alterations to the the osty office building, 53
Broaoway, for F . W Goelet of 9 West 17 th Broaoway, for R. W. Goelet, of 9 West, 17 th
st. Louis C. Jallade of 37 Liberty st , is the architect.
4 TH AV.-Contracts have been awarded for interior trim to the Batavia \& N. Y. Wood
working Co., Fuller Blds., and interior tile and marble to the McLaury Marble Cor Park av, for the 12 -sty office and loft building 100x115 ft., at the southwest corner of th av and 20 th st, for the 148 4th Avenue Co., (Klein $\&$ Jackson), 149 Broadway, estimated to cost
$\$ 650,000$. Rouse \& Goldstone, 38 West ${ }^{2}$ 2d ${ }^{\text {st }}$ st architects; Falk \& Hager, 30 Church st. steel engineers; C . O. Mailloux and C . E. Knox, 90
West st, electrical engineers ; H . H Odie, West st, electrical engineers; H. H. Oddie

51ST ST.-R. S. Pollock Co., 118 East 28th st, has received the contract to erect the
brick studio building, $20 \times 100$-sty
ft., at 168 East 51s0 st from plans by McKim, Mead \& White

## THEATRES

STANTON ST.-Mrs. Maria Neustalder, owner
111 2d st, has awarded the contract to 1112 d st, has awarded the contract to S , ture building at 178 Stanton st. Harrison Sackheim, architects.
5 TH AV--McGavern \& Lytle, Inc., 3112 d av 2-sty fireproof brick and terra cotta theatre at 106th and 107th sts and 5th av, for an amusement company, of which Felix Isman, Arcade Bldg., Philadelphia, is interested. The
general contractors are ready for estimates on

Bub-contracts. W. W. Hoffman \& Co., Arcade
Bldg., Philadelphia, are the architects.
Est1 mated cost, $\$ 65,000$.
ONEIDA. N. Y.-Charlebois Bros., of Water erect the Madison have received the contract to Theatre Co. The amount of the contract was not given but the cost of the theatre will be noteut $\$ 47,000$.

PLANS FILED FOR NEW CON STRUCTION WORK.

## Manhattan.

apartments, flats and tenements. SULLIVAN ST, Nos. 150-152, 6-sty brick and Citizen tect L. Av Sheinart, 194 Bowery. Plan No. 539 D. Abbetti, 226 Lafayette st, has contract.

 Owner builds.
MACOMBS PL, n e cor 150th st. 6 -sty brick and stone store and tenement, $49.11 \times 99.3$, tin roof ; cost, $\$ 50,000$; owner, Belrose Realy
309
Broadway ; and Union sq. Plan No. 544. Sarah Gluck pres. secy. Owner builds.

DWELLINGS
PARK AV, ${ }^{5}$ w cor 70th st, 4 -sty brick and stone dwelling, $113.8 \times 75.8$, tile roof; cost, $\$ 300,-$
000 ; owner, Geo. Blumenthal, 23 West 53 d st 000 ; owner, Geo. Blumenthal, 23 West 53 d st architects, Trowbridge \& Livingston, 527 5th
av. Plan No. 546. M. Eidlitz \& Son, 489 5th av, has contract.
factories and warehouses.
 500,000 ; owner, New York Times Bldg. Co.,
Broadway and 42 d st ; architects, Buchman ${ }^{\text {a }}$ Fox, 11 East 59th st. Plan No. ${ }_{\text {No }}^{543 \text {. Not }}$ secy.

## MISCELLANEOUS

45 TH ST, Nos. 417-421 East, reinforced concrete coal pocket, $36 \times 30 ;$ cost, $\$ 6,500 ;$ owner, tect, Wm. M. Torrance, 63 Sanford st, East


Stores, offices and lofts.
$\underset{\text { BEACH }}{ }$ ST, No. 8,8 -sty brick and stone Welsh, 256 Broadway; architect, F. P. Kelley West 29th st. Plan No. 540. Not awarded BROADWAY, No. 1626,3 -sty brick and stone sore and office, $25.1 \times 49.2$, tar and gravel roof, Liberty st ; architect, H. M. Baer 21 West 45 th 25TH ST, 118 -120 East 12-sty brick and stone mercantile building, 41.8xs9.6, extension 41.Sx5.9, composition roof, cost, \$140,000; owner, Mrs. Louisa C. H. Dyckman, Orange, N. J. ; 17 th st. Plan No. 547 . ${ }^{\text {© }}$ Corning Co., has con-

BROADWAY, e e cor 106 th st, 2 -sty brick
and stone store and loft, $28.1 \times 68.9 \times 79.8$, tin roof ; cost, $\$ 5,000$; owner, McMillan Bros., 210 West 42d st; architect, Adolph G. Rechlin, 233
5 th av. Plan No. 548 . Not let.

## Bronx.

apartments, flats and tenements.
179 TH ST, S S, 100.25 e Daly av, 4 -sty brick ers, Obark Realty Co., Chas. O. Krabo, 181st St and Bryant av, Pres.; architect, Chas. 182D ST, $n$ e cor Washington av, 5 -sty bricls 182 D ST, n e cor Washington av, 5 -sty brick
tenement, $36.7 \times 8$, plastic slate roof ; cost, $\$ 45$,Frankel Pres, Haddes Realty Co., Jacob I. Frankel, Pres. on premises; architects, Moore
\& Landseidel, itsth st and 3d av. Plan No. 640 . WASHINGTON AV, e s, 36.7 n 182 d st, thre 5-sty, brick tenements, $40.7 \times 67.0$, plastic slate Realty Co., Jacob I. Frankel, 182d st and Washington av, Pres. ; architects, Moore \& st and 3 d av. Plan No. 641. TIFFANY ST, e s 275 s 163d st, 5 -sty brick 000; owner, Steinmetz Const roof ; cost, $\$ 50$, 000 ; owner, Steinmetz Const. Co., Samuel B. Moore \& Landsiedel, 148 th st st pres. ; 3 d av. Plan No. 622.
171 ST ST, s e cor 3 d av, 5 -sty brick tene ment, slag roof,
Geo. Schultz, 242 East 23 cost, $\$ 25,000$; owner
Et Sheinart, 194 Bowery. Plan No. 645. ${ }^{\text {Pouis }}$ DWELLINGS.
SETON AV, e S, 450 n 233d st, $21 / 2$-sty frame dwelling. $21 \times 28$, shingle roof; cost, $\$ 4,500$ owner, Randolph Swenson,
architect, Harrison, Henry
Nordham,
N. Plan No. 628.
brick dwellings s, 300 e Barnes av, two 2 -sty
 000 ; owner, Vincenzo Avarella. 538 East 139th
st; architect, Geo. P. Crosier, 223d st and White st; architect, Geo. P. Cros
Plains av. Plan No. 630 .
ST. LAWRENCE AV, e s. 231 s Gleason av $\$ 4,500$-sty frame dwelling. $21 \times 50$ tin roof; cost av; architect,' B. Ebeling, 1136 Walker av. Plan

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| FACTORIES AND WAREE |
| :---: |
| GIRARD AV, n e cor 157 th st, 1 -sty brick |
| hop, $40 \times 55$; cost, $\$ 2.500 ;$ owners, Maguire |
| Eros., 845 Walton av ; architect, W. C. Ried, |
| McGRAW AV, e s, 150 e Sparrow st, 1-sty |
| ick shop, 25x70, slag roof; cost, \$2,500; own- |
| Gidale Lion, 103 Av B; architect, Jacob |
| er, 296 East 3d st. Plan No. |
| TH ST, n e cor Girard av, 1 -sty brick |
| hop, 30x2S, slag roof; cost, \$2,500; owner, Ma- |
|  |
|  |

MISCELLANEOUS.
WEBSTER AV, e s, 14 n 197 th st, 1 -sty frame
toilet, 4x8; cost, so20; owners, Di Lizio \& Co.
on premises; architect M. W. Del Gaudio 401 toilet, 4x8; cost,
on premises ; architect M. M. W. Del Gaudio 401
Tremont av. Plan No. 632. $157 \mathrm{TH} \mathrm{ST}, \mathrm{n}$ s, So e Girard av, 1 -sty frame
shed, $32 \times 25 ;{ }^{\text {f }}$ cost, $\$ 250$ owners, Maguire

 owners, Teachers Cole
architect, C. P. Benns, 525 West 120 th st. Plan
No. 617.
 frame 1 -sty frame stabie; cost, av; architect,
Antonio Florio, 2153 Chaiterton aver Antonio Florio, 612 Zerega av. Plan No. 387 .
Henry Lane, 1612 .
HARLEM RIVER \& Portchester R. R. tracks,
extension,
 ers, Harlem River \& Port Chester R. R. Co. 70
East 45th st, architect, P. B. Spencer, 70 East HONEYWELL AV , s , 206.4 n 180 th st, 1 -sty
frame extension, $7 \times 12$, to 2 -sty frame dwelling;
 architect, Alfred, Ai Blasi, 29 West Jackson av,
L. I. City. Plan No. 389 .
222. ST, n s, 400 w . White Plains rd, new
 architect. John Fitzpatrick, 3755 Barnes av
Plan No. 390 .

## Stables and garages.

CROTONA PARK EAST, e s, 594.59 n 173d
st, 1-sty frame garage, 12x20; cost, $\$ 50$; owner, Tillie Johnson, on premises; architect, J.
Johnson, on premises. Plan No. 634 . WALTON AV, n e cor North st, 1 -sty frame
garage. $15 \times 25$, tin roof; cost, $\$ 1,000 ;$ owner, Geo. W. Henderson, on premises; architect 17STH ST, s s, 90 e Bryant av, 1 -sty brick
 2026 Boston rd ; architect, H. ${ }^{\text {H. }}$. ${ }^{\text {G. }} 1007$ East 180 th st. Plan No. 636 .
STORES, OFFFICES AND LOFTS.

CANAL PL, e s, 192 s 144 th st, 2 -sty brick
lofts, $50 \times 125$, tar and gravel roof; cosi, $\$ 6,500$; owner and architect, Geo. Haiss, 705 Alexan$164 \mathrm{TH} \mathrm{ST}, \mathrm{n}$ w cor Morris av, 1 -sty brick
siores, $50 \times 98$, tar and gravel roof ; cost, $\$ 10$,-
 Broadway. Plan No. 635.
BEAUMONT
frame
AV, $\$ 50$; owner and architect, Emil Ginsberger,

PLANS FILED FOR ALTERA. TION WORK.

## Manhattan.



FORSYTH ST, Nos. $175-1791 / 2$, partitions, show
windows, to $\%$-sty brick dwelling; cost, $\$ 1$, 200 owner, Eleanora L . S. Cenci, Paris,
France architect. Frank Straub, 18 East 42 d
st. FU Plan No. 2265.
FULTON ST, No. 256 , windows, partitions,
alter doors, to 5 -sty brick tenement; cost, $\$ 250$; alter doors, to 5 -sty brick tenement, cost, $\$ 250$;
owner Bernard tect, Gross \& Kleinberger, Bible House. Plan No. 2304.
GRAND ST, No. 290, change partitions, floors, to 2 -sty brick dwelling; cost, $\$ \$ 6,00$; owner,
Samuel Kamlet, 54 St. Marks Elp ; architects, Horenburger \& Bardes, 122 Bowery. Plan No. 2266
GREENE ST, Nos. 258-260, enclose stair well to 6 -sty brick store and loft; cost, $\$ 1,000$; owner, Sailors Snug Harbor, 31 Nassau st; archi-
tect, Chas. Volz, 160 5th av. Plan No. 2230 . New York Fireproof Door \& Partition Co., 80 Duane st, has contract
LEWIS ST, No. 107, toilets, partitions, to owner, J. Berkowitz, 604 East 5th st, archi$\stackrel{\text { tect }}{22} 2$
LUDLOW ST, No. 52, 1 -sty brick rear extension, $20 \times 27$, partiiions, baths, to 4 -sty brick dwelling and baths; cost, $\$ 700 ;$ owner, David Marshawsky, 52 Ludlow st; architect, 0 . ReissLAFAYETTE ST, n e cor th st, change side walk to 7 -sty brick loft, cost, $\$ 7,500$; owner, The Rosewel Smith Estate, 92 William st;
arehitect, Walter S. Timmis, 108 Avondale st, Queens, L. I. Plan No. 2312.
MACDOUGAL ST, Nos. 78-80, skylights, parowner, Estate N Low Corp architect, Robert Teichman, 22 William st. Plan

MINETTA LANE, No. 19, cut openings to 3 -sty brick shop and dwelling; cost, $\$ 200$;
 2222.

NEW FORSYTHE ST, Nos. 6-12, erect sign to 1 -sty brick store; cost, $\$ 450$; owner, Chas, Rubisger, 220 Broadway ; architect,
McCabe, 965 th av. Plan No. 2234 .
PINE ST, No. 38 , add 2 stys to rear, new ing ; cost, $\$ 30,000$; owner, North Assurance Co of London; architect, Frederick Putnam Platt,
1123 Broadway. Plan No. 2322 . 1123 Broadway. Plan No. 2322 . J. OD De SOUTH ST, No. 197, partitions, windows, sky lights, to 4-sty brick tenement and store; cost, $\$ 150$; owner Union Construction \& Realty Co.,
129 Park row ; architect, David Davies, 129 129 Park row; architect, David Davies, 129
Park row. Plan No. 2278. 1ST ST, No. 31, partitions, windows, bath room to 5 -sty brick tenement; cost, $\$ 2,000$; Reissmann, 30 1st si. Plan No. 2242 .
brick tenement and hall; cost, $\$ 300$; owner brick tenement and hall; cost, $\$ 300$; owner, I.
Eisler, 220 2d st ; architect, Jacob Fisher, 296 4TH ST, Nos. 292-298 East, new show windows, toilets, partitions, to four 4-sty brick
tenements; cost, $\$ 3,000$; owner, Estate John W. Chanler, 242 Houston st; architect, Henry 12 TH ST No Plan No. 225
brick ienement; $^{283}$ cost, $\$ 2,000 ;$ owner, to 4 -sty Schwartz, 291 West 12 th st; architect, D. J.
Comyns, 147
4 th av. Plan No. 2306 . 14 TH ST, No. 34 East, alter vault wall, to
5 -sty brick salesroom ; cost, $\$ 500$; owner 5 -sty brick salesroom; cost, $\$ 500$; owner, Es-
tate John T. Metcalfe, 147 th av architect,
R. Berger 309 Broad 14 TH ST Nos 911 East two 4-sty brick stores and offices; cost $\$ 500$; owner, Van Buren Estate, 21 West 14th st;
architect, Chas. Volz, 160 5th av. Plan No.
14 TH ST, Nos. 47-49 West, change sidewalk, Show windows, to
ment; cost, $\$ 1,500$ - 0 owner, Van Beuren Estate 21 West 14th st; architect, Chas. Volz, 160 5th

14TH ST, Nos. 41-43 East, change show win dows, to 5 -sty brick store and loft ; cost, $\$ 1,500$ owner, Van Buren Estate, 21 West 14th st architect, Chas. Volz, 160 5th av. Plan No.
2329.
14 TH ST, Nos. 13-17 East, change sidewalk to three 4-sty brick stores and offices; cost, $\$ 1,500$; owner, Van Beuren Estate, 21 West 14th
st, architect, Chas. Volz, 160 5th av. Plan No 14 TH ST, Nos. $33-35$ West, change sidewalk show windows, to two 5 -sty brick stores and lofts ; cost, $\$ 1,200$; owner, Van Beuren Estate,
21 West 14 th st; architect, Chas. Volz, 1605 th av. Plan No. 2326. dows ST, Nos. 12-16 East, change show win dows, to 5 -sty brick store and lofl; cost, $\$ 1,200$;
owner, Van Beuren Estate. 21 West 14th st ;
architect, Chas. Volz, 160 5th av. Plan No. architect, Chas. Volz, 160 5th av. Plan No.
2327.
14TH ST, Nos. $37-39$ West, change show win$\$ 1,500$; owner, Van Beuren Estate 14 th st; architect, Chas. Volz, 1605 th av. Plan 20 TH ST, No. 238 East, windows, walls, to 5 -sty brick stable and warehouse ; cost, $\$ 1,000$ owner, Mary O'Beirne, 238 East 20th st; archi-
tect, J. J. F. Gavigan, 1123 Broadway. Plan 21ST ST, Nos. 302-306 East, brick wall, paring rooms; cost, $\$ 2,000$; owner, N. Y. Post 20th st; architects, McKim, Mead \& White, 160 22D ST, No. 40 East
fire ST, Nast, fireproof partitions fire-escapes,
cost, $\$ 2,000$;
owner. 40 esty
East 22 d Stice Street Co., 103 cost, $\$ 2,000$; owner, 40 East 22d Street Co., 103
Park av; architects, Mulliken \& Moeller, 103
Park av. Plan No. 2309.

22 D ST, No. 46 West, change vault, roof, to
$41 / 2$-sty brick cafe and lodging house cost,
$\$ 1.500$; owner, W. Ross, 106 Central Park West, architect, Beck Contracting Co., 151 West 32d st. Plan No. 2245.
23 D
ST, No. 141 East, steel beams, to 5 -sty
brick garage; cost, $\$ 300$; owner brick garage; cost, $\$ 300$; owner, Mortimer
Smith, 215 West 70th si; architect, Johs Smith, 215 West 70th sl; architect, Johs Boese, 24 TH ST, Nos. 141-143 West
ways, doors, to 7 -sty brick loft; cost, $\$ 500$; owner, Urban to Const. Co., 95 Liberty st; architect, Wm. H. Barnett, 1438 Vyse av, Bronx.
Plan No. 22it. Freeman and Gates, 139 West Plan No. 2277. Freem.
24 th st, have contract.
24 TH ST, Nos. 205-211 East, new roof, change skynght, J. M. M-sty brick faciory; cost, $\$ 350$; 24th st ; architect, Wallis \& Goodwillie, 346 26TH ST, No. 210 East, 3 -sty brick front exshop; cost $\$ 5,000$. roof beams to 3 -sty brick shop; cost $\$ 5,000$; owner, J. Kammerer, 210
East 26th st; architect, O. Reissmann, 301 it st. Plan No. 2241.
27 TH ST, Nos. 436-438 West, cut walls, doors Hudson Guild. 436 West 27 th st; architect, Chas. 28TH ST, No. 119 West, 1-sty rear frame extension, 16x40, to 3 -sty florists supplies; cost, av; architect, Wm. H. Barnett, 1438 Vyse ay. Plan No. 2298. Freeman \& Gates, 139 West 24th st, have contract.
28 TH ST, No. 40 East, partitions, toilets, cost, $\$ 800$; owner, Ernest C . st, Brooklyn ; architect, Walier G. Stemler, 142 East 33d st. Plan No 2285.
32 D
stairs to Nos. $164-166$ West, alter front stoop, owner, W. R. Denham, 621 Broadway ; architecí, Henry H. Holly, 39 West 27 th st. Plan 33 D ST, Nos. $38-40$ West, windows, operrings, to 7 -sty brick store and loft; cost, $\$ 275$; owner, David Lippmann, 100 West 17 th st. Plan No. 2282.

34 TH
girders, to 4 -sty brick store ; cost, $\$ 800$; owner, Mattheu Micolino, 97 Washington Market; architects, Schwartz \& Gross, 347 5th av. Plan
39TH ST, No. 150 East, elevator shaft, sky-
lights, steel girders, to 4 -sty brick stable; cost, \&,500; owner Dr M L. Warren, Flushing, L. I. ; architect, J. H. Friend, 148 Alexander av. 40 TH ST, No. 326 West, toilets, partitions, to 5-sty brick tenement; cost, $\$ 2,500$; owner,
Ellis Farms Boys Training School, Willsboro, Nllis Farms Boys Training School, Willsboro, Plan No. 2260.
42D ST No. 19 West, 1 -sty brick rear ex500 ; owner, W. C. Ely, 27 William st; architect, E. S. Child, 29 Broadway. Plan No. 2224. 42D ST, Nos. 207-211 West, erect marquise, car Hammerstein, 7 th av and 42 d st; architect, 46 TH ST, No 615 West, plumbing toilets 46 TH ST, No. 615 West, plumbing, toilets, tenements ; cost, \$-; owner, Edgar Pitshke, 255 West 10 Sth st ; architect, L. F. J. Weiher,

47 TH ST, No. 66 West, change windows, to 3 -sty brick dwelling; cost, $\$ 200$; owner, J.
Smith, 66 West 47 th st; architect, Otto L . Spannhake, 233 East 78 th st. Plan No. 2276. $48 T H$
tension,
$10.10 \times 16.2$, 14 West, 1 -siy brick rear exto 4 -sty brick dwelling; cost, $\$ 8,000$; owner, Reginald H. Sayre, 9 East 45 th st; architect,
S. E. Gage, 340 Madison av. Plan No. 2296 .

48 TH ST, n s, 691 w 5 th av, bath rooms, Shaft, to $4-$ sty brick dwelling; cost, $\$ 1,200$,
owner, Henry W. Ford, 20 Nassau st; architect. Frederick Rose and Walter Williams, 21 East 45th st. Plan No. 2259. 49 TH ST, No. 148 East, partitions, new bath rooms, to 5 -sty brick tenement; cost, $\$ 5,000$; owner, Maze Realty Co., 148 East 49th st;
architects, Nast \& Springstein, 21 West 45 th

| Plan No. Nast 2249. |
| :--- |

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 77TH ST, No. 314 East, 1-sty front extension,
Sx4.3, toilets, partitions, to 4-sty brick tene-
ment; cost, \$500; owner, Leon Keshner, prem-
ises; architect, H. Zlot, 230 Grand st. Plan 92D ST, No. 152 East, 3 -sty brick and stone
rear extension, $7.10 \times 27.4$ windows, to 3 -sty brick dwelling; cost, $\$ 1,200$; owner, Lizzie
Pfeiffensehneider, premises; architect, Carl P.
Johnson, \& East 42d st. Plan No. 2287. 93 D ST, Nos. 417-419 East, partitions to two
6-sty brick lofts; cost, $\$ 100$; owner, Adam Happle, premises; architects, Horenburger \&
Bardes, 122 Bowery. Plan No. 2267 .
102 D ST, No. 101 West, partitions, toilets,
windows, to 5 -sty brick store and tenement; windows, to 5 -siy brick store and tenement;
cost, $\$ 500$; owner, Daniel McNamara, premises,
architect, Chas. Stegmayer, 168 Easi 91 st st. Plan No. 2286


124 TH ST, Nos, $157-159$ West, partitions,
Stairs, windows, to 10 -sty brick hotel cost, cost
$\$ 5,000$; owner, S. F. Myers Realty Co., 47
Maiden Lane, architect, Otto L. Spannhake,
233 East 7 Sth St; John E. Korndahl, 785 233 East 7 Sth st; John E. Korndahl, 785
Columbus av lessee. Plan No. 2274 .
BROADWAY, No. 175 , beams, toilets, stairs,
to 5-sty brick store and office; cost, $\$ 8,500$; owner, Wendel Estate, 175 Broadway ; $\begin{aligned} & \$ 8,500 \text {; } \\ & \text { archi- } \\ & \text { tect, Adolph Giobbe, } 144 \text { West } 39 \text { th st. } \\ & \text { Plan }\end{aligned}$
$\qquad$ 4-sty brick restaurant and shop; cost, $\$ 1,000$;
owner, Sailors Snug Harbor, 31 Nassau st;
architect. Chas. Volz, 160 5th av. Plan No.
2229. Edwin Ouiwater, 225 . 5 .

BROADWAY, No. 777 , enclose stairwell to
6-sty brick siore and shop ; cost, $\$ 1,000$; owner Sailors Snug Harbor, 31 Nassau st; architect,
Chas. Volz, 160 5th av. Plan No. 2231 . New York Fire Proof Door \& Partition Co., S0
Duane st, has contract.
BROADWAY, Nos. 753-755, enclose stairwell, to 5-sty brick store and shop ; cost, $\$ 1,000$;
owner, Sailors
Snug Harbor, 31 Nassau st; architect, Chas. Volz, 1605 th av. Plan No.
2232. Richard L. Walsh,, 100 William st, has
BROADWAY, No. 1439 , erect sign to 3 -sty
brick store; cost, $\$ 100$; owner, J. R. Munter,
1439 Broadway. architect Walter A. Faxon
1439 Broadway; architect, Walter A. Faxon,
2376 3d av. Plan No. 2236 .

15-19, extend smokestack, to 18 -sty brick and slone office building; cost, Manhatian Life Ins owner. The Alexander Miller \& Bro., Inc., ft. of Morris st,
N. J. Plan No. 2268 .
BROADWAY, s e eor 110th st, change balus-
trade, wall, to 2-sty brick theatre; cost, $\$ 2,000$; owner, Mrs. Josephine Schmidt, 108th st and
Columbus av: architect Thomas W. Lamb, 501
5th av. Plan No. 2291. BROADWAY, No. 53 , change partitions, floor
beams, to 5 -sty brick office ; cost, $\$ 1000 ;$ owner beams, to 5 -sty brick office ; cost, $\$ 1,000$; owner,
R. W. Goelet, 9 West 17 th st ; architect, L. E.
BROADWAY, Nos. 2361-2379, 87th st, Nos.
$250-252$ West, 86 th st, Nos. $251-253$ West, erect $\$ 475$; owner. Adolph Lewisohn, 9 West 5 thith st $\$ 475$; owner, A
Plan No. 2310.

BROADWAY, e s, 31 sti-32d sts, change side
walk, curb, to $9 \& 155$-sty brick hotel and shops walk, curb, to $9 \& 15$-sty brick hotel and shops
cost, $\$ 1,500$ owner, Robert W. Goelet, New
port, R. I.; architects, Warren \& Wetmore,

LENOX AV, No. 468 , stairs, to 5 -sty brick
tenement; cost, $\$ 200 ;$ owner, Marie Eckert, 468
Lenox av; architect, J. J. Heelan, 584 East
167th st. Plan No. 2258. LEXINGTON AV, No. 205, partitions, metal
ceilings, iron columns, piers, to 2-sty brick
stable: cost, $\$ 1,500$; owner, Katherine L. K. stable ; cost, $\$ 1,500$; owner, Katherine ${ }^{\text {L. K. }}$.
Pell, Tuxedo, N. Y.; architect, Harry A. Col-
lins, 254 West 20 th st. Plan No. 2226 .
$\qquad$

MOTT HAVEN R. R. YARD, 230 n 150th
st, new roof over platorm ; cost, $\$ 100 ;$ own-
ers, N. Y. \& H. R. R. Co., 45th sl and Lex-
ington av; architect, J. C. Bailey, Goldens Bridge. Plan No. 385.
PROSPECT AV, No. 1431, new window, new
stairs. etc., to 5 -sty brick store and tenement;
cost, $\$ 1,800$; owner, Eliza Meister, on premises; $\$ 1,800$; owner, Eliza Meister, on premises;
itect, Harry B. Van Benschoten, 1296 Union

## Bids Opened.

MANHATTAN.-The New York Construction Aug. 21, to the Bubmitted the lowest bid he installation of an electric equipment in the
heashington Irving High School, at $\$ 37.840$ Washington Irving High School, at $\$ 37,840$. ackson. Inc
HOBOKEN, N. J.-The Paul J. Exser Const. mited the lowest bid on Thursday, to the com-
mittee on Public Grounds and Buildings, for mittee on Public Grounds and Buildings, for interior changes to the City Hall, at Newark
and Washington sts, this city. The next lowst bid was put
Park Row Building, N. Y. C., at \$119.577, architects. Dieffenbach, 220 Broadway
QUEENS.-President Gresser of the Borough of Queens opened bids on Tuesday, Aug. 22, for
repaving in the borough as follows: No. 1, for repaving in the borough as follows: No. 1, for Junction av to 48 ih st. Reasner Const. Co.,
$\$ 4,011.20$. No. 2, for regulating and orading the Boulevard from Washington av to Broad-
way. Atlanta Const. Co., $\$ 26,280$. No. 3 , for
repaving with grantte blocks on concrete foun-

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## Bronx.

BRISTOW ST, No. 1375, 2 -sty frame exten
sion, $5.8 \times 6.0$ to 2 -sty frame store and dwelling cost, $\$ 250$; owner, Rose Stevens, 1377 Bristow st; architect, Harry B. Van Benschoten, 296
Union av. Plan No. 383 . GOUVENEUR PL, S e cor Park av, new cost, $\$ 150$; owner, Eliz Schwarzler, 201st and Perry av; architect, Chas.
401 Tremont av. Plan No. 384.


## Government Work

IRONTON, OHIO.-The U. S. public building at this place will be constructed by Edward at thry,
Henry
$\$ 68,390$.
LEAVENWORTH, KANS.-All bids received in March last by the superintendent of prisons, Department of Justice, Washington D. C. for
furnishing 8,000 bbls. Portland cement for use ai the U. S. Penitentiary, at Leavenworth, Kans. have been rejected and new proposas in acare invited.
WASHINGTON, D. C.-No decision has yet been reached under bids opened August 8, by the Secretary of the Interior, for installing the Freedman's Hospital Building, Washington,
ST. LOUIS, MO.- The bid of the Lamson Con solidated Store Service Co., of Boston, Mass.,
has been accepted at $\$ 85,875$ for installing mail has been accepted at in the U. S. public building handling apparatu
MANHATTAN.-Bids were opened Aug. 16 by the supervising architect, Treasury Departuum cleaning system in the U. S. post office, New York city as follows: Thos. H. Smith Co., N. Y. C., $\$ 13,990$; Americago, Ill., $\$ 12,000$; low bid.

RICHFORD, VT.-H. Merritt Wallis of Beverly, Mass., at $\$ 56,000$, submitted the lowest
bid on Aug. 14 for the construction complete bid on Aug. 14 for the construction comple
of the U. S. public building at this place. GRAND RAPIDS, MICH.-The time for opening all bids for the completion office and Court
floor in the United States Post
House at Grand Rapids, Michigan, is hereby House at Grand Rapids, Michigan, is hereby extended from Augus
1911. James Knox
WASHINGTON, D. C.-Notice is hereby given that the time for opening all bids for the con-
struction of the United States Post Office at Washington, D. C., has been extended from Sept 15 to October 10, 1911. This also refers to bids for mechan.

## Personal and Trade Notes.

DANFORTH N. S. STURGIS, son of the late Russell Sturgis, the architect, died on Saturday Aug. 19. Mr. Sturgis was himself an architect 114 East 28 th st. Mr . Sturgis was graduated
from Yale in 1889. He was a member of the from Yale in 1889 . He was a
Yale and the University Clubs.
THE ART COMMISSION of the City of Yonkers, has approved of the design submitted in Aderente, of Grantwood, New Jersey, and 145
West 55 th st, Manhattan, for the decoration West 55th st, Manhattan, for the decoration
of the Counci Chamber of the City Hall of
Yonkers. Forty designs were presented for the consideration of the commission, which consisted of Rudolph Eickemeyer, Jr., chair-
man, G. Howard Chamberlin, and Charles H. Israels. It will require from six
months for the execution of the work.

## Cost of Concrete at Panama.

The cost of concrete placed in Gatun Locks during the quarter- $231,907 \mathrm{cu} . \mathrm{yds}$ -was $\$ 6.6972$ per cu. yd. This price, as noted in the and included likewise 3,314 expenditures of reinforced concrete, used in the construction of operating tunnels, at a cost of $\$ 14.276$ per cu. yd. In March
$\$ 6,884 \mathrm{cu}$. $y$ ds. of concrete were placed in the locks, and of this amount $1,585 \mathrm{cu}$. yds. Were reinforced concrete. Reinforced
concrete cost $\$ 13,9034$ a cu. yd., and the conerete cost $\$ 13,9034$ a cu. yd., and the mass concrete $\$ 6,315$ a yd.; these costs
are the lowest for concrete at Gatun are the lowest for concrete it Gatun
Locks. The estimate made in October, 1908, placed the cost at $\$ 7.75$ per cu. yd The cost of crushed stone from Porto Bello, which forms part of the concrete
at Gatun, shows a reduction of 23.11 cts. at Gatun, shows a reduction of 23.11 cts. age cost being $\$ 2.1787$, as against $\$ 2.4098$ in the previous quarter.

# THE BUILDING MATERIAL MARKET. <br> Growing Activity in Structural Steel Orders, and Front Brick in Stronger Demand. 

A Reaction in Hudson River Common Brick From the Exceptional Trade of Previous Weeks Affects Wholesale Market Only-Manhattan Lumber Yard Trade Below Normal, But Metropolitan Wholesale Interests Active.

CONTINUED liquidation of securities squieting influence in business circles at the present time. While building ma terial interests are not directly affect the resulting depressing influence upon general business is deplored, especially as the bear movement is believed to be entirely professional and contrary to the general trend in fundamental lines of industry.
Very timely, therefore, were the reassuring statements made this week by financiers of standing appertaining to the real status of industrial affairs. A. Bar-
tin Hepburn, chairman of the Clearing tin Hepburn, chairman of the Clearing
House and presiding officer of the ChamHouse and presiding officer of the Cham-
ber of Commerce, is quoted as saying that there is nothing the matter with existing conditions from a business standpoint. Crops on the whole are good. Prices are high, labor is well employed at good wages and collections are good. Public sentiment should come to recognize the isting conditions of trade as to volume exactivity as practically normal ume and burn added that business is usually Hepat this time of the year, and perhaps there will be the usual increase that comes with business activities in the Fall comes Much of the slowness in the buil material market of this city can now b ascribed to peculiar conditions in the Bronx. The abnormal building movement which began there about the time of the completion of the Subway has reached a natural resting place. Within a period of seven years $\$ 51,000,000$ was invested in construction in the territory contiguous to the new Subway, or, more precisely stated, within one-quarter mile of that line. The figures are from the Superintendent of Buildings in the Bronx, Mr. Henderson.
This new territory is now developed and occupied to such an extent that builders must cast about for other fields. But for the delay in beginning new subhave been an emigration to the no doubt of the borough in anticipation west side rome avenue extension. Municipal hesitation in regard to transit matters has had the effect of making building loans less easy to obtain in the Bronx, and operations are lessened to some extent on that account.
The abnormal building movement on Washington Heights has also reached a natural halting place, and when all the ceived that they are logical and be per mentally sane and sound. The fundathe time is to avoid going to extremes in speculative construction. Meanwhile the percentage of vacancies in residential apartments is being steadily diminished and the technical position of the real estate market is consequently improving in a corresponding degree.

## BRICK MARKET QUIET

The wholesale brick market has been very quiet this week and cargo sales extremely few. Eleven cargoes went out on Monday, compared with 20 on Monday of last week, and only 3 on Wednesday. natural reaction from the high activity of the two previous weeks, when sales were equal to good weeks in big years. Quotations are unchanged at $\$ 5.871 / 2$ to $\$ 6.25$ per M. in cargo lots to dealers. gain in in front brick report a steady gain in sales and inquiries, with every
prospect of a good fall. prospect of a good fall.
over Aug. 14, 18 cargoes.


## Left over Aug. 21,10 cargoes. Sales in cor-

 responding, week last year 67. Prices a yearago, $\$ 5.377^{1 / 2}$. Current quotations for Hudson ago, $\$ 5.371 / 2$ Current quotations for
River common hards, $\$ 5.871 / 2$ to $\$ 6.25$. Hudson FRONT BRICK.-Current quotationss delivered

Buffs, No. 1
 Kittanning Old Gold
renton or Philadelphia Reds.
22 to $\$ 28$
26
to
20
26
24
to
20
28
28
26
24
to
28
ENAMEL AND PORCELAIN BRICE quoted at these prices: delivered at job; per
thousaıd:


## CEMENT.

Portland cement quotations from manufacturers are unchanged, at $\$ 1.48$ per bbl., in eargo lots to dealers, alongside within lighterage limits. Shipments in the Eastern territory are reported to be in a sumption is nding scale. The local connormal, though dealers recognize that the level of 1909 is not a fair standard of comparison, seeing that the year named produced about as large a local demand as this territory ever had, though the prices were very unsatisfactory to manu-
facturers.

## IRON AND STEEL

The inquiry for pig iron at the mills is reported to be light this week, though the market is firm. The Standard Sanitary 7,000 tons this week of foundry grades for fourth quarter delivery, an order which indicates large expectations for the building business.
Considerable activity is reported in structural steel. The Eastern shops of the American Bridge Company are working about 90 per cent. of capacity. No better indication could be desired of the market condition of the structural steel tract for 5,000 tons needed taken a conYork Central terminal work. Post \& McCord have booked an order for 3,000 tons Thired for two apartment houses.
The McClintic-Marshall Construction Co. Will furnish 340 tons of steel for a new Works at Phillipsburgeron Steam Pump Eastern Steel Co is the suceesful on 300 tons of steel for the McDonald Building in East 19th for the McDonald tural work on the Aeolian Building on 42 d street, amounting to 4,000 ing on being refigured. Bids will soon he is ceived on 200 tons of steel for the Monefiore Home in the Bronx.
The American Steel \& Wire Company is operating 75 per cent. of its mill capacity. This is a slight decrease from recent activities, but is more than satisfactory at this season. The American Sheet \& Tin Plate Company is reported to have 186 in mills out of a total of 235 in commission and is operating about 77 per cent. of capacity.
Although there was a decrease of more than 4 per cent. in the production of wire rods in this country last year, in the 10 years from 1902 to 1910 there was an increase of 74 per cent., and in the decade from 1892 to 1901 the increased output was 123 per cent

PIG IRON.
Northern-
No. 1X foundry
No. 2X foundry

o. $\frac{1}{2}$ foundry

| foundry | 00 to \$15.50 |
| :---: | :---: |
| 2 foundry | 14.50 to 14.75 |
| 3 foundry | 14.00 to 14.25 |
| 4 foundry | 13.75 to 14.00 |
| 1 soft | 15.00 to 15.50 |

STRUCTURAL MATERIAL (Tidewater).
Fabricated prices indicate that plain material being shaded.
Beams and channels, up to $15-\mathrm{in} . .$. 1.51@
Angles, $3 \times 2$ up to $6 \times 6 .$.
Steel bars, half extras.
The statistics of the American
The statistics of the American Iron and Steel Association covering the production of structural shapes in 1910 were carefuly limited to such forms of iron and steel as are well known to the iron trade for use in the erection of buildings, the building of bridges, viaducts and ships and like mportant uses.
The total production of strictly structural shapes in 1910 was $2,266,890$ tons, gainst 2,275,062 tons in 1909. Of the var prodled from in 1910 about 426 tons 814 tons rolled from, against about 41,maximum production of structural shapes was in 1910 , allowance being made for the omission in that year of the tonnage of mall shapes which we now tonnage of miscellaneous rolled products. The following table gives the production of structural shapes from 1892 to 1910 :

| Year. | Tons. | Year. | Tons. |
| :---: | :---: | :---: | :---: |
| 1892. | 453,957 | 1902. | 1,300.326 |
| 1893 | 387,307 | 1903 | 1,095,813 |
| 1894 | 360,305 | 1904. | 949,146 |
| 1895 | 517,920 | 1905. | 1,660,519 |
| 1896 | 495,571 | 1906. | 2,118,772 |
| 1897 | 583,790 | 1907. | 1,940,352 |
| 1898 | 702,197 | 1908. | 1,083,181 |
| 1899 | 850,376 | 1909 | 2,275,562 |
| 1900. | 815,161 | 1910 | 2,266,890 |
| 1901 | 1,013,150 |  |  |

## LUMBER IN THIS TERRITORY

Local wholesale offices report a fair conditions seem to be fully equal to those which prevailed last year, with the added advantage that the outlook is very much better than last year. Increased orders from the outside have somewhat compensated for diminished business in town. Much business is for delivery in the Fall and indicates general confidence in the future.
Spruce is one of the items in the list which does not seem to participate in the general movement. Quotations have had a recession, due to extremely large offerings. Hemlock, on the other hand, is well working into a stronger position, but longWorking into a stronger position, but longthough its position is one of strength in view of the call for it which must come from large local public works sooner or later.
Hardwoods do not seem to be in large supply at mill points and quotations are firm. White oak, wide poplar and mahogany are the strongest items. City manufacturers report dull times but a good prospect for the fall and winter.

LUMBER.
HEMLOCK.-Delivered,
Pennsylvania, base price.
$\$ 21.00$
These sizes are a half a dollar lower than last month's quotations. Price per thousand feet,

 | $2 \times 6$ | in to 2 | x | $10 \mathrm{in} \ldots$ | 20.50 | 20.50 | 20.50 |
| :--- | :--- | :--- | :--- | :--- | :--- | :--- |
| 3 | 17.50 |  |  |  |  |  |
| x | in. to 12 x | $12 \mathrm{in} . .21 .00$ | 21.00 | 21.50 | 18.50 |  |

 SPRUCE--(Eastern random cargoes delivered ${ }_{2}^{N}$ in. Y.)
$\$ 20.00$ to $\$ 24.00$ 10 to $12 \ldots \ldots .$. Following prices are per thousand feet
$1 \times 4$ in $\ldots \ldots \ldots \ldots \ldots$


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$\$ 22.00$ and $\$ 22.50$ 22.00 and 22.50 22.00 and 22.50 21.50 and 22.00 22.50 and 23.00
24.50 and 25.00 24.50 and 25.00
25.50 and 26.00

22.00 and 22.50 | LATH.-Eastern Spruce, f. o. b. N. Y. |
| :--- |
| $11 / 2$ in. slab.......................$~$ |
| 1.25 and $\$ 3.50$ | YELLOW PINE.-(Delivered in New York by sail.) ${ }^{\text {Building orders, }} 12$ in. \& under. . $\$ 23.00$ to $\$ 24.00$ Building orders, 14 in. \& up.... 29.00 to 30.00

Yard orders-ordinary assortment 22.00 to 23.00 Yard orders-ordinary assortment 22.00 to 23.00 Ship stock- 40 ft . average Heart face siding, 4-4 \& 5-4 in. Kiln dried sap sidings, 4-4 in. 38.00 to 39.00

GUM -
in. 1st' and 2nds....................
is. No. 1 common
is. 1st and 2nds, quartered
1 in . No. 1 sap

## WINDOW GLASS.

Inaction on the part of manufacturers and jobbers is the prominent characteris tic of the market. General prices are rep and 50 per cent. discount from both manufacturers' and jobbers' lists.

Single thickness.

| Size of Glass, In | Price per box, 50 sq. ft <br> A. <br> B. |
| :---: | :---: |
| $6 \times 8$ to $10 \times 15$. | \$2.27 $\quad \$ 2.18$ |
| $11 \times 14$ |  |
| $12 \times 13$ to $14 \times 20$. | 2.37 2.27 |
| $10 \times 26$ to $16 \times 2$ | 2.55 |
| $18 \times 22$ |  |
| ${ }_{15}^{20} \times 20$ to $20 \times 30$. | $2.70 \quad 2.50$ |
| $\begin{array}{llll}15 & \times & 36 \\ 26 \times 88 & \text { to } 24 \times 30 .\end{array}$ | $\begin{array}{ll}2.80 & 2.57 \\ 2.95 & 2.65\end{array}$ |
| $26 \times 34\}$ |  |
| $28 \times 32$ to $30 \times 40$. | $3.27 \quad 2.85$ |
| $30 \times 30$ 32 | 3.80 3.27 |
| $\begin{array}{ll}34 & \times 36\end{array}$ |  |
| $30 \times 52$ to $30 \times 54$. | $4.07 \quad 3.57$ |

PAINTS, OILS AND DRESSINGS. LINSEED OIL.-City.
Raw, per gal....
Boiled
American
WHITE LEAD.
American dry, per gal., in oll........ $51 / 2$ cents In 25 and 50 lb . kegs in oil, per gal.. 8 cents

## HARDWARE.

Evidence is not wanting that trade in building hardware is gathering volume The local demand is for a very good grade of goods. A large amount of business construction and less cheap tenement house the city accounts for this. Hardware manufacturers are beginning to stir up Fall business Reports from other centers are to the effect that there will be a large

## New Church on Woodlawn and McLean Heights.

The new Church of St. Barnabas, with a rectory building annexed, at Woodlawn and McLean Heights, is at present under consideration at the northeast corner of Martha avenue and East 241st street, on he city line between New York and Yon Broad way:


NEW CHURCH OF ST. BARNABAS
Woodlawn Heights.
ber

## SASH CORD.

Braided drab, per lb..............
Braided white common, per ib
$\stackrel{\text { Nras. }}{ } 8$ to 12 .
No. 7 white
No. 6 white
India hemp
SASH CHATN, per lb

Bright
$\$ 1.25$ per 1
1.38 per 1 p
1.50 per 1 b
3.30 per

DOOR CHECKS, Pullman, per gross..... $\$ 60$ HANGERS, Parlor door, with table set, tracks,

## Ball bearing

$\$ 2.50$ to $\$ 4.50$
HINGES
Surface, gravity locking blind..... $\$ 0.80$ to $\$ 1.00$ LATCHES.-Door, per doz............... $\$ 2.00$
NAILS.
Wire, N. Y., from store
PACKING (elevator).

| Asbestos | 18c. to |
| :---: | :---: |
| Rubber | 15 c . to 75 c |
| Cotton | 25c. to 5 ¢¢ |
| Jute | 7c. to 10c |
| Russia | 2c. to 15 c |

Russia
.12 c . to 10 c .
PAPER (Building)
Rosin sized sheathing, 500 sq. ft., per $\$ 30$ to $\$ 35$
Light weight, 25 lbs. to roli, per ib.
$\$ 30$ tc $\$ 35$
. .38
Medium 30 lbs. to roll, per 1 b
Black waterproof sheathing, light weight,

## 500 sq. ft.

.60

Medium
Heavy
Deafening felt
6 $\ldots \ldots \ldots \ldots \ldots \ldots \ldots \ldots \ldots \ldots \ldots$
Deafening felt, 6 and 9 sq. ft., 2 tons, Deafening felt, 6 and 9 sq. ft., less than
Red rope roofing, 250 sq . ft. per roll....
Tarred 1 ply, 400 sq . ft. roll, ton and
Tarred 1 ply, 400 sq. ft. roll, less than
Tarred 2 ply roll, 108 sq. ft. per roll.
Tarred 3 ply roll, 108 sq. ft. per roll....
Slaters felt, roll 500 sq. ft., per ton car
Slaters feit, roli 500 sq. ft., less than car-
load, per roll...
PIPE.-Lead, Eastern
-Richard F. George, the sculptor and son of Henry George, the author of study for the bronze statue to be erected in this city in memory of Dr. Edward McGlynn.

The church building will have a front age of 52 feet, depth 111 feet, and height 56 feet. Exterior and interior of structure to be in classic style; of brick, limestone and terra cotta. The interior will be decorated with marble, ornamental plaster and paintings. Seating capacity of main church on first floor will be 476 , without calculating 150 that can be ac commodated in the organ gallery
The parish was established by Archbishop Farley in June, 1910, and the Rev. cesan Missionary in New York Apostolate was assigned as Rector.

## The Marble Strike.

The Marble Industry Employers' Association are pursuing a policy with regard to their former workmen now on strike which has proved successful when trouble has arisen in other trades. They have and setters, and all such craftsmen hereafter employed will be expected to join that union. Open shop has been declared so far as polishers, rubbers and sawyers are concerned. Neither the Reliance Labor Club of cutters and setters nor the Whitestone association of polishers, rubbers and sawyers will hereafter be recognized
A number of new hands have been taken on, and some of the strikers have returned to work. Jobs have been manned in a number of cases and work resumed in the shops to some extent. Some of the employers are boarding men in the shops and sending guards with those who go home the cher have outs into question of relative tenacity, with the odds largely in favor of the employers.

## Filtering Plant for a Mercantile Building.

An unusual improvement for a mercantile building is being added by the 31 st Madison co., 143 cently completed loft building at 141 and 31 st street. The entire building is being piped for a plant which will filter and ozonate all the drinking water in the building. Filtering plants are used in some of the high-grade office structures but such a luxury is seldom found in a building used mostly for manufacturing purposes. The tenants will save money and the health of the employees will be protected.

## ( दe WANTS AND OFFERS करxe

# If you are membina ALTERATIONS 

In Your

RESIDENCE STORE OFFICE

we can save you money, as we have the equipment; and what is better, the experience.

No job too BIG for our capacity, and none too SMALL for our attention.

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 MORTGAGE, WILL BE CARRIED. THE OWNER'S DESIRE TO SELL WITH REASONABLE PROMPTNESS RENDERS THIS OFFERING AN UNUSUALLY ATTRACTIVE ONE. CORRESPONDENCE AND INVESTIGATION SOLICITED. ADDRESS MERCHANTS BUILDING CO.

207 SOUTH BROADWAY
LOS ANGELES, CALIFORNIA

| WANT |  |
| :---: | :---: |
| Particulars of Business Property |  |
| OR SALE OR TO LEASE <br> Canal to 59th Street |  |
| HEIL \& STERN |  |
| Uptown Ofice | Downtown Office |
| 1165-1167 Broadway <br> N. W. Cor. 27th St. | 604-606 Broadway <br> S. E. Cor. Houston S |



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## Mortgage Bonds 구ㄴㅜㅜ $6 \%$

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CAREFULLY selected, improved, income-producing real estate in the best districts of New York City, conservatively appraised at $\$ 8,500,000$, has been pledged to a Trust Company, as Trustee, to secure these bonds.
The management of the Company has had many years of successful experience dealing in this class of real estate.

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Improved New York Cily real estate is appreciating in value more rapidly than real estate in any other part of the world, and it will continue to advance in price as long as the United States continues to grow in importance.

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No one can afford not to investigate this investment.

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$\$ 10,000,000$
CAPITAL
\$3,950,000


It is poor policy to let anyone look in vain for your Business Card. II All Real Estate and Building Material Men should ser that they are represented in the advertising ccrumns of the Record and Guide. A special representative will be sent to see you if requested.

## RECORD SECTION

# of the <br> 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.

## 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.


## EXPLANATION OF TERMS USED AND <br> 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 $\$ 20,000-\$ 30,000$ indicatem the as-
sessed value of the property, the first bk-brick
figures being for the lot only and the $\left\lvert\, \begin{gathered}\text { B } \\ \text { \& } \\ \text { Sick }\end{gathered}\right.$ second figures representing both lot and bldg-building building. Letter $P$ before second figure blk-block 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
agt-against

Co-County
C a G-covenant against grantor
constn-construction
con omitted-consideration omitted
corp-corporation
cor-corner
ct-court -centre
dwg-dwelling
decd-deceased
e-EAst
exr-executor
et al-used instead of several names foreclos-foreclosure
fr-frame
ft-front
individ-individua
impt-improvement
installs-installments
mtg-mortgage
mfg-manufacturing
Nos-numbers
n-north
nom-nominal
${ }_{P}^{\text {pl }} \mathrm{M}-$ place
C-Quit Claise Money Mortgage.
R T \& I-Right, Title \& Interest
rd-road
re mtg-release mtg
ref-refere
sl-slíp
sq-squa
s-south
s-side
sty-story
sub-subject
stn-stone
st-street
T S-Torrens System
tnts-tenements
w-west
OC \& 100 -other consideration and $\$ 100$
\&-and so forth

| Frei'k G. Hobbs, Pres. <br> Geo. L. Slawson, Vice-Pres. Chas. D. Hobbs, Seecy. <br> SLAWSON \& HOBBS |
| :---: |
| Real Estate <br> 162 WEST 72D STREET |
| ADVERTISED LEGAL SALES. |

No Legal Sales advertised for this day
AUG. 28.
183D st, $\mathbf{4 6 5 - 7}$, on map $\mathbf{4 6 7}$, ns, 99.7 w w Washington av, $35 x 100$, agt Jno Rendall e
rie A Torriani et al at Jaskell, attys, 111 Bway
al; Carter \& Ha
Edw G Whitaker, ref. (Amt due, $\$ 20$, al; Carter \& Whitaker, ref. (Amt due, $\$ 20$
Edw
964 ; taxes, \&c, $\$ 500$.) By Joseph P Day.

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Rivington st, 183, S


AUCTION SALES OF THE WEEK. property sold. withdrawn or adjourned the New York Real Estate Salesroom, 14 and 16 Vesey st. Except where otherwis foreclosure. Adjournment of legal sales to next week are noted under Advertised Legal Sales. was bid in for the the property described JOSEPH P. DAY
nást Pauls pl, 2; see Brook av, swe St ${ }^{a} \mathbf{7 2 D}$ st, 28 E, (*) ss, 40 e Mad av, 18.3 x 80, 5-sty \& b stn dwg. (Amt due, $\$ 65,-$
S13.17; taxes, \&c, $\$ 17$. .) County Holding
Co.
${ }^{\text {a }} \mathbf{1 6 7 T H}$ st, 581; see Franklin av, 1160.
${ }^{\text {a Brook av }}$ av (*) swe St Pauls pl, (No 2)

$36.9 \times 80 \times 32.2 \times 80.2$, $5-$ sty bk tnt \& strs (Amt due, $\$ 2,820.04$; taxes, \&c, $\$ 750$; sul | to two prior mtgs aggregating $\$ 36,000$.) |
| :--- |
| Emily A Loughman. |
| 7,500 | ${ }^{\text {a Franklin av, 1160, nec } 167 \text { th (581), } 100}$ $\begin{array}{ll}\text { x } 25, ~ 2-s t y ~ f r \\ \text { taxes, \&c, } \$ 175 \text {.) Jas J J Martin. } & \$ 9,723.77 \text {. } \\ 10,250\end{array}$ ${ }^{\text {a }}$ Longfellow av, ( ${ }^{(*)}$ ws, 350 n Lafayette \$1,001.31; taxes, \&c, $\$ 572.17$.). Saml due 12,140 ${ }^{\text {a }}$ Lexington av, 1835, ${ }^{(*)}$ es, 60.11 s 114 th,

 ${ }^{\text {a Private }}$ rd or drive, es, \& ws, \& being plots $1,8,9,10,11,12 \& 15, \mathrm{map}$ of New taxes, \&c, $\$ 7,155.24$.$) Saml Weil, repre-$
senting parties in interest.
108,000 So Boulevard, ( ${ }^{(*)}$ es, 212.6 n Barretto, $112.6 \times 100$, 6-sty bk tnt \& strs. (Amt due, aso Boulevard (*) es, 100 n ( Barretto,
$112.6 \times 100,6-$-sty bk tnt \& strs. (Amt due, $\$ 16,075.70 ;$ taxes, \&c, $\$ 496.94$; sub to prior
mtg of $\$ 90,000$.) Saml Gotthelf. 105,000 JAMES L. WELLS.
anfrit st, swe 3d av; see 3 av, 4249-51.
${ }^{\text {and }}$ Boone av, (*) es, 150 s 173 d , runs e34.5 aBoone av, (*) es, 150 s 173 d , runs e34.5
xn8.8xne200.11 to West Farms rd (1567),
xs 27.2 xsw 201.3 xs 9 . 8 xw $47.1 \times n 50$ to beg sty fr dwg \& vacant. (Amet due, $\$ 8,787 . \mathrm{s}^{2}$; Ins Co.
${ }^{n}$ West Farms ri, 1567; see Boone av, es, ${ }^{3} 3 \mathrm{D}$ av, 4249-51, (*) swe 178 th, $43 \times 78.10 \mathrm{x}$ $42.10 \times 79.2$, two 3 -sty fr tnts \& strs.
due, $\$ 26,762$; taxes, \&c, $\$ 630.60$.) $\begin{aligned} & \text { Hyt } \\ & \text { et al. }\end{aligned}$ Rest
en, D. PHOENIX INGRAHAM
${ }^{2}$ Horatio st, 54; see Hudson, 635
${ }^{\text {a Hudson }}$ st, 635 (*) swe Horatio (54) Partition.) Ethel Quimby. ${ }_{12,400}$
CHARLES A. BERRIAN.
aBailey av, ws, abt $\mathbf{1 2 2 3}$ s Kingsbridge
rd; see Sedgwick av, es, 1223 S Kings-
bridge rd.

## ${ }^{a}$ Sedgwick av, (*) ws, 1223 s Kingsbridge

(Amt due, $\$ 3,531.30$; taxes, \&c, $\$ 989.39$.) HERBERT A. SHERMAN. Gold st, 78 , ss, 82 w Ferry, $15.3 \times 78$, part
-sty bk loft \& str bldg. (Amt due, $\$ 1,-$ taxes, \&c, $\$ 3.60 ;$ sub to a prior
$\$ 3,000$.) Withdrawn. DANIEL GREENWALD
${ }^{\text {a Ridge st, }} 149$, ws, 125 n Stanton, $25 \times 100$, R. T., \&c. Adj to Sept 20 .
a 115 TH st, $\mathbf{3 5 0} \mathbf{~ W}$; see Manhattan av, swe ${ }^{\text {a }} 184 \mathbf{T H}$ st, 509 W , ns, 100 w Ams, 50 x ${ }^{\text {a Manhattan av. swe } 115 \text { th (3 }}$ (350), $27 \times 92$,


CONVEYANCES
Borough of Manhattan.


Crosby st, 101-3, $(2: 496-12)$ ses, 53.3 sw str bldg; Ernst Wieda to Rose H Suss-
 , 0 nom Exterior or River st, nwe 156th; see Forsyth set, $\mathbf{5 6}$, ( $1: 301-13$ ) es, 51.3 s -x-, 5 -sty bk tnt \& strs; Rose G Lewin to Isaac Lipschitz, 1 E 106; Mar6, Aug Greenwich st, 179, (1:61-13) es, 106.3 n \& strs; Eleanore Wichelns to Bry bk tnt \& Strs; Eleanore Wichelns to Bronx InAug:18'11; A\$22,000-29,000. 1-6 pt; July12, Greenwich st, 179; Alfred Wichelns to
same; $1-6$ pt; Aug14; Aug18'11. Greenwich st, 179; John F Wichelns to Greenwich st, 179; Alma Wichelns et al Greenwich st, 179; Alma Wichelns et al
same; $7 / 3$ pt; Aug17; Aug18'11. 13,512.06 Jackson, 35; see Monroe 274.
Lewis st, 118, (2:330-47) es, 125 s Houson, $25 \times 100,5$-sty bk tnt \& strs; Bernhard Lowenstein to saml Lowenstein, 381 S 3 ,
 Monroe st, $\mathbf{2 7 4}$ (1:261-37) swe Jackson strs; Annie Levine \& ano to Israel Bot$12 \mathrm{E} 85 ; \mathrm{Mtg} \$ 47,000$ \& AL; Aug21, Aug 12': A $24,000-5,000$. Prospect pl, 4., (5:1335-22) nec 42d, 17.1 wald to Stephen H Jackson, 53 E 67 ; mtg Prospect pl, 45, (5:1335-22) nee 42d 171 x58, 3 -sty bk tnt \& strs; Stephen H Jackson to N. T. Hegeman Co, 5015 av; mtg
$\$ 17,000 ;$ Aug14; Aug18'11; A $\$ 7,000-13,000$.

West Washington p1, 73, (2:552-65) ns, dwo; Nina C Jarvis \& ano HEIRS Walter S Jarvis, Jr, to Josephine Leland, 233 Jefferson av, Bklyn; $1 / 3$ pt; AT; B\&S; Aug10;
Aug18'11; A $\$ 16,000-18,500$. Water st, $\mathbf{2 5 6}$, ( $1: 98-2$ ) ns , abt 20 w Peck Nina C Jarvis \& ano HEIRS Walter S ferson av, Bklyn: $1 / 3$ pt; AT; B\&S; Aug10; Wooster st, 150, (2:514-9) es, 195 s HousSchachter et al to Mercury Holding Co 1439 E 9, Bklyn: mtg $\$ 26,000$; Aug15; Aug STH st, sec Av C, see Av C, 124. 9TH st, 21S E, (2:464-9) Ss, 329 w 2 av, Mtos 16,000 ; July $28 ;$ Aug24'11; A
 M \& R L Bldg Co to S Levy Realty Co,
200 Bway; Mtg $\$ 215,000$; Aug9, Aug22 11 ;
A $\$$ O $\$ 100$ 12 TH st, $71 \mathrm{EC},(2: 382-54) \mathrm{ns}, 158 \mathrm{e} A v$ C. $25 \times 100,5-$ sty bk tnt; Lena Rueckert to mtg $\$ 17,000$; Aug19; Aug21'11; A\$11,00018TH st, see 4 av, see 4 av, 215-9. 17-19. st, $10-12$ E, see Broadway, 917-19
 Riley \& Brice Realty Co to Yawl Realty
Co, \&05 Eastern Parkway. Bklyn; mtgs $\$ 2$ S2,500; June6; (re-recorded from June O C \& 100
 Yawl Realty Co to Harry N Dine at North
Columbus av, Nt Vernon, NY: mta $\$ 279$. Columbus av, Mt Vernon, NY; mtg $\$ 279,-$
000 \& AL; Aug17; Aug18'11; A $\$ 64,000-$ $\underset{\text { 22D }}{\text { st, }}$ 114 E. $(30: 877-82)$ ss, 215 w Lex Binney to Arthur R Gray, 281 4 av i mtg
$\$ 13,000$; Aug3; Aug18'11; A $\$ 20,000-24,500$.


39TH st, swe 2 av, see 2 av, 719-21. 39TH st, 348-50 w $(3: 762-66-67) \mathrm{Ss}, 100.1$
9 av st, xw $49.11,2$, 6 -sty bk tnts \& strs \& 2 4sty bk tnts in rear; Edw Baer to Flor-
ence Cohen, 320 Central Park W W
$1 / 2 \mathrm{pt}$;
 42D st, nec Prospect pl, see Prospect pl,
 e ers in 3100 J Garfield Moses to Emma J
Sergman, 408 E 142 , Rosina Di Caprio, 302 E44, \& Clara Uh1, 1034 Lincoln pl, Bk1yn; 45 TH st E, sec Mad av; see Mad av, sec 45 TH st, ss, 125 e Mad av; see Mad av,
48TH st, $\mathbf{1 8 - 2 0} \mathbf{~ E ,}(5: 1283-59-60)$ SS, 69.9 Wi Mad a v, $50 \times 100.5$, 2 t-sty $\&$ b stn dwgs;
City Real Estate Co to Walter E Meyer,

 Sas P Knight, 194 Riverside ${ }^{\text {D }}$ Drive; AT;
PARTITION; July18, Aug22'11.
P5 52D st,
v, $25 \times 10.59$
W,
5 -sty Kohn to Ernest Petruci, 9 av, \&' Frank

 Lena Slater to Clifford C Snyder at Freehold, NJ \& Jeemima A Ely at Washington,
DC; Mtg $\$ 16,000 ;$ Aug17, Aug $22^{\prime} 11 ; ~ A \$ 10$,
 Mixsell ADMr Magdalena Mixsell to Cora
A Meister at Weehawken, NJ, \& Alfred Mixsell, at Portchester, NY; Aug17; Aug
18 $1{ }^{\prime} 11 ;$ A $\$ 11,000-25,000$.
 avk for school purposes, 4-sty \& b stn
take: Mary A Kemeys to Enlen D Chap-
dw. Man man, 474 W 34 ; Aug4; Aug18'11; A $\$ 8,500-$ ,000.
57TH st, $\mathbf{4 4 4} \mathbf{E ,}$, see $63 \mathrm{~d}, 31 \mathrm{~W}$. W Av A, $17.10 \times 90,9$-sty \& b bk dwg; also runs W36xS33.2xe36.1xn3.6 to Ang, heirs
 A $\$ 8,500-9,500$. 57TH st $\mathbf{4 4 4}$ E; Henry F Buse to same;

5 5TH st, 444 E ; Fredk Buse same; AT; C a G; June28; Aug24'11. nom
 bldg, with machinery, etc; Jefferson Real
 Central Park w, see 61ST
st
Park.
swe 61st st $\mathbf{~ s t , ~}$
V , swe 61st.
62D st. 205 W, ( $4: 1154-27)$ ns, 125 w Ams 14,$000 ;$ also 62 D ST, $207 \mathrm{~W} \mathrm{~W},{ }_{2}(4: 154-26) \mathrm{ns}$,
150 w Ams av, $25 \times 100.5$, 5 -sty bk tnt \& 150 W Ams av, $25 \times 100.5$, 5 -sty bk tht \&
strs; A $\$ 6.000-14,000 ;$ Michael Guttenberg to way, Bklyn; AT; mtg $\$ 24,000$; Aug 18 ; Aus.

62D st, 207 w , see 62 d st, 205 W .
63D st, 17 $\mathbf{E}$, (5:1378-13) ns , 95 w Mad av, $29.6 \times 100.5,5$-stv stn dwg re dower;
Jui: C Depew to France HI Park, 74 AV A
du Bois de Bologne. Paris, France; QC; du Bois de Bologne. Paris, France; QC;
July12; Aug24'11; A $\$ 120,000-215,000$. nom
 $\$ 36,000 ;$ A $\$ 45,000-66,000 ;$ also 57 TH ST,
 IOR LOT, 90 s 57 th \& 142.5 , w Av A, runs \$6,000; A $\$ 8,500-9,500$; Wilhelmina $S$ Buse by Leslie C Ferguson, GDN to Fredk Buse Alfretta Engelhardt, 685 Eagle av, Bronx;
 July1; Aug24'11
${ }_{60}^{63 D}$ st. $31 \quad \mathbf{W}:$ Adelheid $\mathrm{M} \underset{\text { Martha Buse }}{\mathrm{E}}$ Ernst 446 E 57 ; AT; B\&S \& C a G; AL; Aug10;


71ST st, sec Park av, see Park av, 733. ${ }_{25 \times 102.2, ~}^{\mathbf{7 3 D}}$ st, sty bk garage; Rachel K Ezekiel et al to Bella Kayton, 134 E 95 : AT B\&S; July 31 ; Aug24'11; A $\$ 17,500-31,000$ in

73D st $\mathbf{\text { st }}$ IS2 E; Simon Kayton et al to same: AT; B\&S; July $31 ;$ Aug 2411 . nom Mad av, 17.6x102.2 4-sty \& b bk dwg: Wm; Mtt $\$ 35,000$; Aug 23 ; Aug 24 '11; A $\$ 33$,-
 bk tnts; Zachariah Zacharias to 81st Street Co, 149 Bway: mtgs $\$ 190,000 ;$ Aug $16 ;$ Aug
18 O 11 ; A $\$ 96,000-180,000$.

81ST st, $\mathbf{1 2 5}$ E, (5:1510-13) ns, 88 w Lex av, $17 \times 102.2$. 3 -sty $\&$ b stn dwg; Isidor
Sperling to Leah K Weiss, 125 E
si; B\&S;
O C \& 100
S4TH st, 159-61 E, (5:1513-27) ns, 222
 $26) \mathrm{ns}, 255.6 \mathrm{w} 3 \mathrm{av}, 21.3 \mathrm{x} 100 \mathrm{x}-\mathrm{x} 100,3$-sty
fr tht \& str; Mtg $\$ 6,000 ;$ A $\$ 11,00-12,500$; Eliza D Corson Widow to Geo T Corson, hoe, NY; AT; May16, Aug23'11. gift

 $255.6 \mathrm{w} 3^{2}$ av, $21.3 \times 100$. 3 -sty fr tnt \& str;
Mtg $\$ 6,000 ;$ A $\$ 11,000-12,500 ;$ Millie C wife Chas A Beers to Geo T Corson, 161 E 84 \& Cornelius V Corson at Tuckahoe, NY;
AT; B\&S; July10, Aug23'11.
nom
 o'Katharina Rachow, 168 E 90; B\&S; AL; May6'07; Aug19'11; A $\$ 16,500-29,000$.
 Bank to Manhattan Ave Holding Co, 74
Bway; AL; Junie26; Aug21'11; A $\$ 22,000-1$
95TH st, 335- $\mathbf{E}, \quad(5: 1558-21) \mathrm{ns}, 110 \mathrm{w} 1$ Lillian Gingold, 147 St Nicholas av; mtg

$$
\mathbf{9 7 T H} \text { st, } 36 \mathbf{w} \text {, }(7: 1832-46) \text { ss, } 329 \mathrm{w} \text { Cen- }
$$ Eral Park W, 18x100.11, ${ }^{4}$-sty \& b bk dwg: mtg $\$ 18,000$ Aug8; Aug11'11; A $\$ 9,300-19$,000 corrects error in last issue when 1o-

cation was 97 th st, 256 , on map Nos $256-8$
$\underset{\text { 98TH }}{\text { st, }} \mathbf{1 4 8} \underset{\text { E, }}{\text { E }}(6: 1625-46)$ ss, 170 e Lex av. $25 \times 100.11$, 6-sty bk tnt \& strs; Chas G
Willoughby to Wilx Realty Co, 814 Bway
B\&S; AL; Feb9; Aug19'11; A $\$ 8,000-28,000$ 100TH st, 313-5 E, (6:1672-10) ns, 220 e
av, 40x10.11, 6-sty bk tnt \& strs; Rose
Bester \& ano to Gitel Goldbers, 215 Grand Bester \& ano to Gitel Goldberg; 215 Grand
B\&S; Mtg $\$ 36.000$ \& AL; Aug17, Aug23'11: A $\$ 12,000-44,000$
 Isaac Kossoff to Nathan Gliboff, 645 Ams

 av, 25x100.10, 5-sty bk tnt \& Strs; Moses
Pearlman to Max Bernow, 477 Mriller av,
Bklyn; AL; July 31 ; Aug18'11; A $\$ 8.000-23$,00 . O C \& 100
 Horowitz to Max Bernow, 477 Miiler av, 111 TH st w , sec Bway; see 111 th st, 111 TH st, 20s-10 w, (7:1826-42) ss, 200

111TH st, 536-38 $\mathbf{W}$ ( $7: 1882$ ) ss, nom Bway, 83.4100.11, owned by party Ist pt also BROADWAY. $2852-58$, (7:1882) sec,
111 th (No 540$), 50.11 \times 75 ;$ leased by party 2d pt; Agmt as to erection os smore party 2 d pt New Amsterdam Hold ing. Co, 5075 av with Jos P Kennelly, 486 113TH st, $\mathbf{1 6} \mathbf{~ W , ~ ( 6 : 1 5 9 6 - 4 6 ) ~ S S , ~} 245 \mathrm{w} 5$ av, $25 \times 100.11,5-$ sty bk tnt; Saml Weiss to
Chas Gartensteig
v/4 pt; QC; Nov29,

 Aug15; Aug19'11.
 Jacob A Van Gerichten to Herman Korschner, at Lynbrook, LI: Mtg $\$ 9,000$ : $115 T H$ st. 209 E, ( $6: 1665-6$ ) ns, 134 e 3 Bank, a corpn, to Manhattan Ave Holdin ${ }_{\$ 6,500-10,000}$ Co AL; June26; Aug21'11; A 115TH st, 300-2 E; see 2 av, 2238. ${ }_{263-70}^{115 \mathrm{TH}}$ st, 315-9 w; see Manhattan av
 Lenox av, $26 x 100.11$. 5 -sty bk tht; Sam
Weiss to Mitchel Weiss: $1 / 3$ pt mty. $\$ 23$, O C \& 100
117TH st, 61 W, (6:1601-7) ns, 127
Lenox av 26x100.11, 5 -sty bk tnt; Nitchel
Weiss \& Rebecca his wife to Esther Weiss, Weiss \& Rebecca his wife to Esther Weiss
$30 \mathrm{~W} 85 ; \mathrm{pt} / \mathrm{p}$ a G ; Aug18; Aug1911;
 118TH st. 166-s E: Power of atty; Sarah
Weiss, 98 E Randolph st, Chicago, Ill to Martin Goldberger, 210 E 79; Aug21, Aug
${ }_{3} 118 T H_{1}$ st, $\mathbf{2 1 6 - 8} \mathbf{E}$ E, (6:1667-39) ss, 212.11 Cohen to Jno Focarile, 285 Pleasant av 124TH st, 56 W , (6:1721-60) ss w Mt Morris Park W, W, X-. 3-sty \& b
stn dwg: Deed of Trust all Real Estate wheresoever situate $\&$ all bonds, mtgs,
stocks, securities, cash \& personal prop, stocks, securities, cash \& personal prop,
\&e: Caroline H Porter wid of Josiah Por ter to Chas L Robinson, $56{ }^{56}$ W 124 : in
trust: B\&S; Aug14, Aug19'11; A $\$ 10,500-$ 14,500. Bes, Auglt, Augivir, Aom

124TH st, sec Pleasant av, see Pleasant
124 TH st E, sec Mad av; see Mad 1929
 Compton to Oscar Compton, 248 W 131 , life estate; B\&S \& CaG; Jan26, Aug22'11.
 rop, 120 W 131 ; sub to life estate as above
B\&S \& CaG; Jan26, Aug22'11.
gift
 Reheldt to Bertha Rehfeldt. 1 Sutton pl;
QC; June5; Aug18'11; A $\$ 14,500-45,000$, nom 136TH st, $\mathbf{3 0} \mathbf{w ;}$; Wilhelm Rehfeldt to 136TH st, 30 w ; ; Rosa Krueger to same
nom
C June5; Aug18,11. 136TH st, 30 W; Antonie Rehfeldt to 143D st, w, nee Lenox av, see Lenox

143D st, 111-3 w, (7:2012-23) ns, 183.4 w Lenox av, $41.8 x 99.11,6$-sty bk tnt \& strs M Fuld, 130 E $110 ; \mathrm{mtg}^{\mathrm{E}} \$ 50,250 ; \mathrm{Ap1}$ 146TH st, $419 \mathbf{W},(7: 2061-241 / 2)$ ns, 587.6 Julia E Byrne to Rebecca B Reynolds, 22 W 135 ; B\&S; July 29 '08; Aug24'11; A $\$ 3,500$
8,500
14STH st $\mathbf{W}$, swe S av; see 8 av, 2785 .
151STest, swe Convent av; see Convent
156TH st W, ( $8: 2105-54$ ) ns, 325 e 8 av, Exterior st, xs30.4 to 156 th , xw 124.5 to beg, vacant; Murtha J Garry to Jno Brown Aug22, Aug 23 ' 156TH st w, nwe Amsterdam av, see 162D st, $520-2 \mathrm{~W},(8: 2120-24)$ ss, 440 Crofts to Albt A Docter, 230 W 101 in mt

166TH st, 45 Colonial Parkway, late Edgecomb av, 50.1 x60 5-sty bk tnt; Trial Realty Co to Dean

1SI st w No Northern \& 100 Northern av, nwe 181st. Northern av, see
 Michael Kleinsinger to Frank Ksty ext
ger, 244 Division; mtg $\$ 20,000$; Aug19'11

| ug $19 \times 11$ |
| :--- |
| \& 100 |

Amsterdam av, 1940-2, (8:2115-pt lot
we 156th (No
501)
$52.11 \times 125,6$ (sty
bl tnt \& strs; re mtg: Wm L Levy to Audu
bon Impt Co
In

Amsterdam av, 1940-2; re mtg; Ger , C \& 10
Amsterdam av, 1940-2, $(8: 2115-\mathrm{pt}$ lot 38
We 156 th (No 501$), 52,11 \times 125,6-$ sty
bl tnt \& str; Audubon Impt Co to Jacob Ruppert, Aug17; Aug18,11; A $\$ \frac{\text { mtg }}{\mathrm{ol}} \frac{121,000}{\mathrm{OC}}$ \& 100

Amsterdam av, 1944-6, (8:2115-pt lot
S,
52.11 n 156 th, $46.11 \mathrm{x} 125,6$-Sty bk tn ws, 52.11 n 156th, $46.11 \times 125$, 6 -sty bk tnt witz 193 Tomplins av, Bkilyn; mtg $\$ 80-$
000 \& AL; Aug17; Aug18'11. Amsterdam av, es, $\mathbf{6 6 . 1 0}$
s
arlem River, ws,
158.4
196th,
 Amsterdam av, e 1 plot 10 map of isaac
Dyckman, see Harlem River, ws, 158.4 n
195 th. Broadway, 917-19, (3:849-70) swc 21st S, 82.2 w Bway, $46 \times 92$, 6 -sty bk bldg, \& Francufrasia Leland \& ano HEIRS, \&c
 Broadway, ( $4: 1239$ ) ws, 100.8 s s 92 d st,
$0.5 \times-$ (owned by party 1 st part) BWAY ws, adj above on S (owned by party 2 d part, a agmt as to court yard. Philip Liv Broadway ( $8 \cdot 2180$ - 11 nom

 Bradhurst av, 29. (7:2051-146) ws, 299.11
145th, $17 \times 60.3 \times 16.8 \times 629,3$-sty
dwg; Emma E Cattus, Jr to Cath C Ran
 Broadway, 2852-58; see 111th, 536-38 W Broadway, see 61ST, see Central Park Broadway, nee Grand Circle, see Cen
al Park W, Swe 61st. Central Park W nwe Grand Circle, see
entral Park W, Swe 61st.

 Central Park W. (4:1113-29) swe 61st cant; re dower; Julia C Depew to Frances
H Park, 74 Av du Bois de Bologne, Paris
France; QC; July12; Aug $24111 ;$ A $\$ 1,600,000$

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Convent av, $(7: 2065-48)$ swe 151st, 108.5
$\times 43.5 \times 99.11 \times 86.10,6-$ sty bk tnt; Saranac Constn Co to Edgar Ellinger at Mt Vernon, NR; Mtg $\$ 116,000 ;$ Aug3, Aug 22 ' 11 ;
Fort George av, el plot 10 map of Isaac Dyekm
195 th.
Fort George av, e 1 plot 22 map of Isaac
Fyckman, See Harlem River, wS, 158.4 n Dyeki
195 th.

Grand Circle, nwe Central Park w, see
Grand Circle, nec Bway see Central
Lenox av, 660-4, (6:1741-1) nec 143d, uns e96.2xn59.11xe16.7xn39.11xw27.10xs25x \& strs; Maurice Cohen to Manhattan Ave Lexington $\mathbf{a v}, \mathbf{3 6 7},(5: 1295)$, asn of rents s collateral: Jos T McColgan to Harry Dodds, 2019 Surf av, Coney island, Aug11 3,500
Madison av, 1677, ( $6: 1617-21 \frac{1}{1 / 4}$ ) es, 30.3 Oreihauf to Abr H Sarasohn, 31 W $115 ; \mathrm{mtg}$ to $\$ 11,500 ;$ Aug $18 ;$ Aug 21 O $11 ;$ A $\$ 100$

Morningside av W, $\mathbf{1 0 0 - 2 ,}(7: 1963-55)$
S
St ws at pt to sws of Morningside av W, xnw 179.2 to beg, 6-sty bk tnt; S Levy Realty Co to M
R L Bldg Co, 315 W $99 ;$ Mtg $\$ 137,500 ;$ Aug
9 A A 22 '11: A $\$ 85,000-170,000$. exch \& 100

Manhattan av, 362-70, ( $7: 1848 \sim 36-39 \mathrm{pt}$ $0)$ nee 115 th, (No $315-9) 100.11 \times 125 ; 1-$ sty strs \& vacant; Hyman \& Henry Sonn
to Gorham Constn Co, 50 W 86 Aug1, Aug
O C \& 100 Madison av, (5:1279) sec 45 th st, 125 x
25 , owned by party 1st part; also 45 TH
ist st, ss, 125 e Mad av, -x60; owned by
party 2 d pt; Agmt as to re of wall, etc; Tiffany Studios with N Y State Realty \& Terminal Co at Grand Central Terminal,
Madison av, $(5: 1279)$ sec 45 th, $125 \times 125$; Agmt as to re of claims etc for changing grade of 45 th st; Same with City of N Y Y
the N Y C \& H R R R Co at Albany, NY:
tugit, Aug 23 . 11 . Madison av, 1929 (6:1748-74) sec 124 th, Barber to Reginald H Schenck, 275 Cen-
 Claremont av, Montclair, NJ; Aug23'11,
A $\$ 20,000-24,000$.

 Park av, 733 , $(5: 1405)$ sec 71 st (Nos $104-$
$10), 96.5 \times 125$; declaration as to annulment of covenants of restriction, etc; Eugene
Meyer, Jr, with Agnes E Meyer, his wife Meyer, Aug18'11. Agnes Nom

Pleasant av, (6:1819-22) sec 124th, 20 x with land under water, \&c; Byron Wol verton to Randall Dock Co, 42 Pe

Park av, 1505. (6:1637-72) es, 75.8
110 th, runs s 25.2 xe $155 \times n 25 \times \mathrm{xw} 75 \times n 0.2 \times \mathrm{w} 8$ to beg, 1 \& 2 -sty bk stable; Geo Kotcher Bklyn; AL; Mar14'10; Aug18'11; A $\$ 11,000$ Park av, 1505, (6:1637-72) es, 75.8 s
110 th , runs $\mathrm{S} 25.2 \times \mathrm{xe} 155 \times \mathrm{xn} 25 \times \mathrm{xw} 75 \times \mathrm{xn} 0.2 \times \mathrm{xw} 0$ to beg, 1 \& 2-sty bk stable; Geo Kotche Corp et al to Getsel Kotcher, 1 \& 3 Wat kins, Bklyn: Mtg\$12,250; QC \& correction
deed; Aug23; Aug 2411 ; A $\$ 1,000-14,000$.
Riverside Drive, $37,(4: 1185-43)$ es, 25.
f 76 th, $18.11 \times 94 \times 18.8 \times 96.11,4-$ sty $\&$ b stn
dwg; Robt A Inch as TRUSTEE in bank dwg. Robt A Inch as TRUsTEE in bank-
ruptcy of Harry L Toplitz to Mary Ehr
mann. 208 W 114 ; AT; Oct11'10; Aug21'11 West End av, 594 (4:1236-63) es, 43.8 89th, $19 \times 64,3$-sty \& b bk dwg; Jos W Mc
Culloch to Mary H wife Jas W McCulloch culloch to Mary H wife Jas W McCulloch
at Orange, NJ; B\&S; Mtg $\$ 15,000$ A Ag 21
Aug 2211 ; A $\$ 12,000-18,500$. 8 C 100 1ST av, 1941-3, ( $6: 1671-27$ ) ws, 80.11 S
100 th , $40 \times 100,6-$ sty bk tnt \& strs; Martin H \& David Stone to Fannie Stone, all a
867 E 23, Bklyn; mtg $\$ 34,000$; Augis 11 ; A
$\$ 16,000-48,000$. 2D av, $719-21, \quad(3: 919-33-34)$ swe 39 t
(No 248), $49.5 \times 83,2$ 5-sty bk tnts \& Strs Agnes L M Carey to Fredk Gebien, 78 W
94 : Aug 10 : Aug18.11: A $\$ 34,500-63,000$. nom
 Sty ext; Edw C Sheehy to Michl Fraina,
$320 \mathrm{E} 113:$ Mtg $\$ 10,000$ \& AL; Aug1, Aug
$22 \mathrm{~A}^{2} 11 ; \mathrm{A} \$ 11,000-18,000$.
3D av, 17(63, (6:1647-46) es, 25x83.9, $5-$ sty bk tnt \& strs, Stephen 1
Jackson to Moses Pearlman, is73 Cropse
av, Bklyn; mtg $\$ 24,000$; July13; Aug18'11 $\$ 13,000-24,000.2(3: 873-67) \mathrm{sec} 18 \mathrm{th}$ (No. n2xe0.2xn92 to 18 xw 175.2 to beg, $20-$ sty
bk loft, office \& str bldg, re mtg. Thos F
Ryan to Henry Corn. 667 Mad av, Ang 18 4TH av, 215-9: power of attorney to re
mtg, \&c: Thos F Ryan at Oak Ridge, Vir
to John Quinn. Jume10. 4TH av, 215-9, (3:873-67) sec isth No 100-6), runs s78.6xe115xn25.6xe10xs $+1 \times$ xe5
n2xe0.2xn92 to 18 th xw 175.2 to beg. wit
all title to 10 ft alley from 17th, 20-sty b

GTH av, 323,
Berthold A Rich to Nathan J Packard, 411 Berthold A Rich to Nathan J Packard, 411
West End av \& Moses Packard, 275 Clermont av, Bklyn; AL; Aug17, Aug22'11.

STH av, 2785, ( $7: 2045-56$ ) Swe 148th (No $300), 25 \times 75,5-s t y$
der to bk tnt \& strs; Chas Lin-
Khas W Knoche, 207 E 68 ; mtg's der to Chas W Knoche, 207 E 68; mtgs
$\$ 35,000$ \& AL; Aug18; Aug $1911 ;$ A $\$ 11,000-$

Harlem River ( $8: 2149-214$ \& pt lot 222 )
Harlem River, $(8: 2149-214$ \& pt lot 222$)$ av at pt 66.10 s 196 th xs 335.10 to pt
102.10 s 195th xe- to Harlem River at pt 79.6 s 195 th $\mathrm{xn}-$ to beg; also AM STERDAM AV, $(8: 2160-49)$
196 th, runs w $454 \times s 327.7$ to pt 136.9 s 195 th xe445.8 to av at pt 109 s 195 th xn334.2 to beg, with AT to lands under water \& in $(8: 2149)$ e 1 plot 22 map (No 697) of Isaac Dyckman, runs nw299.1xsw327.9xnw163.6 to av \& still nw50 to c 1 of av X- 875.2 to
beg; also FORT GEORGE AV, (8:2149) c 1 plot 10 same map, runs nw $493.6 \times \mathrm{xw} 70.7$
xse 493.10 to c 1 Ams av xne101.4 to beg, except parts for sts; re dower; Julia C Depew to Frances H Park, ${ }^{74}$ Av du Bois Aug24'11.

Interior lot 90 s 57 th \& 142.5 w Av A
Interior strip, $(4: 1066)$ begins at cl blk bet 56 th \& 57 th \& 372.6 w 9 av, runs
n31.1xnw2.6xs31.9xe2.2 to beg; J Stilwell

MISCELLANEOUS CONVEYANCES

## Borough of Manhattan.

General release; Julius Von Stoppany to
Edw Hagan, Av $W$, bet E 73 \& 74 , Bk lyn; Aug14; Aug21'11.
General re of dower, \&c; Eda $O$ wif Chas V Fornes to said Chas V Fornes, 103 Waverly pl; QC; June6; Aug24'11. C \& 100
Power of atty; Lina Ettlinger, to Wilber C
23 ' 11 .
Poewr of atty: Emma $E$ Horn to Wilber C Goodale, 511 W 112; June15, Aug

Receipt \& re of legacy; Louise A wife Geo Irving to Louise A Irving \& Franci herd, 1105 Boston rd, EXRS, \&c, Geo Receipt, \&c, as above; Alva $S$ LiningReceipt, de, as above; Geo S Trving to
3,000 Receipt \&e, as above; Emeline Eldridge
same: Aug18: Aug 2 '11. Receipt, \&c, as above; Maud S Burke to

CONVEYANCES

## Borough of the Bronx.

Beck st. nee Iv St John, see Av St
Burnett st. 1115 ( $146 T 1$ st), ( $10: 2737$ ) $\mathrm{ns}, 125 \mathrm{w}$ Whitlock av; $25 \times 100$, 2-sty fr
dwg, except part for Burnett pl; Helen
F McAndrew. wid to Jno J McAndrew \& Ellen M Marshall, 1113 Burnett pl, heirs Mich

Burnett st, 1145 (146TH st), ( $10: 2737$ ) $\mathrm{nS}, 125 \mathrm{w}$ Leggett av, $25 \times 100$, except part
for Burnett pl, 2-sty fr dwg Jno J McAndrew \& ano heirs Michl McAndrew to
Helen F McAndrew wid Michl McAndrew, 1113 Burnett pl; C a G; AL; Aug15; Aug Coster st, 626 nom Coster st, 626, (10:2764-2769) es, 520 s
pofford av, $20 \times 100,2-$ sty bl dwg; Julius Bernstein to Henry J Feiser, 206 Jane, \& AL; June16; Aug18'11. B\&S; Mtg $\$ 6,350$ Coster st, 626; Henry J Feiser to Henry
Ebeling, 448 E 162 , \& Aug Hoebermann. 972 Boston rd; B\&S \& C a G; Mtg $\$ 6,350$ \& Catherine st (*), es, 400 s Westchester av. $76 \times 100$, Washingtonville; Wm W Pen-
field to Wm D. Miller, 4704 White Plains Dock st (*), nes, 100 se Thomas, $50 \times 100$, Westchester: Jno Davis, Jr, to Thos B
Watson, 1551 Eastchester rd; AL; Aug16; ug18'11. nom Dock st (*), nes, 100 se Thomas, $50 \times 100$, no Davis, Jr, 426 ® 144; AL; Augro;
Aug18'11.
Faile st, 1027. ( $10: 2749$ ) ws, 369.6 s BanF Dunne to Margaretta O'Shaughnessy,
13.000 Aug10: Aug21'11.
Faile st. (10:2762 \& 2764) nwe Lafayette
v, runs n200xw $100 \times 5100 x e 50 \times s 100$ to av x
Wm R Hausstein, 787 Dawson; $1 / 2$ ot: AT;
$\mathrm{mtg} \$ 7,900$ on whole; Aug19; Aug22'11.
Frile st, $(10: 2762$ \& 2764) nwe Lafayette Same prop; Wm R Hausstein to Beck
Realty Co, $\$ 36$ Westchester av; mtg
500 : Aug21; Aug22'11. Garden st, nee Crotona av, see Crotona
Grote st, 700 see Crotona av, 225
Gilbert pl. 1211, (10:2761) ns, 125
Faile, $25 \times 100$, 2 -sty bk dwg; E
Cschwege to Henrietta Waxman
$143 ;$ mtg $\$ 8,000$; Aug21; Aug $23^{\prime} 11$.

Home st, Ss2, $(10: 2692)$ ss, 211.1 e Steb dws s78 So Boulevard; FORECLOS, June15
( 228.2 e Steb Home st, S84, $(10: 2692)$ ss, 228.2 e Steb-
bins av, $24.10 \times 42.8 \times 36.9 \times 69.2,2-$ sty fr dwg: Leo L Leventritt, ref, to Herman Cramer 87 S So Boulevard; FOREC
Hewitt pl, $\mathbf{7 5 4 - 6}, \quad(10: 2695)$ es, 125 n Co to Wm R Hausstein, 787 Dawson; mtg

Hickory st (*), es, abt 229.5 s Bartholdi $55 \times 100 \times 65 \times 124 ;$ also HICKORY ST (*), es,
abt 219.5 s Bartholdi, $10 \times 124 \times 10 \times 122.11$; iams, 369 E 207; Mtg $\$ 6,000$; Aug2; Aug2:
Hickory st (*), es, abt 219.5 s Bartholdi
Kellory ( $)$, es, abt 229.0 s Barthold John, sec Kelly. Av St John, see Av St
Loring pl, ( $11: 3225$ ) es, 95.6 s Fordham to Thos B Watson, 1551 Eastchester rd; Mto $\$ 7,000$; Aug21'11. O C \& 100 Lincoln st, (*) ws, 300 s Van Nest av

Odell st, 1351, (*) ws, 180 s Starling av Mann, 2017 Vyse av; mtg $\$ 3,500$; Aug23'11.

Poplar st, (*) ns, 213 e Bear Swamp rd,
$5 \times 100$; Jos $P$ Coffey et al to The Harlem $25 x 100 ;$ Jos P Coffey et al to The Harlem
River \& Port Chester $R \mathrm{R}$ Co, 70 E 45 ; River \&
Van Buren, (*) swe Morris Park av, see 134TH st, 530-2, (9:2261) ss, 250 w St to Hyman A Wolf, 603 W 111 ; mtgs $\$ 39$, 500 \& AL; Aug21; Aug22'11. O C \& 100
 Mary C Mahony to Peter F Lane, 20 W 65 149 TH st $(9.2337)$ Ss, 433.4 w Morri $33.4 \times 86.6$, vacant. Jno J Donovan to Anna S Somers at Ft Edward, Washing
ton Co, NY; $1 / 2 \mathrm{pt}$; QC; Aug9; Aug18'11.

149TH st, (9:2337) ; same prop; same to Eliz J Stancliffe, 242 W 104 ; $1 / 4 \mathrm{pt}$; QC 149TH st, ( $9: 2337$ ); same prop; same to Ida H Mulgannon, 235 Main st, Hemp 149TH st, 539, $(9: 2276) \mathrm{ns}, 240$ e Brool av, $60 \times 75,6$-sty bk tnt; Brown \& Lapin mtg $\$ 55,060$ \& AL Aug18; Aug23'11. 100 151ST st, 243, (9:2441) ns, 250 w MorJas C Conneli, ref, to Cristoforo Cozzo lino, 412 E 117 ; Mtg: $\$ 6,500$; FORECLOS,
Aug 16; Aug18; Aug1911. 160TH st, 423, $(9: 2382)$ nes, 150 nw Elto st xse 25 to beg, 3-sty \& b fr dwg; Jas M Hayes to Tuchman Bros Constn Co,
1426 Glover; Aug5; Aug24'11. O C \& 100 160TH st, $427,(9: 2382) \mathrm{ns}, 125 \mathrm{w}$ Elton
$\mathrm{v}, 25 \times 100,2-\mathrm{sty} \mathrm{fr}$
dw ? 419-21, ( $9: 2382$ ) ns, 175 w Elton av, runs $12 \& 13$-sty fr dwgs; Wm Sherwood to 160 TH st, 419-21, see 160 th, 427. 161ST st, 611-7, see Eagle av, 890.
162D st, swe Anderson av, see Anderson 168TH st, swe Washington av, see ashington av, 1217.
16STH st, S02 E.
(10:2681) sws, at ses hion av, $89 \times 21 \times 96.10 \times 59.2$, 6 -sty bk tnt m J Frey to EdW Mr $18^{\prime} 11$. O C \& 100 173 D st, 452 , ( $11: 2905$ ) ss, 100 e Park e in reary M Steinhardt, ref, to Wm H Kirchner, 1290 Fulton av; Mtg
$\$ 9,000 ;$ FORECLOS, Aug15; Aug19'11. 500 176 TH st, (*) es, 225 n Gleason av, 25 x , Morris anst $\$ 5,500$. Aug 16. Aug 19 24 Morris av; mtg $\$ 5,500$; Aug16; Aug19 1S1ST st, 744, $(11: 3096)$ ss, 130.2 e Clinberg et al to Louise Ebling, 803 Eagle av;
Mtg $\$ 22,000$; Aug $16 ;$ Aug24 11 . 183D st, swe 3 av, see 3 av, 4529 . Ford184TH st, 212 , $(11: 3234)$ es, 75.7 s Fordham rd. runs efsty bk tnt; Thos B Watson M Dall, 48 Midwood, Bklyn; mtg
Aug17; Aug22'11. O C $\& 100$ 189TH st, nwe Grand Blvd \& Concourse, seem rd

197TH st, nec Grand Blvd o Concourse, 197 TH st, ns, $\mathbf{3 7 . 5}$ e Grand Blvd \& Con-

197 TH st, nee Creston av, see Grand $197^{\mathrm{TH}}$ st ns, 95 e Creston av, see Grand 198TH st, ss, 43.6 w Grand Blvd of Con197 th. 205TH st (*), nec Hali av, $100 \times 100$; Bar- hett Nelson et al to The Madison Constn

218TH st (4th av), (*) SS, ${ }^{5153}$ e Bronx
wood av, $50 \times 114$, Wakefield: Albt Hans kiewicz to Rocco Falotico, ${ }^{1 / 3}$ pt, \& John
Falotico, $2 / 3$ pt, 232 Mott; mtg $\$ 3,000$ Aug 223 D st. (*) ss, 505 e Barnes av, $50 \times 114$ Wake stic Jos Hoyenski to Mary Hoyen-
ski, 850 E 223 HT: mtg $\$ 5,000$; Aug 22 :

 han, 4226 Carpenter av; Mtg $\$ 3,000$; Aug 8 233D st (19th av), (*) lot begins 100 s nes 233 d ( 19 av ), xnw $96.7 \times n 82.2 \times \mathrm{xe5}$ to beg, except pt for 233d Mercury Realty AL; Aug16; Aug19'11. O C \& 100 $\mathbf{3 3 5 T H}$ st, (12:3383) sec Katonah av, 175
200 to ns 234th, vacant; Geo R Walgrove x200 to ns 234 th, vacant; Geo R L
by Maurice Goodman GDN to Ida
LI Brower, at Pur
Aug22 111 .
 dwg ; Arno Kiessling to Klara Kiessling,
$674 \mathrm{E} 235 ; \mathrm{AT} ; \mathrm{mtg} \$ 5,500$; July $12 ;$ Aug 22
237 TH st, nee Oneida av, see Oneida av,
239TH st ${ }^{(*), ~ n s, ~} 50$ e Marian, $50 \times 100$,
South Washingtonville; Edgar C Molby to Alfred Bozier at Caldwell, NJ; C a ${ }^{G} ; \mathrm{mtg}^{\mathrm{mtg}}$
$\$ 900 ;$ Nov $30^{\prime} 10 ;$ Aug22'11. 239 TH st, (*) ns, 50 e Marian, $50 \times 100$, Sdgar C Molby at Richmond Hill, LI; mtg Av St John, nec Beck, see Av St John, sec kehy.
 parts for sts, 10 4-sty bk thts; Av St Co, 74 Bway; AL; June26; Aug21'11. nom Alexander av, $293,(9: 2314) \mathrm{ws}, 50.3 \mathrm{~s}$ 140th, $16.6 \times 70$, 3 -sty \& bly dwg; Dora
Rosenstein to ander av; Mtg $\$ 7,000$; May17; Augl9' 11 . 100
 Hillcrest Bldg Co to Louis Meckes, 950 Ogden av ; mtg $\$ 95,000$; Aug21; Aug22'11.

Arnold av. (*) es, 100 s Libby, $25 \times 125$


Arthur av, $2002-4,(11: 3078)$ es, 123.11 S
 (241 Bway; mtg $\$ 26,000$; Aug 15 ; Auge \& 100
Aqueduct av, $(11: 2878)$ ws, 21 n 176 th, Henry Cleland, 1s49 Anthony av; mtg $\$ 12,-$
 fr dwgs; Tommaso Giordano to Guiseppe \& AL; Apr22; Aug19'11.
Boston Post rd, (*) nwe Tieman av, 54 x

 Ruths to Ottilie E \& Elsie Ruths, 1758 Anthony av as jjoint tenants; $1 / 4 \mathrm{pt}$, AT;
Balcolm av, (*) WS, 125 n Latting, 25 x Balcolm, swe Webster av \& 177 ; B\&S Aug

Bronxwood

bridge rd: re dower; Rosa Lindner, 600
 144; Aug21; Aug22 $11 .{ }^{2}$ n Latting, 25 x 100. Westchester; Emily F Marrin to Irv-
 rd, (*) swe Huguenot av.
 Chester Constn Co to Oliver E Davis, 824 Morris av ${ }^{\text {a }}$ \& Colgm $\$ 19,000$; Aug16; Aug19'11. Boston rd, (*) swc Huguenot av, runs s
soo to ns Hollers av xw $10 \times \mathrm{xn100} \mathrm{\times w60}$ to
East L W mark of Hutchinson River xn East L W mark of Hutchinson River xn

- to ss Boston rd xe260 to beg, with AT to lands under water, \&c; re mig.
W Collins as TRSTE under deed of trust to Anthony McOwen, 515 Wales av \& Jo-
siah A Briggs, 2305 Andrews av; Aug21:
10.000 Clasons Point rd (*), lot 76 map of clasons Point rd, bounded ne by c 1 said
rd, $s$ by L I Sound \& $w$ by lot 34 same map, with AT to land under water; Jos A State; Aug18; Aug19'11.
Crotona av, 2409, (11:3105) ws, ${ }_{87 \text { th, }}^{25 \times 80}{ }_{2}^{75}$ n in rear: Filomena DAuria to D'Aurg
instn Co, 2113 Belmont av; AL; Jan27: Aug $22^{\prime} 11$
 Ring, map Wakeneld Louise wife Chas Ringelstein to Mildred I Gingras, 319 E $65:$
$\mathrm{mtg} \$ 4,000 ;$ June30; Aug19'11. C \& 100
$\underset{0.4 \text { S } 182 \mathrm{~d} .}{\text { av }}{ }^{\text {Clinton }}$ 2117, see Clinton av, ws,

Crotona av, 2250, (11:3100) nec Garden, Garden x 49.2 to beg, 4 -sty bk tnt; $W \mathrm{Wm}$ F Tund (ret) to Theo Wentz, 328 W 97\% Creston av, nec 197th, see Grand Blvd Creston av, 2790, see Grand Blvd \& Clintou av ( 11.3098 ) ws 70.4 S 182 d 8. 10 x S6.2x8.10x86. (, vacant: also CLNITON AV, $2117,(11: 3096)$ swe 181st (Nos $722-6)$, runs
s115.11xw91.1xn15.11xe25xn100 to 181 st xe 66.11, 3 3-sty bl \& 13 -sty fr dwos, AmaAug24'11. O C \& 100 Cauldwell av s15, $(10: 2626)$ ws, 148.3 n
$158 \mathrm{th}, 49 \times 130$, 5 -sty bk tnt; Tuchman Bros Constn Co to Wm Sherwood, ${ }^{21}$ Washing-
ton av, New Rochelle, NY; Mtg $\$ 48,000 ;$
 Cottage Grove av (*) ws, 50 s Wood ay,
$50 \times 100$ Peter Walsh to Mary Walsh his wife, 4460 Park av; AT; QC; Aug22, Aug Decatur av, 2703-9, see Grand Blvd \& Eaple av, 890, (10:2627) nec 161st (Nos 611-7). $25 \times 100$, 6 -sty bk tnt \& strs; Chas
G Willoughby to Wilx Realty Co, 814 Bway; AL; Dec16'10; Aug19'11. O C \& 100 Edson av, (*) ws, $459.11 \mathrm{~S} 222 \mathrm{~d}, 50 \times 95$ : 0 mtg $\$ 750$; Aug16; Aug2211. O C \& 100
Fordham ri, swe Grand Bivd \& Concourse, see Grand Bldv \&
Grand Blvd \& Concourse, nwe 189th, see Grand Boulevard \& Concourse. (11:Grand Boulevard
3166 \&
swc
Fordham
rd,
274.8 to
Concourse, (11:e $2 \times 22.5$ to Ss Eord hamt TRSTE e mtg; Frank M Clute TRSTE,
Way; Aug4; Aug21'11.
Grand Bowevard \& Concours
Inc, a corpn of Maine, to John B Haskin Estates, Inc, a corpn of NY, 100 Bway; Grand B1vd \& Concourse, ws, 623.8 n Concourse, nec 197th.
Grand Boulevard di Concourse
3304 ) nec 197 th, $90 \times 8.3 \times 90 \times 7.5$, vacant also 197 TH ST, (12:3304) ns, 37.5 e Grand title in bed of old st or lane formerly bet above two parcels, vacant; also CRES95,2 2-sty bk dwgs; also CRESTON
2790 (12:3315) es, 120.2 s $198 t h, 25 \times 95$, sty fr dwg; also av, $55.4 \times 140 \times 62.1 \times 140.2$, va
95 e Creston
cant; also DECATUR AV, $2703-9$ (12 $3283)$ ws, 50.10 n 195th, runs n100.3nw $131.11 \times$ x43.8xe38xs50.1xe104.6 to beg, 4 3-
sty fr tnts also GRAND BOULEVARD \& ford Park Blvd, $25 \times 115.1 \times 25.1 \times 113.10$, vabeing rear part of premises conveyed to party 1 st part by Wm A Camerson re-
corded Jan $15^{\circ} 08$, being all land in said deed lyinge of line at pt 97 e Creston av; also 198TH ST, 114, (12:3315) Ss, 43.6 w
Grand Blyd \&


Heath av, 2866-8s, $(12: 3256)$ es, 40.8 n of -sty bk dwgs; University Heights Realty Co to Robt Jordan, 1643 Atlantic av, Bk-
Hollers av, (*) nwe Boston ral, see Bos-
Hall av (*), nee 205th, see 205th (*),
Huguenot av, (*) swe Boston rd; see Jackson av, Ss7, (10:2638) ws, 134.3 n
$161 \mathrm{st}, 19.9 \mathrm{x} 75,2$-sty \& bk dws; Helene Wegner to Arthur Wegner, 887 ; Jackson av; Mtg $\$ 4,000$; Aug 17; Aug 18 '11. nom Katonah av, sec 235tiz, see 235 th, sec Legrett av, 940-56, ( $10: 2685$ ) ws, 50 n Beck, 200 to ss Kelly 107.5 , 8 4-sty bk
tnts; Wm J Hauser \& Av St John Realty Co to Manhattan Av Holding Co, ${ }^{74}$ (1)
Bway; AL; June26; Aug21'11. Lyon av (*) Ss, 25 e Parker av, $25 \times 100$, Tones 2210 Ellis av. Mte $\$ 5,000$ tug18; Aug19'11. O C \& 100 Lafayette av, nwe Faile, see Faile, nwc

Morris Park av, (*) swe Van Buren, 104
st Latham Realty Co to. Ursuline Realty Co, O.

Morris av, 1977, (11:2829) ws, 220 s
79th, 20x100, 3 sty bk dwg; Mary A Rudd
 Maclay av, (*) ws, 25 s Montgomery pl, Maclay av, $50 \times 99.1 \times 50 \times 99.8$; also ST PE-
TERS AV, ns, 25 e Maclay av, $25 \times 100.7 \mathrm{x}$ $25 \times 100.2$; Maclay Ave Realty Co to Wilgus 19; Aug22'11. O C \& 100
 Martha av, $12: 3391$ ) es, 50 n 237th, 25x Fisher, 221 E 5, Bklyn; $1 / 2 \mathrm{pt}$; AT; Aug19 Martha av, (12:3391), same prop; John

Mt Vernou av, ss, 100 w Kepler av, see
Monaghan av (*) es, $375 \quad$ n
Nefferson
$25 \times 100$; Louis Louise A Balser, at nec Park \& Jamaica Aug18; Aug22'i1.
 ermann to Pauline T Wienecke, 2216 Devbold av; Mtg $\$ 4,000$; Aug8; Aug19'11.
 Michl Mullen to Michael Dermody tht Nelson av; mtg $\$ 5,450$; May 22 ; Aug23'11. Oneida av, $12: 3372$ ) nec 237 th, $100 \times 125$
vacant; also MTT VERNON AV, $(12: 3373)$ S: 100 w Kepler av, being lots 15 \& 16 , blk 3373 , vacant; also LINCOLN ST, (*) ws,
300 s Van Nest av, $41 \times 102 \mathrm{x}-\mathrm{x} 100$ : Annie Kimber \& ano EXRS Arthur C Kimber to

Oneida av, $(12: 3373)$ same prop; also MT
VERNON AV ST, (*) same prop; power of atty; Clara Ogden av ws, $112.6 \mathrm{~s} \mathrm{166th}$; see Summit Park av, 3822, (11:2903) es, 183.4
 Jamaica, LI; Aug12; Aug21'11. Park av, (11:2903) es, rear of abov lot \& begins at swc thereof, runs n40 to nec land of Eliz $H$ Wood xe16.SxS40xw
 Pellham rd, (*) ws, 104 s Libby, see Ar
old av,
 182d, $25 \times 150,2-s t y$ fr dwg; Peter Walsh
to Mary Walsh his wife, 4460 Park av AT; QC; Aug22; Aug24'11. ${ }^{4460}$ O Park av
 Stebbins av, 1048, $(10: 2691)$ es, 338.4 , Johanna Heilenday to Johanna Voigt lander, 105 E 89; Aug4; Aug21'11. O C \& 100
 Briggs, 2305 ' Andrews av; July28; Aug1s

StPeters av, (*) ns, 26 e Maclay av, see
Maclay av, (*) ws, 25 s Montgomery pl.
 re conditional bil lof sale: Hudson Mantel
$\&$ Mirror Co to Waverly Constn Co 135 th 23'11. Canal pl, or 45 Bway; QC; Aug22; Aus So Boulevard, (11:3111) same prop; re
mtg: Mary S Croxson to same; Aug22; Aus 23'11. 2,500 So Boulevard, (11:3111), same prop; re
mtg; same to same; Aug22; Aug $23^{\prime} 111.32,50$ Summit av, $(9: 2526)$ es, 112.6 s s $166 \mathrm{th}, 43$. Van to ws wirk (ref) to Brown-Weiss Realties 63 Park Row FOREECLOS; July20; Aug16
Aug23'11. ${ }_{150}^{\text {Sherman av, }}$ to $9: 2453$ ) ws, 339.7 n 167th, xank to 9 , vacant; re mtg; Dollar Savgs Bank to Concourse Investing Co,
Park av; Aug16; Aug24'11. Sherman av, (9:2453) ; same prop; Con
course Investing Co to ler, 2990 Perry av; AL; Aug23; Aug24'11
 Teller av, 1356, (11:2782) ses, 499.1 ne
 Isaac Brown to Rosa Feinstein, 44, Red
field, New Haven, Conn; AL; Aug9; Aug Tieman av, (*) nwe Boston Post rd, se Boston Post id, (*) nwe Tieman av.
Union av, ses, at sws 168TH st, se Vyse av, 117,
0xion
s-sty $(10: 2752)$ ws, 500 n 167 th to Alice E Nash, Hotel Paffano, Paris
France France; Aug17; Aug18'11. $\quad 8,60$ Valentine av, 2S98, $(12: 3302)$ ses, 480.9
e 198 th, $25 \times 97.9 \times 25 \times 97.10,2$-sty bk dwo Stephen McBride to Annie E E Boyle, 140 F
$44 ; \mathrm{mtg} \$ 7,000$; Aug 18 ; Aug2111.

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# THE GEORGE A. JUST CO. IRON WORK <br> 239 VERNON AVENUE <br> LONG ISLAND CITY 



97TH st $W$, nee Col av; see Col av, 76 .
102D st E, nwe Mad av; see Mad av,
108TM st, 18 W, ( $7: 1843$ ) sec Manhattan v str \& b ; Henry Rieper to Hyman, W
ierson, 352 W 117 ; 5yfSept1, Aug22'11. 108 TH st 1 S W, $(7: 1843)$ asn Ls; Hyman Gerson to Jennie Teitelbaum, 118 W ${ }^{1} 1097 \mathrm{st}, 12-20 \mathrm{~W},(7: 1844)$, all; also
Kean et al TRSTES Louis Kean to Lillian
Greenberg, 204 Manhattan av; 5 yf May1,
Aug23'11.

109TH st 12-20 w (7:1844) ; also MANHATTAN AV, 204, (7:1844; asn Ls; Lillian 04 Manhattan av; Aug8, Aug 23 '11. nom ${ }^{1} 109 \mathrm{TH}$ st 12-20 W (7:1844) ; also MANs Geo Kean et al to Lillian Greenberg;

116 TH st, 105 W ,
${ }^{131 S T}$ st, $\mathbf{5 2 7} \mathbf{~ W , ~ ( 7 : 1 9 8 6 ) , ~ a s n ~ L s ; ~ W m ~ P ~}$
354 Cypress av; AT; Aug10; Aug24'11.
${ }^{1} 1315 \mathrm{~T}$ st, $600 \mathrm{w},(7: 1997)$ swe Bway; 3d
$\mathrm{fl}:$ Lee T Alton to Upper West Launderers
$\mathrm{Co}, 600 \mathrm{~W} 131$; 6 yf Oct1, Aug23'11.

## 134TH st W, ns - e Lenox av; see 135 th

${ }^{135 T H}$ st $\mathbf{W}(6: 1732)$, ss, bet Lenox \&
5 avs "Crescent Theatre" $50 \times 100$, with va-
Cunningham to Henry Martinson \& Benj
$11 ; 10 \mathrm{y}$ ren \& option to purchase for
${ }^{1} \mathbf{1 3 6 T H}$ st, $530 \mathbf{W},(7: 1988)$, str; Andrew Cobe onathan stern, $324-122,3 y$ 148TH st, 229-31 W; see 151st, 526-8 W 151ST st, $\mathbf{5 2 6 - S} \mathbf{W},(7: 2082)$, all; also 48TH st, 229-31 W, (7.2084) all; Jona Luxenberg \& ano to Jos Shenk, 62 W 107 ${ }^{1} 151 \mathrm{ST}$ st $\mathbf{5 2 6 - 8} \mathbf{W}$; also 148 TH ST, 229 $\$ 13,250$ per $y$; Same to same; June22'10 2:386) asn Ls. Bar Klar to Saml Klar, 1164 , 47 th, Bklyn; Aug
10; Aug21'11. ${ }^{1} \mathbf{A v}$ B, (2:397), nwe Houston st, asn Ls Maurice M Bluhm to Herman Spitz, 2 Av ${ }^{1}$ Amsterdam av, 445-7, (4:1212), str, also ris Teller, 445 Ams av; $10 y f$ Apr1; Aug21
${ }^{1}$ Broadway, swe 131st; see 131 st, 600 W ${ }^{1}$ Broadway, 2429, $(4: 1237)$ s $1 / 2$ str; 89-90 Aug19'11. 1,200 to 1,500 Columbus av, $\mathbf{7 6 1}(7: 1833)$ nee 97 th front str \&e; Regina Weinberg to Louis
Daum, 121 W $114 ; 6$ yf May1; Aug23'11.


19TH av, 223. (3:721), all; Julius Muller 3,500 Woodcliffe, NJ; 5yf Sept1; Aug24'11. ${ }_{2}$ 2,160

## HECLA IRON WORKS

## North IOth, I Ith, I 2th and I3th Streets BROOKLYN, <br> NEW YORK

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

## LEASES

Borough of the Bronx

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${ }^{1}$ Hoe av, nwe 172d, see 172 d , 937 E .
1Lemgett av, $(10: 2604)$, sec Whitlock av,
$18 \times 50$, all: Saml Finkelstein to Jno Sehenck, 842 St Anns av; 3yf June1; Aug
$1 \mathrm{~S}^{\prime} 11$
1 Morris Park av
on 2 d fl ; Louisa ${ }^{\left({ }^{*}\right)}$ H Str \&c \& apts to Jno W Hodges $230 \mathrm{~W} 104 ; 5 y f$ Sept1'11; Aug 23 '11.
 Boston rd; Mar30; Aug24'11. Glasse, nom
${ }^{1}$ Prospect av, 1427, (11:2962), asn Ls;
Louis Jacobs \& ano to David Bidencope \&
Simon Bruner, 1427 Prospect av; Aug 22 ;

## Aug24'11.

${ }^{1}$ Pelham av, $\mathbf{5 6 6},(11: 3067)$, swe Hoffman re-asn Ls; Arthur G Freeland to Fran
A Cionillo \& ano, 2348 Hoffman; Mts $\$ 4$ 000; Aug19; Aug24'11. nom nings st, av, $40 \times 75$, ground fl; Simon I I
Schwartz to PatkA Meehan \& Hy Knier-
Sem, 1988 West Farms rd; $5 y$ Apr1; Aug
'Southern Boulevard, ( $10: 2744$ ), at inter str. Reville-Siesel Co to Chas Kling re str; Reville-Siesel Co to Chas Kling, ${ }^{2}$.
E Kingsbridge rd; $10 y \mathrm{y}$ Oct1; Aug18'11.

## 1West Farms road or Main st, 1499, (11:- 3013 ), asn Ls; Fredk Vogel to Jno Kerri-

 gan, 1499 West Farms rd; Aug10; re-re-corded from Aug15'11; Aug19'11.
${ }^{1}$ West Farms ral, at intersection So Boulevari, see So
West Farms ri

Whitlock av, sec Leggett av, see Leg-
${ }^{1}$ Washington av, 1766-70 (11:2916) all Tashington av: Co to Adolf Breunn, 1566 3D av, 3339, (9:2370), Sobrn of Ls to mtg; Wm Zoll et al with Broadway Savgs Instn, 5-7 Park pl; Aug17; Aug24'11. nom

## MORTGAGES

NOTE-The arrangement of this
list is as follows: The first is the de--
scription of the property, then fol-
lows 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 re-
corded.
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 Mort-
gage, and for fuller particulars see
the list of transfers under the corre-
sponding date.

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## this list. Borough of Manhattan.

| mBroome st, 49, (2:326), swc Lewis (Nos 19-191/2), $25 \times 60$; Aug 18 '11, $5 \mathrm{y} 5 \%$; Manhat- |  |
| :---: | :---: |
| an Holding Co, 299 Bway, to Metropoli- |  |
|  |  |
| Broome st, 49; certf as to abo |  |
| gr14; Aug18'11; same to same. |  |
| 1 |  |
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| Bank with Metropolitan |  |
| 61 Cooper Sq: Aug18'11. |  |
| mbroome st, 39-47, (2:326), sec (Nos 14-20), runs s125.10xe100xn8.10xe50x |  |
|  |  |
| n 117.1 to st xw150 to beg; pr mtg $\$ 90,000$;Aug21: Aug $24^{\prime} 11$, due Feb21, $12,6 \%$; Min- |  |
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| sker Realty Co to New York Mtg \& |  |
| rity Co, 135 Bway. |  |
| ome st, |  |
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## mCatherine st, $\mathbf{7 6 - 7 6 1 / 2},(1: 252)$ ws,, 46.4

 s Oak, $24.9 \times 77.11 \times 25.4 \times 77.8$, except parlying in alley 4 ft wide extending s fron
Oak; pr mtg $\$ 16,000$ Aug18; Aug. 9911,3 . Oak; pr mtg $\$ 16,000$; Aug 18 ; Aug $19 \times 11,3 y$
$6 \% ;$ Minnie Garone to Roceo Urciuoli, 100
Park
${ }^{m}$ Catherine st, $76,(1: 252)$ ws, 46.4 s Oak
mCatherine st, $76,(1: 252)$ ws, 46.4 s
runs w $77.8 \times s 25.4 \times \mathrm{xe} 77.11$ to st $\times n 24.9$ to beg, except part lying in alley 4 ft wide
extending s from Oak; pr mtg $\$ 17,000$; Aug
23 , 11 , demand, $6 \%$; Minnie Garone, 116

## mCarmine st, $\mathbf{~ 6 G},(2: 528)$ ss, abt 125 e Var ick, $25 \times 60$; Aug 21 Aug 2311 , demand, $6 \%$ Henrietta wife Chas Berger to Lion Bwy 960 Columbus av. <br> mChrystie st, 223, $(2: 427)$; order of cancelling mtg; Dec20.09; Aug24.11 <br> Schickle as committee Louise Kiener agt <br> Ida \& Lena Reinhardt. <br> mForsyth st, $157(2: 420$ ( ws, 75 s Riving ton, $25 \times 100$ ) pr mtg $\$$.  mGreenwich st, 179 Greenwich st, $\mathbf{1 7 9},(1: 61)$ es, 106.3 Cortlandt, $25.1 \times 59.3 \times 21.8 \times 54.7$; PM; Aug17 Aug18'11, $5 y^{41 / 2} \%$; Bronx Investment 128 Bway, to Alfred Wichelns, $159 \begin{aligned} & \text { Sche } \\ & \text { nectady av, Bklyn, et al. }\end{aligned} \quad \begin{aligned} & 32,500\end{aligned}$ $l$ mHancock st, 20-4, (2:527); sal Ls; Aug \& Rocco Yoli, 20-4 Hancock, to Geo Elias,  $\begin{array}{ll}13 ; & \text { Aug19'11: Clermont H Wilcox } \\ \text { Bith } \\ \text { Borney Estate Co. }\end{array}$

${ }^{m}$ Lewis st, 14-20, see Broome, 39-47.
mMulberry st, 91, (1:199) ; sal 1s; Aug2 Aug23'11, demand, $6 \%$; Antonetta Ianna-
rone, 91 Mulberry to Kips Bay Bwg \& mamott st, 121, (1:237) sal 1s; June27; Aug mott st, 121,
23'11, demand, $6 \%$; Antonetta Marchetti to
Lion Bwy, 104 W 108 . mMadison st, $\mathbf{3 6 0},(1: 266)$
ss, 295 w Jack
son, $20 \times 94.6 ;$ Ext of $\$ 2,000 \mathrm{mtg}$ until July son, $20 \times 94.6 ;$ Ext of $\$ 2,000$ mtg until July
$15{ }^{\prime} 15$ at $6 \%$ July31, Aug24'11; Louis Safil \& Nathan Berkman with Rosa Saberski
morfolk st, 149-51, $(2: 354)$ ws, 100 s Stanton, $50 \times 100 ; \mathrm{pr}$ mtg $\$ 54,000 ;$ Aug23 11 , due as per bond; Saml Rosenberg to
Ralph Rosenberg, 119 W 118.
10,000 mRidge st, 14S, ${ }^{(2: 345)}$; ext of $\$ 16,000$ mtg until July2'16 at $5 \%$; Aug10; Aug24 nom

 mbouth st, 40, (1:35) sal 1 s ; Aug17; Aug Consumers Bwg Co of N Y, Lim, $55 \underset{10,000}{\&}$
mSouth st, 195, $(1: 251)$; sal ls; Aug21;
Aug23'11, demand, $6 \%$, Domenica Codeti
to Lion Bwy, 104 w 108 .
 m3D st, 68 W, $(2: 537) ;$ ext of $\$ 20,000 \mathrm{mtg}$
until Aug13'16, at $5 \%$; July 25 ; Aug $199^{\prime} 11$;
Franklin Burr, exr Jos T Burr with JoFranklin Burr, exr Jos T Burr with Jo-
sephine Trier.
m3D st, $\mathbf{2 5 7} \mathbf{E},(2: 386)$; ext of $\$ 52,500 \mathrm{mtg}$ until Sept14'16 at $51 / 4 \%$; July $26 ;$ Aug2 $24^{\prime} 11$;
Lawyers Mtg Co with Solomon Tenen-




## Architectural Bronze AND IRON WORK

<br><br>\section*{Bklyn}

m22D st, 114 E, (3:877) SS, ${ }^{215}$ w Lex av
$20 \times 98.9$; PM; Aug15: Aug18'11, due, \&c, a per bond; Arthur R Gray to Mutual Life m24TH st, 348 W, $(3: 747)$ sws, 150 se 9 av, $6 \%$; Golling \& Smith, a corpn, 218 Hacken-
m25TH st, $100 \mathbf{W}$, see 6 av, 409 .
 cora Strafford \& N Y Life Ins \& Trust
mown st, 5e4-s W, see 11 av, 210-6.
m29TH st, $30 \mathrm{~S}-10 \mathrm{E}$, $(3: 934)$ Ss, 141.8 e 2

| Sank, 89 Delancey. |
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m3TTH st, 11
m3FTH st, 113 E $\mathbf{E}$ (3:893) ; ext of $\$ 7,500$
mtg until June 2,14 at $5 \%$; June16; Aug 24
'11; same with same.
m39TH st, 24S E, see 2 av, $719-21$.
m $\mathbf{4 0 T H}$ st E, nee 5 av, see 5 av, 461
m4ST st, 10 E., (5:1275) ; ext of $\$ 50,000$ mtg until Aug1'14 at $5 \%$; Aug3; Aug24'11;
Lawyers Mtg Co with Thos B Clarke, ${ }^{\mathrm{m}}$ 45TH st, $\mathbf{3 6 0} \mathbf{W},(4: 1035)$ ss, 91 e 9 av \&c, as per bond; Wm Shults, 360 W 45 , to \&hilip
$20 \times 90$ st, $223 \mathbf{E},(5: 1324) \mathrm{ns}, 245$ e 3 av 20x90; Aug24 M Butterfield, 2 E 55 , et al,
to Caroline M M
Triste Fredk Butterfield. msSD st, 103 E, ( $5: 1308$ ) ss, 70 e Park av uns e20xn100.5xw90 to Park av, Nos383-1 due, \&c, as per bond; Montana Realty Co
to Mutual Life Ins Co of NY, 34 Nassau
${ }^{\mathrm{m}} 53 \mathrm{D}$ st, 103 E; certf as to above mtg;
${ }^{m} 53 \mathrm{D}$ st, 103 E , see Park av, 383
m56TH st, $410 \mathrm{~W},(4: 1065)$, SS, 175 w 9 av Aug14'14, at $5 \%$; Aug16; Aug22'11; Frances Glumenthal to Abraham M Slater, 148
Glenmore av, Bklyn.
${ }_{20}$ m7TH st, $463 \mathbf{W}$, ( $4: 1067$ ) ns, 155 e 10 av for school purposes; PM. Aug 4; Aug.18'11 due, \&e, as per bond; Ellen D Chapman

## mп9TH st, 135 E, see Lex av, 742 .

m59TH st, 401-27
m60TH st, 100-30
$\mathrm{m}_{\mathbf{7 1 S T}}$ st, $\mathbf{1 0 4} \mathbf{E}$, (5:1405) ss, 42.6 e Park av, $82.6 \times 96.5$; pr mtg ${ }^{\text {11- }}$ due, \& A Jr , to Mutual Life Insurance Co of $\mathrm{N} Y$
m7STH st, $129 \mathbf{W},(4: 1150)$; ext of $\$ 15,000$
mtg until Septs'14, at $5 \%$; Aug18; Aug2

## JOHN C. ORR CO , India, lave and hroron st, and Eat Ratier ssis boins ulim L OMBER OF ALL KINDS FOR BUILDERS =

AND HOUSE TRIM MSN ms1ST st, 21 S
av, $25.5 \times 102.2 ;$ pr mtt $\$ 16,000 ;$ Aug17;
Aug19.11, due, \&c, as per bond; David
 m100TH st, 200-4 W, see Ams av, 816 .
m101ST st, $\mathbf{1 0 6} \mathbf{E},(6: 1620)$ Ss, 47.9 e Park
av, $16 \times 100.11 ;$ pr mtg $\$ 5,500 ;$ June1; Aug
Anna m103D st, 150 E, $(6: 1630)$; ext of $\$ 14,500$ 21 mi; Adele Kneeland with Jacob Vogelm103D st, $\mathbf{1 5 S} \mathbf{E}$ e, (6:1630); ext of $\$ 17,000$
mtg until Apr19'14, at \% as per bond;
Aug 21 : Aug 22,11 ; Harmon W Hendricks, Aug21; Aug2 11 ; Harmondricks for bene-
11 E 44, trste Fanny Hendric
fit Isabel E Brush with Ida Piper, 159 E
${ }^{\text {mind }} 103 \mathrm{D}$ st, 122 E, (6:1630) ss, 158.6 e Park av, 44.6 R Klein, 105 W 136 , to Josephine
Albert R
E Carpenter, Bar Harbor, Me.
m107TH st, 19 W, see Manhattan $152-4$. mosTH st $\mathbf{W}$, sec Manhattan av, see Manm109TH st, 234 E, (6:1658), ss, 200 w 2 av,
$25 \times 100.10 ;$ Aug $4 ;$ Aug18'11, due Feb4'12, $25 x 100.10$; Aug4; Aug18
$6 \%$; Max Bernow, Bklyn, to Moses Pearr-
man, 1873 Cropsey av, Bklyn.

 m113TH st, 507-11 W; two certfs as to
above mtgs; Aug1; Aug22'11; same to
 Aug22 11, 5 y $6 \%$ Southern Holding Co to
Fred V Calder, 400 Riverside dr et al. 1,700 m113TH st, 517 W; certf as to above mtg;
Aug1; Aug22 11 ; same to same. m113TH st, 312 W ( $7: 1847$ ) $\mathrm{ss}, 166.8 \mathrm{w} 8$
av, $16.8 \times 100.11 ;$ ext of $\$ 2,000 \mathrm{mtg}$ until Sept1 Jno A Von Gerichien, 953 Prospect
$2411 ;$ Jno
av, with Geo Ringler \& Co, 203 E 92 .

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362-70. 
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until Sept10'16 at $5 \%$ A Aug11; Aug23'11;
Benj A Williams \& Herbert D Brown,
Trstes Mary A Williams to Isidore Stern
${ }^{\text {m119TH st, }} \mathbf{1 2 3} \mathbf{W},(7: 1904) \mathrm{ns}, 285 \mathrm{~W}$

m121ST st, 131 E, (6:1770) ns, 78.5 w Lex
av, 16.7x100.11; Aug17; Augi8'11, 3y5\%;
Mary E Powers to Emigrant Industrial

Mary Frank as admtrx Jos A Frank to
Henrietta Kruger, 580 Henry, Bklyn.
m135TH st, $(6: 1732)$
m135TH st, (6:1732) Ss, Lenox \& 5 avs,
"Crescent Theatre," $50 \times 100$ with vacant
lot in rear on $134,25 \times 100$; assign 1s by
way to mtg to secure agmt; Aug 22 , Aug
mi44TH st W, sec Riverside Dr, see Riv-
erside Dr, sec 144 .
${ }^{\mathrm{m}} \mathbf{1 4 4 T H}$ st, 148-50 $\mathbf{W}$, ${ }^{(7: 2012)}$ ss, 254.11 e
7 av, 40x99.11; ext of $\$ 36,000$ mtg until
June30'14, at $51 / 2 \%$ June12; Aug19'11; Wm
Gihon Haley Fiske, Fredk G LeRoy, exrs,
\&c, Caroline R Gihon with Jno Bonwit.
151ST st, swe Convent av, see Convent
av, SWC 151.
m156TH st, 501 W, see Ams av, 1940-2.
156TH st, 501 W, see Ams av, 1940-2.
m156TH st, (8:2105) ns, 325 e \& av, 124.5
to River or Exterior x30.4x107.1x24.11;
m175TH st, 52S W, (8:2131) Ss, 73 e Audu-
bon av, 18x94.8; pr mtg $\$ 6,000 ;$ May1;
Aug18'11, 1y6\%; Cornelia B Van Wag-
Aug $18^{\prime} 11$, $1 \mathrm{y} 6 \%$; Cornelia B V Van
enen, 560 Wag-
W 179 , to Aug Eimer, 220
E 19.
1,000
m187TH st, $551 \mathbf{W}$, see Audubon av, 440 .
mis8TH st, swe Audubon av, see Audu-
bon av, 440 .


| ${ }^{m}$ Broadway, 917 -9; certf as to above mtg; Aug18; Aug19'11; same to same. <br> ${ }^{m}$ Broadway, 917-9; PM; pr mtg $\$ 850,000$; Aug15; Aug19'11, $4 \mathrm{y} 6 \%$; same to Eufrasia Leland, 123 E 79, \& ano. <br> ${ }^{m}$ Broadway, 917-9; certf as to above mtg; Aug15; Aug19'11; same to same. <br> ${ }^{m}$ Bradhurst av, 29, (7:2051) ws, 299.11 s 145th, $17 \times 60.3 \times 16.6 \times 62.9$; PM; Aug21; Aug $22^{\prime} 11$, due as per bond; Cath C Randall to Emma E Cattus, Jr, 404 W 116. <br> mBroadway, 512, (2:418) ; ext of $\$ 150,000$ mtg until May15'14 at $41 / 2 \%$; June 29 ; Aug 24'11; Geo E Perkins, Robt P Perkins individ, \& Robt $P$ Perkins, Waldron $K$ Post \& Stephen H Olin, exrs Eliz W Perkins with Seamens Bank for Savings, William. <br> mColumbus av, 703-5, (4:1208) es, 25.8 94th, $50 \times 80$; Aug 18 '11, 5 y $41 / 2 \%$; Jacob I Lissner to Wm A Brown, 114 E 30. <br> mConvent av, (7:2065) swe 151st, 10 $43.5 \times 99.11 \times 86.10$; PM; pr mtg $\$$ - ; Aug3; Aug22'11, due Oct 1'13, $6 \%$; Edgar Ellinger of Mt Vernon,NY to Saranac Constn Co |
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Morringside av w, (7:1963) ; same prop;
Sobrn agmt; Aug18'11; same \& Jos HamSobrn agmt; Aug18'i1; same \& Jos Ham-
ershlag with same. manhattan av, 362-70, $(7: 1848)$ nec 115 th Nos 315-9), $100.11 \times 125 ;$ PM; Aug1; Aug22
$11,3 y 5 \%$; Gorham Constn Co to Hyman
Sonn, 40 W 86 \& ano. Sonn, 40 W 86 \& ano.
manhattan av, 166-S, (7:1843) sec 108 ,
$40.11 \times 95$; Aug11; Aug2211, $5 \mathrm{y} 41 / 2 \%$ Henry $40.11 \times 95 ;$ Aug 11; Aug2211, $5 y 41 / 2 \%$; Henry
Rieper to German Savings Bank, 1574 av.

morthern av, $(8: 2179)$; same prop; certf
as to above mtg; Aug23; Aug24'11; same ${ }_{\text {mpark av, 383-7; also } 53 \mathrm{D}}$ ST, 103 E, (5: 1308) ; sobrn agmt; Aug15; Aug22'11; Mira mpark av, 383-7, see 53 d st, 103 E .
${ }^{\text {mpark av, }} \mathbf{1 5 0 5}$, (6:1637) es, 75.8 s 110 th

## pr mtg $\$ 12,250$; Aug21; Aug24'11, installs,

$6 \% ;$ Getsel Kotcher \& Aaron Rosner
Bklyn to Lena Spanier, 346 Rockaway av
Bklyn.
 mtg until Sept1'14, at $6 \%$; Aug21; Aug 22
mRiverside drive, 260; agmt as to share
ownership in mtg Aug21; Aug22 11; same
with Abraham J Dworsky, 53 E 93. nom
with Abraham J Dworsky, 53 E 93 . nom
mRiverside Drive, G68, $(7: 2090)$, sec for $\$ 160,000$ for $5 y$ from Nov1 at $5 \%$;
Augi 17 Aug A 8 , 11 ; Isaac D Levy, 135 Central Park W, with Metropolitan Life Ins
Co, 1 Mad av. m1S'T av, 297 , (3:923) ; ext of $\$ 21,000 \mathrm{mtg}$
until June30'16 at $5 \%$; Aug2 $24^{\prime} 11$; Lawyers Mtg Co with Harris Mandelbaum \& Fish-
 $41 / 2 \%$ : Antonio Marino to Home for Old
Men \& Aged Couples, 1060 Ams av. 11,000
 $1 / 2 \%$; Fredk Gebien to Agnes L M Carey,

 $\$ 10,000$ to Aug1 16 , at $5 \% ;$ Aug 22 '11; East
River Savings Instn, 293 Bway, with
Michl Fraina, 320 E 113 . m3D av, 1763, (6:1657) es, $25.9 \mathrm{~s} 98 \mathrm{th}, 25 \mathrm{x}$
83.9; PM; pr mtg $\$$; Aug 16 ; Aug 18 ' 11 , Henry H Jackson, 63 E 92.
m3D av, s3s, $(5: 1306)$; sal Ls: Aug $24^{\prime} 11$, m3D av, S3S, (5:1306) ; Sal Ls: Aug24'11,
demand, $6 \%$; Danl Cotter \& Patk Quinm5TH av, 461, (5:1275), nee 40 th, $26.7 \times 95$;
Aug9; Aug18'11, $5 y 41 / 2 \%$ Roland $F$ Aug9; Aug $18^{\prime} 11, ~ 5 y 41 / 2 \%$; Roland F
Knoedler to Jas H Hyde, Islip, LI.
K ${ }_{\text {mGTH }}$ av, 409 \& $\mathbf{1 0 0}$ W 25TH st, $(3: 800)$ Aug $18^{\prime} 11$, monthly installs of $\$ 300$ as per
notes, $6 \%$; Philip Mandelman to Adolph
Fink, 4200 notes, 7,500 Fink, 4200 Bway. 25 notes, 7,500
m6TH av, 323, (3:796); sobrn of assign rents to $\mathrm{mtg}^{\prime}$ Aug17; Aug 22 '11; DeWitt
Fox with NathanJ Packard, 411 West End Bklyn. m9TH av, 223, $3: 721$ ) nws, abt 25 S 24 th,
$24.8 \times 100$, leasehold; Aug23; Aug24'11, due Dec1'12, $6 \%$; Ferdk Ehlenberger to Jacob,
Geo W \& David Cane, 20267 av. 2,800
 Martin \& Arthur ${ }^{\text {S }}$ Sinn to East River Instn, 291 Bway. $\quad 240,000$

## miscellaneous mortaiges.

Borough of Manhattan.

[^2]
# $=$ OTIS ELEVATOR COMPANY at Small cost 

${ }^{\text {m Certf }}$ as to morg for $\$ 30,000$ covering land in Kings Co: Aug22; Aug23'11; RogBway.
${ }^{\text {m Certf }}$ as to mtg for ${ }^{\mathbf{t}}{ }^{\$ 18,000}$ covering Realty Co of Broadway Station to Mary A Gardon.
mCertf as to mte for $\$ \mathbf{\$ 1 , 5 0 0}$; Rubinstein Hat Co to Saml Kranich, 598 Bway; Aug
12; Aug21'11. ${ }^{\text {mcertf }}$ as to mtg for $\$ \mathbf{1 , 0 0 0}$ on land in Kings Co, NY; Auglo; Aug2 to Bessie Correll.
${ }^{m}$ Certf \& consent to mts for $\$ 4,200$ on taxicabs; Aug4; Aug18'11; Cruice Keelan ${ }^{m}$ Certif \& consent to mtg for $\mathbf{\$ 2 7 , 4 3 8 . 4 7}$; Apr15; Aug18'11; Mutual Taximeter Cab mRye, N Y; certf as to mtg for $\$ 3,300$ Mackintosh; Aug2; Aug19'11.

## MORTGAGES

Borough of the Bronx.
 mBeck st, 52, ( $10: 2707$ ); ext of $\$ 7,000 \mathrm{mtg}$ Carrie E Van Keuren with Dora P Grote
mbrown pl, nwe $\mathbf{1 3 7}$, see 137 , nwe Brown
mFaile st, nwe Lafayette av, see Lafay ette av, nwc Faile
mGoble pl, nwe Inwood av, see Inwood
av, es, lot 1* map 25 lots M Echarck Est.
 runs $186.2 \times n e 60.18 n w 2.4 \times 1942.8$ to 3 st xw man Cramer to Lawyers Mtg Co, 59 Lib erty.
mJennings st, nee Wilkins av, see WilmJennings st, (11:2977), nec Minford pl, Thos Carroll with City Mtg Co, 15 Wall mJennings st, (11:2977), nec Minford pl
$100 \times 25$; bldg loan; Aug18'11, demand, $6 \%$ Dwyer \& Carey Constn Co to City Mtg mJennings st, (11:2977); same prop; cert ${ }^{m}$ Kelly st $(10: 2705) \mathrm{ws}, 365 \mathrm{~s} 167 \mathrm{th}, 50 \mathrm{x}$ Jacobs Constn Co to City Mtg Co, 15 Jacobs Constn
Wall. m Kelly st, $(10: 2705)$; same prop; certf as
to above mtg; Aug18,11; same to same.
mMain st, 1499, now West Farms rd, (11:3013) ; Sal Ls; Aug10; Aug19'11, demand $5 \%$; Jno Kerrigan to Central Aug15'11.
${ }^{\text {mondinford pl, nec Jennings, see Jennings, }}$

| mManida st, ( $10: 2768$ ) ws, 200 s Spofford $25 \times 100$; pr mtg $\$ 6.500$; July 24 ; Aug2 |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: |
|  |  |  |  |  |  | av, $25 \times 100 ;$ pr mtg $\$ 6.500$; July 24 ; Aug 23 to Henry Hahnenfeld, 433 E 143 . 1,000 mOdell st, 1351, (*) wS, 180 S Starling av,

$25 \times 108 ;$ PM; pr mtg $\$ 3,500 ;$ Aug 23 '11, 3 y $6 \%$; Wm J MeMann to Philip Kaufman,
2110 Starling av.
 18 '11, due Oct1'14, $51 / 2 \%$; Jas Giblin to
Chas C Munson, 150 W 104. m134TH st, nwe Lincoln av, see Lincoln ${ }^{m} 134 T H$ st, $(9: 2317) \mathrm{ns}, 125 \mathrm{w}$ Lincoln av, $25 \times 100 ; \mathrm{pr} \mathrm{mtg} \$ 5,000$; Aug 17; Aug2 to Chas Tisch, 604 MeDonough, Bklyn.
${ }^{m} \mathbf{1 3 6 T H}$ st, $309 \mathbf{E},(9: 2312)$; ext of $\$ 8,000$ mttg until July 6 '16 at $5 \%$; July $26 ;$ Aug
2411 Lawyers Mtg Co , with Fredk W Meinken.
${ }^{m} 137 \mathrm{TH}$ st, $(9: 2282)$, nwe Brown pl, 17.6 x Lawyers Mtg Co, 59 Liberty. Kahrs to
La, 000
${ }^{m} 142 D$ st, nuve So Boulevard, see So Bou-
${ }^{\text {m }} 142 \mathrm{D}$ st, 452 , $(9: 2286)$ ss, 466.8 e Willis av, $16.8 \times 100 ;$ PM; Aug21; Aug2
per bond; Peter F Lane to Mary C Ma
hony 413 per bond; Peter
hony, 413 E 139.
${ }^{\text {m }} 147$ TH st, $(10: 2579)$ nes, 80 se Robbins $11,2 \mathrm{y} 6 \%$; Cullo \& Co to Herman Noltin mite $(10: 2579)$. same prop. certe
m147TH st, $(10: 2579) ;$ same prop; certf
as to above mtg; Aug18; Aug21'11; same to same
${ }_{50} \mathbf{m} \mathbf{5 8 T H}$ st, $(9: 2404) \mathrm{Ss}, 99 \mathrm{w}$ Melrose av, Bmil Harris with Dollar Savings Bank mi60'
Eltonth st, $421 \mathbf{E},(9: 2382) \mathrm{ns}, 174.8 \mathrm{w}$ per bond; Tuchman Bros Constn Co to
Title Guarantee \& Trust Co, 176 Bway.
 same
${ }^{m 160 T H}$ st, 423 E (9:2382) ns, 149.8 W Elton, runs n100xw22×s25xw3xs75 to st xe25 to beg; Aug23; Aug24'11, due as per
bond; same to same. m160TH st, 423 E, ${ }^{(9: 2382) ;}$ certf as to
above mtg; Aug $23 ;{ }^{\text {Aug } 24}{ }^{\prime} 11 ;$ same to above
same.
${ }^{m} 160 \mathrm{TH}$ st, $419 \mathrm{E},(9: 2382) \mathrm{ns}, 200 \mathrm{w}$ El ton av, $22 \times 100$; Aug23; Aug 24 '11, due, \&c m160TH st 419 E, $\quad(9: 238$ above mtg; Aug23; Aug24'11; same to ${ }^{m} 160 \mathrm{TH}$ st, $425 \mathrm{E},(9: 2382) \mathrm{ns}, 125 \mathrm{~W}$ El ton av, $24.8 \times 100$; Aug23; Aug24'11, due
$\&$ c, as per bond; same to same. $\& c$, as per bond; same to same.
m160TH st, 425
E.,$~(9: 2382) ; ~ c e r t f ~ a s ~ t o ~$ above mtg; Aug23; Aug24'i1; same to same.
${ }^{m} 162 \mathrm{D}$ st, swe Anderson av, see Ander
${ }^{m} 162 \mathrm{D}$ st, $(9: 2404-2507) \mathrm{ss}, 57 \mathrm{w}$ Ander
$\mathrm{m}_{162 \mathrm{D}}$ st, ${ }_{52}(9: 2404-2507) \mathrm{SS}, 57 \mathrm{w}$ Ander due Dec114, $5 \%$; Hillcrest Bldg Co to
Dollar Savgs Bank, 2808,3 av. 40,000 m162D st, (9:2 as to above mtg; Aug17; Aug18'11; same to sam
${ }^{\text {m }} \mathbf{1 6 2 D}$ st, $(9: 2504-2507$ ) sws, 57 w Ander Son av, ${ }^{\text {b2.8x99.10x58.11x99.10; Sobrin }}$ agmt; Cath L Wynne with Dollar Savgs ${ }^{m} 162 \mathrm{D}$ st, $(9: 2504-2507)$, Swc Anderson Aug18'11; sam m163D st, uwe Sheridan av, see Sheridan av, nwe 163 d .
$\mathrm{m}_{165 T H} \mathbf{s t}, \mathbf{5 9 0}$ (S36) E, $(10: 2632) \quad \mathrm{S}$. 330.2 w Trinity av, 19.9x95; Aug17; Augis
'11, due, \&c, as per bond; Wm Gansz to '11, due, \&e, as per bond; Wm Gansz to
m165TH st, nwe 3 av, see 3 av, 3339-47.
m166TH st, nee Washington av, see Wash
mitery st, sec
m166TH
m1G7,
${ }^{m 168 T H}$ st, S02, see Union av, ses, at
migsTH st swe Washington av, see
m168TH st, nec Shakespeare av see Shakespeare av, nec 168 .
${ }^{m 173 D}$ st, swe Bryant av, see Inwood
mif4TH st, see Washington ay
Washington sec Washington av see 174 th.
${ }^{m} 177 \mathrm{TH}$ st, nwe Morris av, see Morris mifSTH st, ss, - E Bryant av see 178 th
${ }_{178 T H}$ st, ( $11: 3135$ ) ss, 49.2 e Bryant av $9.11 \times 124 \times 50 \times 124.1$; also 178 TH ST, 11
 nis 7.5 to st xe20 to beg, except part for Chas or Carl C.Fritzel to Ernst Koch, 78 m181ST st, nwe Mapes av, see Mapes a we 181.
m183D st, swe 3 av, see 183 d , ss, fr 3 av
${ }^{m} 183 D$ st, see Bathgate av see 183 d st , m183D st, (11:2051)
m183D st, $(11: 3051)$ Ss, from 3 to Bathagmts; Aug11; Aug18'11; Saul \& Isidore
m183D st, (11:3051) gate avs, $238.7 \times 130 \times 238.7 \times 130$; Sobrn agmt; Aug11; Aug18'11; Hudson Trust Co m189TH st, nwe Grand Blvd \& Concourse, ham rd.
m205TH st (*), nee Hall av, $25 \times 100$; PM 12, $6 \%$; Madison Constn Co, 132 Nassau,
m205iH st (*) ns, 50 e Hall av $50 \times 100$
 each; Aug22; Aug23'11, due Mar1' $12,6 \%$;
Madison Constn Co, 132 Nassau, to Geo
m205TH st (*), ns, 25 e Hall av, $25 \times 100$; PM; pr mtg $\$ 4,500$; Aug 22 ; Aug23'11, due sau to Barnett Nelson, 41 W 21, Bayonne,
NJ, \& ano.
m213TH
Bronxwood av, se m220TH st (*), $\mathrm{ns}, 255 \mathrm{w}$ Bronxwood, 25 x Aug19'11; Frank G Banister with Jos H

## m220TH

x114, Wakefield; ext of mtg for $\$ 4,00$ May8'12 at $6 \%$; Lizzie H wife of \& Jos m233D st, (*) ns, 105 e Catherine, $25 \times 114$ xt of $\$ 3,000$ mtg until July1'14 at $5 \%$ ones, 949 Ogden av. nom m241ST st; nwe Martha av, see Martha
V , nwe 241 .
Anderson av, swe 162, see 162 st, swe
Anderson av, (9:2504-2507) swe 162d, $00 \times 57 \times 99.10 \times 57$ Aug18'11, due Dec1'14, Bank, Hillcrest Bldg Co to Dollar Savgs
mAnderson av, (9:2504-2507); same prop
certf as to above mtg; Augit; Augis'11 nom Aqueduct av, ( $11: 2878$ ) ws, 21 n 176 th $20 \times 100 ;$ PM; pr mtg $\$ 12,800 ;$ Aug17; Aug
S $^{\prime} 11$, due as per bond; Henry Cleland, 1849 Anthony as to Jos E Butterworth, 2070
Ryer av. ${ }^{m}$ Anthony av, 207s, ( $11: 3149$ \& 3156) ; ext of $\$ 4,000 \mathrm{mtg}$ until June30'16 at $51 / 2 \%$;
June24; Aug24'11; Lawyers Mtg Co with
Walter B Meyer. mBronxwood av (*), nee 213th, lots 894 o 915 map Laconia Park, each lot $25 \times 100$; pr meg $\$ 8,000$; June26; Aug18'11, due, \&c, Anna \& Owen Smyth, 7 Hulbert, Auburn
mBryant ay, swe 173, see Inwood obryant av, swe 173, see Inwood
${ }^{m}$ Bathgate av, sec 183 see 183 d , SS , fr 3
${ }^{m}$ Balcolm av, es, 250 n Latting av, 100 x mtg for $\$ 5,000$ Aug 114 , at $51 / 2 \%$; Margt Elgar et al, exrs \&c, Jas W Elgar with Jos Diamond, 1178 Wyatt; Aug1; Aug18
mBoston rd, (*) swc Huguenot av, runs s erly high water mark Eastchester Creek beg, with all title to land under water 515 Wales av \& Josiah A Ariggs, 2305 And, Summit, NJ. mboston rd, (*) nwe Hollers av, see Bos${ }^{m}$ Bryant av, $(11: 2995)$ ws, 140 s 172 d , $20 \times 100 ;$ Aug $2411,3 y 5 \%$; Marion E Massey
to Bronx Savgs Bank, 425 Tremont av. ${ }^{m}$ Bryant av, (11:2995); same prop; Sobrn gmt; Aug2411; same \& Edw Rice with mBeach av (*) ws, 50 s Tacoma, $25 \times 101$; Auge2, Aug24'11; $5 y 5 \%$; Edw or Edw D
Breault to Ronaid $K$ Brown trus Benj
L Benson, 20045 ay mCarpenter av (Catherine st) (*), es, 400
s 240 th (Westchester av), $38 \times 100$ : Aus 22 ; A 240 th (Westchester av), $38 \times 100$; Aug22;
Aug24.11, $3 \mathrm{y} 6 \%$; Wm D Miller, 4704 White Bergen
4,500 Clinton av, $(11: 3098)$
$128.5 \times 97.9 \times 138 \times 112.4 ; \mathrm{pr} \mathrm{mtg}, 264.4 \mathrm{n} 181 \mathrm{st}$,
$\$ 78,000$ A
Aug 16; Aug24'11, due, \&c, as per bond; G Zin-
gales Co, 319 E 107 , to Jas F Donnelly, 457 mClinton av, (11:3098); same prop; certf as to above mtg; Aug16; Aug24'11; same
mClasson Point rd (*) c 1 being lot 33 $\mathrm{map}_{\mathrm{Pt} \text { rd; Aug }}$ Clas, Aug19'11, part for for Clasons bond; Clason Beach Realty Co to Jos A mClasons Pt rd (*) Same prop; PM; Pr
mtg $\$ 20,000 ;$ Augis, Aug19'11, due \&c as
per bond; Same to Twin City Fery Co mCauldwell av 5,000
 109 E 96 , with Adolf Alper, 717 Cauldwell
medwards av (*) ws, abt 250 n Latting
see Balcolm av ${ }^{(*)}$ es, 250 n Latting.
${ }^{m}$ Edison av (*) es, 300 s Tremont rd, 50 x $100 ;$ Aug19, Aug21'11; $1 \mathrm{y} 6 \%$; Luigi Li
frieri to Julius Wolf, 40 Edgecombe av
 demand; $6 \%$; Philip Kessler, 24948 av to
$\mathrm{F} \& \mathrm{M}$ Schaefer Brewing $\mathrm{Co}, 114 \mathrm{E} 51$
mordham rd, swe Grand Blvd \& ConFordham rd.
${ }^{m}$ Fordham rid, swe Grand Blvd \& Concourse, see Grand Blvd \& Concourse, sw

mGrand Boulevard \& Concourse, (11:3166) Swc Fordham rd, 274.8 to 189 th $x 12.2 \times$
232.5 to ss Fordham rd x111.6; certf as to mtg for $\$ 17,500$; Aug18; Aug24'11; Jno B
Haskin Estates, a corpn, to American Mtg Co, 31 Nassau.
mGrand Blvd \& Concourse, nwe $\begin{aligned} & \text { 189th; } \\ & \text { see Grand Blvd \& Concourse, swc Ford- }\end{aligned}$ ham rd.
mGrand Boulevard \& Concourse ( $11: 3166$ ) rde Fordham rd, 274.8 to $189,12.2 \times 32.6$ to B Haskin Estates Inc to American Mtg
Co, 31 Nassau. mHollers av, (*) nwe Boston rd, see Bos-
ton rd, (*) swc Huguenot av. ${ }_{\text {mHuguenot }}$ av, (*) swe Boston rd, see mHeath av, (12:3256) es, S Boston av;
also 141.7 n land Tecca N Read, said pt being in the line of prolongation of c 1
$229 t h$, runs e100.5xn20.2xw100.5 to av xs
20.2 to beg; Aug21; Aug23'11, $3 y 5 \%$; University Heights Realty Co to Paul L Kier-
nan, 215 W 98, triste Wm W Sherman. 7,500
mHeath av, mHeath av, (12:3256), same prop; certf as
to above mtg; Aug21; Aug 23 '11; same to mHeath av, (12:3256) es,
m Boston av;
malso 141.7 n land Tecca N Read, said pt being in line of prolongation of c 1229 th ,
runs e100.5 $\mathrm{n} 20.2 \times 100.5$ to av $\times s 20.2$ to beg . Glabrn agmts; Aug21; Aug23'11; Emanuel trste Wm W Sherman.
 Carthy to Smith Williamson, White Plains
mHall av (*), nee 205TH, see 205 th (*)
nee Hall av. mInwood av, nwe Goble pl; see Inwood
av es lot
16 map 25 lots M Schenck Est. mInwood av, es, lot 16 map 25 lots M
Schirck Estate; also INWOOD AV, nw Goble $\mathrm{pl}, 25 \times 100$; also BRYANT AV, SWc
173 d , $50 \times 80.5 \times 50 \mathrm{x} 90.6 ; 1-5 \mathrm{pt}$; AT; Aug 17 , Aug18'11; 1y $6 \%$; Margt M Bezold, 960 140 .
mingsbridge rd, (*)
( av, runs w160xss3xe50xn75xe $5 \times n-$ to beg;
Aug22; Aug2311, 3y5\%; Anna Schneider to
Philipp Vierling, 30 Degraw, Bklyn. 3,500 mKearney av (*) es, 325 n Baisley av, 50
x100; Aug 23 , Aug 24,$11 ; 3 y 51 / 2 \% ;$ Julius Rosenberger to Hannah Harris, 23227 av.
mLafayette av, $(10: 2762$ \& 2764$)$ nwc Faile
runs $n 200 \times 100 \times 5100 \mathrm{xe} 50 \times \mathrm{xs} 100$ to av xe50 runs n200xw100xs100xe50xs100 to av xe50
to beg; Aug21; Aug22'11, 1y6\%; Beck St
Realty Co to American Mtg Co, 31 Nassau. ${ }_{\mathrm{m}}^{\mathrm{m}}$ Lafayette av, $\quad(10: 2762 \quad \& \quad 2764)$; same prop; certf as to above mtg ; Aug 21 ; Aug
22.11 ; same to same. mLafayette av, (10:2762 \&
prop; certf as to above mtg ; Aug 21 ; mLincoln av, 146-8, see Lincoln av, 141-53 mLincoln av, 146-S, see
mLincoln av, 141-53, $(9: 2317)$ nwe 134th, 125x $75 \mathrm{n} 134 \mathrm{th}, 50 \times 100$; Aug21; Aug22'11, due Nov1'12, $5 \%$; Louise A Irving \& Francis A to Bway Savings Instn, 5 Park pl. 43,000
 m Mapes av $(11: 3110) ;$ Same prop; Certf
as to above mtg; Aug 17 , Aug18'11; Same mMorris av (11:2828) nwe $177 \mathrm{th}, 100 \times 95$;
Aug17, Aug 18,$11 ; \quad 5 \mathrm{y} 5 \%$; Rector \&c St Edmunds Chureh to Emigrant Industrial
Savings Bank, 51 Chambers.
15,000 mMartha av ( $12: 3390$ ) nw, 241 st, $100 \times 100$; Certf as to mtg for $\$ 2,250$; Germansky
Constn Co to Isaac Josephson; Dec 8 , mMorris av, (9:2447) Ws, bet 164 th $\&$ 165th; transfer of tax lien for yrs 1907 \&
1908, covering 10 , 56 assessed to unknown;
July 10 ; Aug $22^{\prime} 11$, $3 y 12 \%$; City of NY to Dominick Marsullo, 45 W 24 . nec $1,014.11,168$ th,
mShakespeare av, $105.8 \times 98.5 \times 80 \times 81.8 ;$ May 9 ; Aug 22 ' $11,5 y 5 \%$;
Jno M Farley to Mary Mullin, 1024 Woody
crest av. mMaclay av (*), ns, 50 w Montgomery
pl, $25 \times 100$; PM; Aug21; Aug22'11, due as
 mMaclay av (*); same prop; certf as to
above mtg; Aug16; Aug22'i1; same to mMaclay ay (*), ns, 25 w Montgomery pl,
$25 \times 100 ;$ PM; Aug21; Aug $22^{\prime} 11$, due Dec1 $14,51 / 2 \%$; Wilgus Realty Co to Chas S
Whitney, Englewood, NJ, \& ano, exrs Jas F Whitney.
mMaclay av (*); same prop; certf as to
above mtg; Aug $16 ;$ Aug22'i1; same to mMaclay av (*), SS, 125 e St Peters av,
$25 \times 127.4 \times 25 \times 127 ;$ PM; Aug21; Aug22'11,
due Dec1'16, $5 \%$; Jas Crowe to Chas S
Whitney, Englewood, NJ, \& ano, exrs Jas
F Whitney.
maclay av (*), ns, 25 w Montgomery pl,
$50 \times 100$; also ST PETERS AV (*), nes, 25 nw Maclay av, $25 \times 99.5 \times 25 \times 99.8$; also ST
PETERS AV (*), nes, 50 nw Maclay av, $25 \times 99.1 \times 25 \times 99.5$; also ST PETERS AV (*)
 157 E 61 .
mosholu Pkway
N, $(12: 3335)$ es, $23,11 \mathrm{~s}$ Van Cortiand av, 23, Aug24'11: $5 \mathrm{y} 6 \%$; Jennie F wife Jno
Gordon to W M Hubbard at Hartsdale melson ay runs ne $57 \times n w 102.6 \times w 73.6 \times s e 166$ to beg part plot 10, map Claremont, except part
for Nelson av; Aug19, Aug 21 111; $3 \mathrm{y} 6 \%$; Eliz G Finland, 2365 Nelson av to Hester ${ }_{\text {mpark av, (Gen Mtgs) }}$ sec $166 \mathrm{th}, 255 \times 192$ tion that mtg for $\$ 300,000$ recorded Mar29 10, on various other parcels, also covers above premises; Shults Bread Co, 26 BeaAugis; Aug231. nom mPark av, (Gen Mtgs), same prop; declar-
ation that mtg for $\$ 3,000,000$ recorded Mar $29^{\prime} 10$ on various other parcels, also cover above premises; Aug18; Aug23'11; same mSheridan av (9:2453 \& 2457) nec Tran verse rd at $167,100.9 \times 48.11 \times 114.7 \times 72.7$, mtg $\$ 3,300$, Non Co, 103 Park av to E BradmSheridan av, $(9: 2453$
\& 2457$)$, same prop
certf as to above mtg; Aug21'10; Aug21'11 same to same. (*) nws, at nes Washington av, $50 \times 100$, except part for Overing st; Aug17; Aug18'11; due, \&c, as per bond; Adeailde M Deorinckel to Title Guaran-
tee \& Trust Co, 176 Bway. mSo Boulevard, ( $10: 2728$ ) ws, 115 n 167 th, y $6 \%$; Jas C Gaffney to Margt Knox, 4780 2575) nwe 142d, 30.10x $96.1 \times 72.11 \times 81.10$, pr mtg $\$ 28,000$; Aug 16 ; Aug22'11, due, \&c, as per bond; Vincenzo Razzano \& Pasquale Curzio to Louis M
Ebling, 760 St Anns av. mSo Boulevard, ( $11: 3111$ ) ws, 287.5 , s 182d, 3 '11, due as per bond, $5 \%$; Waverly Constn Co to mso Boulevard, ( $11: 3111$ ), same prop certf to same. mSheridan av, $(9: 2455$ \& 2461$)$, nwe 163 d ,
$30.8 \times 68.7 \times 30.8 \times 69.3 ;$ agmt as to share own$30.8 \times 68.7 \times 30.8 \times 69.3 ;$ agmt as to share own-
ership in mtg; Aug16; Aug23'11; Jno J
Engeldrum with Johanna H Seebeck, 439
mSheridan av $(9 \cdot 2455-2461)$. same prop ext of $\$ 5,000$ mtg until Aug16'13 at $6 \%$; Aug16; Aug23'11: same with Briggs Av
Realty Co, 789 Elsmere pl. ${ }_{\mathrm{m}}^{\mathrm{m}}$ Summit av, $(9: 2524)$ es, 50 s $162 \mathrm{~d}, 50 \mathrm{x} 95$; $6 \%$; Machanlev Realty \& Constn Co to y Mtg Co, 15 Wall. 15,000 msummit av, $(9: 2524) ;$ same prop; certf
as to above mtg; Aug 23 ; Aug $24^{\prime} 11$; same to same. $\quad(9.2453)$ ws, 339.7 n 167 th , 150 to 168 th $x 60.7$ to Sheridan av x 153.7 x 93.11; PM; Aug23; Aug24'11, due as per $\mathrm{m}_{\mathrm{s}}$ Peters av (*), nes, 25 nw Maclay av, $25 \times 99.5 \times 25 \times 99.8$ certf as to mtg for $\$$ $000 ;$ Aug16; Aug22'11; Wilgus
to Eliz B Stone, Ossining, NY.
mst Peters av (*), nes, 26 se Maclay av,
$25 \times 100.7 \times 25 \times 100.3 ;$ PM; Aug $21 ;$ Aug $22{ }^{\prime} 11$, due Dec1'14, $51 / 2 \%$; Wilgus Realty Co to Francis S Phraner, Trste Caroline M M
Hitchcock, at Summit, NJ. mst Peters av (*); same prop; certf as to
above mtg; Aug $16 ;$ Aug2211; same to $\mathrm{m}_{5}$ St Peters av (*), nes, 25 nw Maclay av, $25 \times 99.5 \times 25 \times 99.8$; PM; Aug21; Aug22'11, due
Dec1'14, $51 / 2 \%$; Wilgus Realty Co to Eliz
 due Dec1'14; $51 / 2 \%$; same to Mary $S$ Stone ${ }_{\text {mSt Peters av (*); }}$ same prop; certf as to same. mSheridan av, es,
man
339.7
s 167TH, see Sher
 gomery p
mSt Peters av (*), nes, 26 se Maclay av,
see Maclay av (*), ns, 25 w Montgomery
mTrinity Av, 1037, ( $10: 2633$ ) ws, 312.3 n $165 \mathrm{th}, 19.10 \times 100 ;$ Aug14; Aug18'11, due Apr
$13 \prime 16,5 \%$; Seraphina $S$ Maher, 1037 Trinity av to Florence C Speranza, at Irving-
ton, NY as trste Frances E Colgate. 4,000
mTinton av, $(10: 2669)$ ses, 92 n 163 d , lots, ea $72 \times 132.2 ; 2 \mathrm{bldg}$ loan mtgs, ea $\$ 60$, 000 ; Aug $18 ;$ Aug19'11, due July1 $12,6 \%$,
Kramer Contracting Co to Delia G Levy,
311 W 139.
mTinton av, $(10: 2669)$, same prop; 2 certfs
as to above mtgs; June27; Aug19'11; same to same.
mremont av, ( $11: 2782$ ) ns, 100 e Jerome av; agmt guaranteeing payment of notes party 3 d pt, conveying Clay av, 1325 , es 365 n 169 th, $25 \times 87$, in case of default, $\& c$ Constn Co with Bessie Berkowitz, 1325 Clay av; July mTratman av, (*) nwe Overing, see Over-

## ${ }^{\text {mUnion }}$ av, $(10: 2681)$ ses at sws 168 th

 Aug18'11, due, \&c, as per bond; Edw MillmUndercliff av, (11:2880) ws, 227.1 Washington Bridge Park, $68.3 \times 142.11 \mathrm{x}$ 57.11x143.7; Aug23; Aug24'11, due as per bond; Hope Constn Co, 115 Bway to HammUndercliff av, (11:2880); same prop;certf as to above mtg; Aug 23 ; Aug $24^{\prime} 11$;

## same to same.

## van Cortlandt Terrace

 as to two mtgs for $\$ 9,000$ ea; Geo EdgarCo to Westchester \& Bronx , Title \& Mtg Guarantee Co; Aug17; Aug18'11. -

## mWashington av, 1217, ( $9: 2389$ ) swe 168 th,

 to beg, except part for av \& st; PM; Aug 15; Aug21'11, $1 \mathrm{y} 5 \%$; Taxpayers Realty Co, mWebster av, $(12: 3275$ ) ws, 83.8 s $193 \mathrm{~d}, 25$ Aug18'11, due, \&c, as per bond; Decatur Constn Co, 2062 Ryer av, to Leon Meyer,
 00 ; Decatur Constn Co, 2062 Ryer av , Bronx, to Leon Meyer, 1801 Ocean Park${ }^{m}$ Wilkins av, ( $11: 2977$ ) nee Jennings, 50.6 x 100 ; pr mtg $\begin{gathered}\text { prennings } \\ \text { Realty }\end{gathered}$ Co July to Louis Gordon 20267 av. 5,000 mWilkins av, (11:2977), same prop; certf
as to above mtg; Aug16; Aug18'11; same mWilkins av, $(11: 2977)$ es, 50.6 n JenmWilkins av, $\quad(11: 2977)$ es, 50.6 n Jen-
nings, 2 lots, ea $53 \times 100 ; 2$ mitgs, ea $\$ 5,000$ $\underset{\mathrm{y} 6 \% \text {; same to same. July11; Aug18 } 11,03}{2 \mathrm{pr}}$
 same to same.
mWashington av, $(9: 2371) \mathrm{nec} 166 \mathrm{th}, 50 \mathrm{x}$ $87.2 \times 50 \times 86.11$; Aug19; Aug22 11 , $55 \%$ Louis E Kleban to Lawyers Mtg Co, 59
Liberty.
43,000 ${ }^{m}$ Washington av, $(9: 2371)$; same prop; sobrn agmt; Aug21; Aug22'11; same \&
Morris Osmansky, 112 W 113, with same mWashington av, $(11: 2915)$
100 , except part for av $174 \mathrm{th}, 25 \mathrm{x}$ 100 , except part for av; pr mtg \$-
Aug $23 ;$ Aug $24 \prime 11$, $1 \mathrm{y} 6 \%$ Bertram L Kraus m1ST av (*) ess 100 1st $100 \times 100$ Olin m1ST av, (*) es, $100, n$ ist, $100 \times 100$, Olin bille; Auglo; Augle 11, due, \&c, as per 828 Courtlandt av. 3,50
 same to Geo Brown, Hopewell Junction ${ }^{\text {m3D }}$ av, swe 183d, see 183 d , ss, from 3 av ${ }^{m} 3 \mathrm{D}$ av, 3339-47, $(9: 2370)$ nwc, $165 \mathrm{th}, 88.6 \mathrm{x}$ 22'11, due Nov1'12, $5 \%$; Louise A Irving \& Francis A \& Scott B Shepherd, exrs \& 5 Park pl. m4TH av, (*) es, 31.2 s 1 av, $31.1 \times 113.6 \mathrm{x}$
$30 \times 122.1$ : PM; pr mtg $\$ 2.500$ : Aug 17 : Aug $2_{2} 11,3 \dot{y} 6 \%$; Frank Pettinati to Morris meast River, $(10: 2599)$ w bank - S 149 th:
transfer of tax lien for yrs 1902 to 190 S Mar6'11; Aug $24,11,3 y 11 \%$; City of N Y to Wm G Wadhams, 820 Powers Bldg, ${ }_{164.67}^{\text {Ro }}$ meast River, $(10: 2599) ;$ same prop; asn
transfer tax lien; Augi5; Aug24'11; Wm transfer tax lien; Aug15; Aug24'11; Wm
G Wadhams to Chas D Donohue, 408 W
43 .
 122, 166 to 180 \& 190 to 197, (*) map 1189 ,
305 lots at Clason's Point; Aug22; Aug. '11, $2 \mathrm{y} 6 \%$; Beach Estates Impt Co to Alice
${ }^{m}$ Lots $\mathbf{6 7}, \mathbf{6 8}, \mathbf{7 1}$, ©e, (*) same prop; certf
as to above mtg; Aug22; Aug23'11; same
mLots 127 \& 128, map 1057 made by H W
Vogel; Aug7; Aug19'11, due upon sale of Vogel; Aug7; Aug19'11, due upon sale of
premises, 4\%; Giuseppe Bove of Yonkers,
NY, to Alfonso Bove, 418 E 124 . $\quad 300$

# ATLAS PORTLAND CEMENT <br> <br> 30 BROAD STREET, NEW YORK 

 <br> <br> 30 BROAD STREET, NEW YORK}

## Judgments in foreclosure SUITS.



R4TH st, $\mathbf{3 4 7} \mathbf{W}$; leasehold; Hyland $P$ atty; G A Newman, ref. (Amt due,
2D av, 2237; Mary A Jeffrey agt Sa -
bato Vigorito; Cary \& Carroll, attys; Arbato Vigorito; Cary \& Carroll, attys; Ar-
thur M Levy, ref. (Amt due, $\$ 16,114.58$.) AUG. 19.
No Judgments in Foreclosure filed this
day. AUG. 21
121ST st, 232 W; Jno J Fallon agt Julia Swartz; Melville B Mendell, atty; Chas
A Curtin, ref. (Amt due, $\$ 14,431.67$.) AUG. 22.
Cauldwell av, $\boldsymbol{\text { T24-726}}$; Jonas Weil et al
agt Jos Stone et al; Arnstein, Levy agt Jos Stone et al; Arnstein, Levy \&
Pffiffer, attys; Jerome Ullman, ref. (Amt
due, $\$ 38,984 s$. 179TH
Lt, ns, 100 w Anthony av, 50 x 90 ;
Rooney agt Rose M Sarner. Stet son, Jennings \& Russell, attys; Isham

$$
\text { AUG. } 23 .
$$

63D st, 221 W; Abraham A Silberberg ley, atty; Alfred J Talley, ref. (Amt due, 1ey, atty;

## LIS PENDENS.

165TH st, ss, 70.3 e Kelly, $50 \times 72.3$ xirreg;
Vittorio Marcigliano agt Bristow Con-
struction Co et al; notice of levy; Cohen struction Co
Bros, attys.
156TH st, SS, 200 w Courtlandt av, 25 x
100 ; also LOTS 5 and 6 map of 1266 年 of property of Hudson $P$ mape Co Bronx Balfour \& Koch Co agt Geo Dumrauf; notice of attachment; Wessleman \& Kraus, attys.

AUG. 21
Mott st, 160; People of the State of
agt Michael Lisanti; notice of levy;
C Whitman, atty.
$\mathrm{M}^{3 \mathrm{D}}$ Marion Apfel agt Helen A Greene action to set aside deed; Cass \& Apfel,
attys. attys.
 notice of levy; A \& W Bloch, attys. 1ST av, ws, 25 n
he State of
N
Y
agt Salvatore Marino; the State levy; C S Whitman, atty. Marino,
notice of leople st, ss, 99.8 w
$\mathbf{1 0 2}$. $\mathbf{1 0 2 D}$ st, SS, 99.8 w 2 av, 25.4 x 65 ; People
of the State of $\mathrm{N} Y$ agt Saml Brili; notice
of levy; $\mathrm{C} S$ Whitman, atty 41ST
of
N
Y
agt
120-122
Wary ; People of the State levy; C S Whitman, atty.
$\mathbf{3 7 T H}$
agt, 130
ag
130
West
37 th agt 130 West 37 th St Co et al; action to
foreclose mech lien; Cohen Bros, attys.

Brook av, ws, bet 167 th \& 168th, -x-
Bessie Ronginsky agt Harry Overington $\stackrel{\text { et ali foreclosure }}{J}$ Haberman, atty.
Jerome av, es, 408.6 n 165 th, $113.4 \times 90$; struction Co et al; action to set aside
deed; I R Albert, atty.

AUG. 22.
5TH av, swe 31st, $30 \times 100 \times$ irreg; also 125.1 e of State of N Y; also 14 TH ST, ss, 125.1 e University pl, $32.5 \times i r r e g ~ t o ~$
also 3 th;
READE ST; 140; also READE ST,

103; also CHAMEERS ST, 121; also Fronrt
ST, $228-230 ;$ Audinet

Gibert et al ast | Frrak Eat Gibert et |
| :--- |
| Cadwalader, attys. | Edyewater rd, ws, 597.7 n Westchester

$\mathrm{V}, 25 \times 100$ Jos H Maher agt Louis Spaetr AUG. 23.
Hester st, 167; Jos D Manblatt agt Carmine Luongo et al; action to foreclose Pinehurst av, swe 180th, 200.1x100x rreg; Frank Genninger agt Rountre Realty Construction co et al; action to

Audubon av, nwe 187th, 189.9x75xirreg tion to foreclose mechanics lien: B Kelly, atty.
Intervale av, 1155 \& 1157; Hyman Gurewitz et al agt Morris Barry et al; action
to foreclose mechanics lien; W M Meek, atty.

AUG. 2
Catharine st, 64; Flora L Vose agt Jos ibboney, atty.
Timany st, sw cor 167 th, $94.6 \times 69.2$ xirreg; David Gilmour Door Co agt Jane Kitchen Chamberlain, attys.
Bryant av, 1872; Hannah Gold agt Albt Keyser et al; foreclosure of transfer of tax lien; D J Gold, atty.

$$
\text { AUG. } 25 .
$$

So Boulevard, ws, 193.5 S $182 \mathrm{~d}, 139.11 \mathrm{x}$ Cully et al; action to set aside deed; H Hartman, atty.
3D av, es, 77.11 S 134 th, $25.11 \times 63.4$;
Daniel London agt Geo W Gaffney et al; foreclosure of transfer of tax lien; J Gans

37TH st, 130 west; Hurwitz \& Finkelcounterclaim; Taylor \& Fatt, atty.

## FORECLOSURE SUITS.

 LOTS 187-190, map of 300 lots in 23 d \&24th Wards, controlled by Henry Morgenthau; two actions; Belwood Realty Co
agt Thos H Roff et al; Lese \& Connolly, agt Th
attys.

Crimmins av, 317-319; Albany Savings Bank agt Moritz Klein Realty \& Construction Co

## AUG. 21.

Lot 215 , map 1272 of Joel Wolfe estate, Lehman et Ral; H Swain Davies agt Harr $138 T H$ st, 519 V ; Hary
138TH st, 519 W; Harry Horowitz agt 5TH av, 2148; Jno H White agt Jennie Kind et al; C F Kelley, atty.

AUG. 22.
Bryant av, 1344; Jno
Kearney et al; A
H Kearney et al; A W Meisel, atty.
Spring st, ns, lot 936 of Bayards east farm, $23.9 \times 109 \times 23.3 \times 114.5$, Richard Lath ers, Jr, et al, trustees, ag't Nathan RuGrant av, nws, 397 sw Samuel st, $33 x$ 100 ; Achille Bataille exr agt Isabelle Clark et al; H A Vien, atty.

180TH st, nwe Wadsworth av, $90 \times 119.6 \mathrm{x}$ irreg; Geo L Hiltl Co agt Mutual Apart-
ment $C o$ et al; House, Grossman \& Vorment Co et

AUG. 23.
 agt Lester S Abberley et al; E Root, Jr, C $\quad \stackrel{\text { 95TH st, }}{ } \mathbf{1 7 6}$ Nassauer Henry H Jackson agt son, atty. 70TH st, $\mathbf{3 0 2} \mathbf{E ;}$ Usudir
agt Isaac Cursun et al; Liesenverger
Rosenberg, agt

Columbus av, nec 215 th, $99.11 \times 50$; Lawyers Title Ins \& Trust Co agt Ruth MacWestehester av, $n$, adj land of $N \mathrm{Y}, \mathrm{N}$
H \& Hartford R , Co, 143.6xirreg; Mary T Grace agt Elizabeth A Heaney et al
$\mathbf{5 4 T H}$ st, ns, 266.8 w 8 av, $58.4 \times 100.5$;
two actions; United States Trust Co of N Y agt Laura J Mack et al; amended; N Y art Laura J Mack

110 TH st, ss, 200 e 2 av, $50 \times 100.11$; B Aymar Sands et al agt Pendant Realty

Valentine av, ws, $150 \quad n$ Travers, 75 x
0 ; Susan $G$ MeNerny agt Laura L Leeson ad, w 23D st, 250-252 W; also 22 D ST, 261-265 Sheldon et al; Geller, Rolston \& Horan, attys.
Summit av, ws, 111.6 s $166 \mathrm{th},{ }^{25.11 \mathrm{x}}$
65.10 ; Sylvia H Josephi agt Michael H 165.10 ; Sylvia H Josephi agt Michael H
Haffey et al; H Swain, atty. Lebanon st, ns, 100 e Clinton av, 21.11x
100 ; Wm J Powers agt Antonio Galiani et ; 'M J Sullivan, atty. Lafayette st, 222; Morgan C
al agt Michael
Brigante $C o$ et al; H Swain, atty

## AUG. 25.

118TH st, nec 2 av, $80 \times 27$; Geo von $L$ Meyer agt Sam Mayerczak; amended; L J 129TH st, 112 E; Henry Kaiser agt
Hoses I Siegel et al; J M Ruck, atty. Grant av, es, 107.8 n 165 th, $25 \times 102.5$; Tressa L Taylor agt Jos E Guillaume et
110 TH st, ss, 26 w Park av, $41 \times 100.11$; Louisa Backhaus et al agt David I ShaMarcher av, es, 200.5 s 169 th, $25 \times 104.8$; Edw F Cole agt N T Sweezey's Sons \& Riverside Drive, 3S; Abraham Zadek et agt Wesley Thorn et al: Kantrowitz \&

Albany st, sws, 65.11 se West, $18.8 \times 58 \mathrm{x}$ irreg; Wm C Cox agt West Side Improve-

## JUDGMENTS

In these lists of Judgments the names alphabetically arranged and Which are first on each line are those of the judgment debtor. The letter (*) means not summoned. ( $\dagger$ ) Signifies that the first name is fictitious, ments entered during the week and satisfied before day of publication do not appear in this column, but in list The Judgments filed porations, etc., will be found at the

Aug.
9 Arnstein, Ignatz-Equitable Trust
 2 Assur, Signe-H Bzurstrom...... 131.29 2- Alenicke, Saml-S Gumeiner...... 64.41 4 Adler, Sigmund et al-J A Pisani et
24 Amendolagine, Modesto-Lion Brew-
4 ery of N Y City ......................8.82


25 Avallone Jos-J Latella,
Allen, Frances-Martin \& Martin. 47.65
19 Bennett, Jas M-J H Gregory et et ${ }_{69}{ }^{264.25}$
19 Brooks, Jos et al-People, \&c.. $1,000.00$
19 the same the same .......500.00
19 Bordin, Jos-Raw Stick \& Handle
9 Trandt, Carrie- $\dot{\text { E }}$ Casabianca...
9 Brandt, Carrie-E Casabianca.
19 Brownell, J W-H E Brown et al 23.74
19 Balian, Gerald-Fordham Woodwork
1 Bloom, Harry B- C...aks \& C.........224.72
1 Buffington, Harry B-J Seeman et al
21 Bartels, Pierre J or Peter J-J E E 1 Jroder, Max-Jacob \& \& Louis Slo................... sky; also Solomon Slotopolsky-J P
Schionsky..................$~$
1 Brandt, Carrie - $\mathbf{E}$ Casabrianca.
${ }_{22}$ Beatty, Arthur F B G A Veeck.
2 Beiderman, Frank-J Fellenstein.
Burnham, Emma-Butler Bros.
Burt, Grace $\mathrm{R}-\mathrm{N}$ Y Tel Co....
Buchholz, August-David Mayer
Brewing Co
Bates, Wilbur M-G Graffenreich
al
${ }_{23} 3$ Buehler, Geo-the same $\ldots \ldots . .92 .36$

24 Black, Sami $M$ E Goelinitz..
24 Baldwin, Rubin S et al-Prospe 24 Baker, Jacob J-J Lapins




## Assemblyman Foley on the Charter

The following letter was sent on August 16 by Assemblyman James A. Foley, Chairman of the Cities Committee of the Assembly, to Allan Robinson, of the Alle Interests, in answer to the Real Estate Interests, in ans statements of criticm upon the proposed Charter emanating from that prody:
1 note in a recent issue of the Record and Guide that it is "understood that you proposed New York Charter next week, and hope that you will approach the consideration of the bill without prejudice or bias. The Cities Committee of both
Houses have attempted to draft an instrument which will give the largest measure of home rule to the city. They have had the advantage of the draft prepared by the Ivins Committee and also by the Hammon Committee, and the present bill is the culmination of
investigation and research.
In the discussion of a document affectng so many interests, involving such vast municipal expenditures and relating to so many important subjects, there must be differences of opinion, but many. of the attacks which have been made against the
proposed Charter have been instigated by proposed who desire to see no Charter passed, and who are in favor of continutradictory language and arrangement and radictory language and arrangement and Charter. We believe that the changes recommended by our committee are for the est, in this connection, that for the first time there will be enacted in the law an accurate and simple description of the for their payment? A budget committee is created for the purpose of preparing a tentative budget which will afford taxpayers greater opportunity for examina-
tion of its contents. The creation of a city architect should result in a saving to the city, as estiseveral hundred thousand dollars now
paid to private architects. All salaries of paid to private architects. All salaries of
city and county officers and employees to be fixed by Board of Estimate, thus Albany. In the creation of additional departIn the creation of aditional departbe involved. For example, in the new License Department there will be con-
centrated the work now done by the Com-

24 Charnin, Harry W et al-I Carol..49.1
$24^{*}$ Cantwell, Wm W et al-American 9 Bonding Co of Baltimore............. 37.91 21 Darling, Geo- N Y Tel Co.......... 16.89 21 Desmond, Stella-the same...... 26. 21 Duberstien, Saml-J Trow .................................. 22 Devilin, Jos J- P Sugerman et at al 23.07
22
23 David, Henri-Gimbel Bros, N Y. 402.15
Dean, Fredk-Weber \& Heilbronner
 23 Donnatin, Frank-M Englander...................

 24 Dratlag, J Peters-the the same...44.08
24 Donovan, Frank-the same $\ldots . .77 .39$
24 Dinner, Kate G-the same....26.99
24 Dillon, Jas J-Ludwig Baumann \& 24 Co................................................ Tillinghast.... 14 De Levante, Maurice et al-Prospect
Park Bank of Brooklyn ....374.65
 25 Dressler, Harry-P Gersten et al. 73.
$\qquad$ 19 Esposito, Anna T et al-People, \& \& c. 19 the same-the same .........500.0 19 Ettlinger, Sam et al-V F Pelietreau. 23 Etheridge, Ernest L. Lowe Electric 23 Elias, Shamoony-J H Ashkar. . 24
 9 Ferrara, Louis et al-People \&c. 500.00

19 Foster, Geo W-American Radiator Fitzgerald, Jno J et al-Diamond Rub-
 Free, Isaac I Sonn Bros Co Co... 340.91 \& Elizabeth Murray-T J J Connor.59.51
 22 Frenkel, Emanuel- $\dot{\mathrm{E}}$ M Hydeman et Frankenstein, Morris-L Levy et al.
 itzaraid Edw-David Mayer ....... 440.45
 24 Friedman, Mendel et al-Garfield \& ${ }^{\text {\& }}$ \& Co............................................ heimer, Solomon et al-H A Oppen-
 Gogliano, Antonio-C E E Difenthaler

 Garsoney, Sophie-Knickerbocker
Trust Co..... ................. 460.37 19*Grelel, Nathan et al-A Gomberg. 120.48 Gorman, Bernard J \& Jno H Corri-
gan-Yorkville Bank
Ginsberg, Nathan-L Schuiman \& Co. Grove, Elizabeth—Gimbel Bros, $\mathrm{N}_{\mathrm{N}}^{304 .} \mathrm{Y}$ 22 Germond, Emma C-Acker, Merrail \&
 Giil Brighton A- K Kickerbocker Tire Griswald,
Schmidt
164.83
missioner of Licenses, the Chief of the Mayor's Bureau of Licenses, the City Clerk and the Police Commis
this should result in economy.
The Department of Buildings
rcise the functions of the Superinten exof Buildings in the various bureaus. It s claimed for this plan that uniformity as ourlding regulations will prevail riginally suggested by the Ivins Com originally suggested by the Ivins ComThe
The Department of Engineering will exercise the functions now under the Estimate, and the transfer of these functions should involve no additional employees or expense.
The Department of Ferries will exercise Ferries in the Department of Docks.
The creation of the Bureau of Fire Prevention will cause additional expense, but the results achieved will justify the increased expense by materially reducing the enormous losses of life and property by fire.

I am taking the opportunity now of contradicting the statement recently issued by the Bureau of Municipal Research that the Charter takes away from the Comptroller the power of auditing the payments on contracts let after advertisement. The proposed Charter in this regard simply continues the provisions of the present Charter, Section 149 of which excludes payments on contracts from the change been made aser. Nelther has any change been made as charged with respect ployees, the provisions of the present Charter being continued. From the taxpayer's standpoint, we believe that a paid Board of Education Board of Estimate has little control , ther the expenditures of the Board of Education, whereas under the proposed Charter the entire expenditures are made subject to the approval of the Board of Estimate The enormous responsibility involved in supervising the expenditure of the money expended annually for education in New York City, amounting, as it does, to thirty million dollars, we believe should occupy the entire time of a Board of Education who should be sufficiently compensated for the work done by them.

I trust that any statement issued by your association will take into considera under the proposed occurring to the city mittee the proposed Charter. The com ommendations or amendments desired by

## Architectural Changes.

Considerable change has been made in recent years in the styles of architecture in "The National Builder,", Says a writer years ago a great deal of ornamentation was shown in the way of scroll and spindle work, while now we seldom see any scroll work on any part of the exterior or interior. Turned work is losing favor even for columns and balusters, giving way to plain square materials.

The concrete house, whether solid block or simply the plastered exterior, seems to require the omission of the Colonial columns, which have been in favor for some years past.
Strictly Colonial houses are being built in great numbers, some calling for the large plain or fluted columns, with com position caps in one or the other of the various orders. These large shafts being rather expensive are seldom used except The small Colonial
less turned work, and even some more or on a Colonial order these features, commonly understood as olonial.
The plain square house with peak or wo gable end style seems to prevail, taking the place of the former style that alled for many gable ends.
The interior finish is plain indeed. The show the shown are principally flat, to finishine hardwood grain. Of course, the if mould of flat hardwoods is easier than do with and the cost has had much to years the present-day styles. Some interior wood finishite pine prevailed the ing painted it was thought necessary to have the trim muchly moulded, and even when the hardwoods started to be used it seemed hard for the architects to get away from moulding the interior trim, but as hardwoods required soon seen that the out the richness of the grain and to bring sides, it is cheaper grand then, stains or varnish as the apply the filler Then, too, people have may be. crazed. This means plain, flat finish Even broken corners are omitted, but mor finish is required to make up the plaster panels and beam work, so the cost is some higher. Therefore, all the change comes about because of the increased cost
The housewife must have hardwood finish, requires a sideboard, and plenty of pantry white pine finish not seen in the was greatly decorated on the outside with every kind of embellishment.


## An Old Patent on Cooling Houses.

Now that the subject of cooling dwelling houses in hot weather has attracted general attention largely through the in-
genious efforts in that direction of Dr. genious efforts in that direction of Dr
Alexander Graham Bell at his WashingAlexander Graham Bell at his washington residence, it may be worth while to call attention to a patent, No. 246,781 , issued in September, 1881, and now exMd., for an air-cooling apparatus which provided a cooling chamber having longitudinally and vertically and which, in practice, were moistened with a cooling liquid. The apparatus rresented in this patent has a special interest since it was used in cooling the White House during the hot period when the wounded President Garfield lay suffering from the assassin's bullet, and the descriptive portion of the patent refers to "the use of the hereinbefore described apparatus at the Executive Mansion, Washington, District, of Columbia."-"Scientific Ameri-

The Government's Investigation of the Lumber Trade.
Every retailer in every line of trade in the United States is directly attacked by the Government in the indictment of four-
teen secretaries and ex-secretaries of reteen secretaries and ex-secretaries of retail lumber associations by the federal grand jury in Chicago. After a searching
grand jury investigation, the worst that grand jury investigation, the worst that retail lumber dealers is that they have been endeavoring to discourage wholesalers and manufacturers from selling direct to the consumer and so competing with the retailer at a great and obvious disadOn the Government's
attempt has been made own admission no attempt has been made by dealers to conto prevent competition. All that is charged in the indictments recently returned at Chicago is that they have kept themselves informed as to those producers who have tried to double-cross them, their customers, by selling behind their backs without being subject to the expense of paying local taxes, rent and insurance and of carrying the burden of

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| the same the same . . . . . 1,00 |  |
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| Lindenaier, Louis J et al- |  |
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| Lombardo, Giovanni-N Beneventi et <br> al ............. ....................... 29.65 |  |
|  |  |
|  |  |
|  |  |
| Sigmund-W D Cunningham. |  |
| Levin, Louis H et al-R W Hebberd |  |
| Lighthouse, Chas F-A P Stiliman |  |
|  |  |
| Lawrence, Carrie-L Jerkowski et al |  |
| Lowander, Jno P-C E Frakes... 328.85 Letts, Alonzo W-Edw Thompson Co. |  |
|  |  |
| Le Kackman, Hyman \& Saml et alUnion Bank of Brooklyn ......... 15.60 |  |
|  |  |
| Lomont, c... |  |
|  |  |
|  |  |
| Lambert, Florence et al-People, scc |  |
| 25 *Loeb, Leopold et al-M Mandelbaum 25 et al $\dddot{0}$ aul 25 Latzke, Paul-Rembrandt reaity co 290.47 |  |
|  |  |
|  |  |
| Lowther, Sarah E \& Jno R-Chemical National Bank of N Y..1,521.66 Levin, Barnet-L Tannenbaum.375.02 |  |
|  |  |
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|  |  |
| Mutko, Jos-Manchester Smith Co.43.71 |  |
| Mook, William H-Rudolph Bros Co. |  |
| McManus, Owen-The Equitable Trust Co, of N Y........................... 298.81 |  |
|  |  |
| MeAndrew, Wm-H Kaplan...... |  |
| Morris, Abraham-B Heinrich et al |  |
|  |  |
| Maynard, Wm J-Adolph Prince Co |  |
| $.273$ |  |
|  |  |

${ }_{4}$ Moschowitz, Leopold-L D Cahn. 233.41


Mulcahy, Edi et al-G H Peck. 255.39

same
Mosher, Philip S-HE Dade
Miller, Jas H*
Morris, Adolph et al-S Franks et
al $\ldots . . . . .21$
Maresco
Mariani, Oreste et al-People, \&c
Messer Adoiph et al-A Happel.1,264.30

Nolan, Geo F-Wynotol Realty \&
Hotel Co
HotelOrtloff, Herman et al-E L Ortioff. 19
Pastern. Henry-Meyer \& Lange. 48.18
Plunkett. Agnes Jothe same..... 23.01
Payton, Philip A Jr-A Ward...94.04
…
Parentis, Deonses-"Hudsons
Percely, Harry-J Doelger et
Pfleger, Geo F-N Y Telepho
Pati, Pasquale-State Bank. Pati, Pasquale-State Bank.
Rothschild, otto- $B$ Wioan \&
Roberti, Nicola- $\mathbf{W}$ A Cameron $2,233.31$

letreauRegers, Chas $\mathrm{S}-\mathrm{C}$ Y Tel Co.......15Rogers, Chas S-C Rogers. costs, 97.47
conducting local lumber yards for the convenience and service of the general public and the people of their respective communities.
If the retail lumber dealers have not the right to do precisely what they have been doing, then the retail dealers in hardware, dry goods, drugs, groceries, boots and shoes, tobacco and every other line of trade have not that right.-"Construction News.'

## Cost of Building Cheops.

It has been estimated that to rebuild the pyramid of Cheops under modern condibe necessary and the labor of 40,000 men for necessary and the years required
It has been calculated that the work really required the services of 100.000 men for thirty years
The pyramid occupies a space of twelve and three-quarter acres and is seven hundred and forty-six feet high and contains about $143,315,000$ cubic yards of stone and granite. The material alone represents an item of $\$ 36,000,000$, while the labor would increase this amount by $\$ 72,000$,000 . To this must be added $\$ 3,000,000$ for ools, transportation, and similar items. The pyramid is built on a solid rock one
hundred and fifty feet deep, and to build foundation of this character would add to the cost to the extent of making the total, of $\$ 100,000,000$ - "Scientific Ameri-

## A Point in Tunnel Building.

D. D. McBean, the contractor who built the subway tunnel under the Harlem, is advising the Public service Commission the construct the four-track tunnel under he same fiver for the Lexington avenue uThey by the same method.
the double-track Harlem construction at 145th street was $\$ 66666$ per tunnel foot," says Mr McBean in per lineal President Wilcox. "A four-track tunnel can be built with less than twice the amount of material and excavation required for a double-track tunnel; conseless than twice the cost of a double-track tunnel. The lowest bid your board received for the construction of the Lexington avenue subway tunnel under the Har-
lem River was $\$ 1,925$ per lineal foot for type K, and $\$ 2,200$ per lineal foot for type proaches will amount to fully four times as much as the approaches cost in the present Harlem River tunnel. The carroom space required for the Lexington avenue subway is only two inches greater in height above the base of rail than that of the height of the present subway. From this it is evident that there must be something radically wrong, either in the bids made or else in the design of the plans on which the bids were made. It is in the designing of the plans.

## Cost Keeping for Contractors

A recent issue of the "Journal" of the tractors contained a report of a discussion on the subject of cost-keeping. One contractor whose work is largely in rein forced concrete said:
"I keep a clerk on all of my work, and he has nothing to do but one thing-keep the time and keep track of the materials and their disposition. He checks up ma terials, and that relieves the foreman of
that duty. . . It is a small job that does that duty. . It is a small job that does check materials. I think it is as neces sary as any other part of the work. It there is a bag of cement that goes over to a certain footing, it is charged to that the work and on for other sections o is the salary of the man who is takin notes of them.
Another speaker summed up the ad vantages to contractors of cost-keeping as follows.
"The old-fashioned contractor who did not keep cost records never knew whethe he had made or lost money on his job un til it was completed; and if he had made money, he did not know on what item.
he had made it. He had made money on the whole job, and that is all he knew And he used those same figures on the next job, if it was similar to the previou tem, he would have heen kept a cost sys intelligently on work by reducing the price on some of the items where he had made more money than was necessary, and in creasing the price for those items on
which he figured too low before."

The Building Department of the City of New York permits the use of PLASTER BOARDS on Elevator and Dumbwaiter Shafts in order to



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|  | Rosen, Abraham et a |
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|  | Trust Co..... ...... ........ 53.30 |
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|  | Rosenberg, ................... 89.65 |
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| Sassone, Pasquale et al-People \& \&c. 1,000 |  |
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|  | the same-J D Dunlop ...1,805.9 |
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|  | Protective Co................ 70 |
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|  | Sullivan, Wm E-The Equit |
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| Strotz, Wm the same |  |
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|  | Swetlow, Morris-L Krim |
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|  | Mercantile Ins Co |
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|  | Smock, Clarence McK-Memphis ${ }_{\text {Realty }}$ Co |
|  | Starck, Henry-Equitable Trust Co |
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|  | Sigel, Isidor-David Mayer Brewing |
|  | Smith, Michael J-the same ..64.58 Seldner, Arthur \& Saml-T Metzier. |
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| 24 Scannell, Timothy F-N Y Telephone Co..... .............................30.36 |  |
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|  | Seraphine, Jos-the same |
|  | Sim |
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|  | Sullivan, Michael et al-the same |
| Seiler, Isaac et al-N Y Telephone Co...... ........................... 21.99 |  |
|  |  |  |
|  <br> 24 Scott, Hutchinson-Electric Cable Co |  |
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| 24 Shapiro, Harry-Abraham Peyser et <br> 24 Silverman, Frank E-E E <br> Co. |  |
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| Sellner, Chas L-Graff Furnace Co. 14 |  |
| Siegel, Max et al-S Rosenberg. . 89.65 Suratt, Valeska-J L Meenger et al |  |
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| 25 Stearns, Walter H-Jefferson Real |  |
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| 19 Thompson, Smith-A H Washburn. 116.41 |  |
| 23 Taylor, Jas G et al-G M Buttle., 179.87 <br> 23 True, Clarence-Equitable Trust Co |  |
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| Truchinsky, Jacob-the same...27.72 Taylor, Jno H Morgan - the same. |  |
| ${ }_{24}^{24}$ Turnbull, Mary C Cenzer, Harry-A G Schlemmer.i68.61 <br> ${ }_{25}$ Toepfer, Salomon et al-Hammel <br> Ringlander \& Co |  |
|  |  |  |
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| Troxell, Virginia* \& Harry-D Reeves |  |
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| Treanor, Owen-Julius Kessler \& Co. |  |
| Vitelli, Vincent \& Alfonso-Aurora Paint \& Varnish Co................. 55.0 |  |
|  | Vanoni, Fredk et al-Diamond Rubber Co of N Y....... ............. 80.4 |
|  |  |
| Vitagliano, Frank-Union Import Co |  |
| 9 Weitzel, Henry-Kingan Provision Co |  |
|  |  |  |
| *Williams, Chas $H$ et al-G E Gately … ......................632.2 |  |
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|  | Maryland Tidewater Coal Co-Pick- |
| :---: | :---: |
|  | John M Linck Construction Co-G |
|  | Scharnberger Hasbrouck Piano. ${ }^{\text {co }}$ Co-ilisley \& Held |
|  |  |
|  | N Y Addressing \& Mailing Despatch |
|  |  |
|  | Strayer Investment Co-H Rosen 90.41 |
|  | Wise Piano Co-C C Chickering et |
|  | Peliois Leasehoid $\ddot{\mathrm{Co}}$ - $\mathrm{M}^{\text {M Pearsall. }}$ |

## SATISFIED JUDGMENTS.

## ${ }^{\circ}$ Adler, Sigmund-J A Pisani et al; 1908

 ${ }^{\text {a Same }}$ Co Columbia Marble Quarrying 1907 Angermiller, Minnie-C Ewald; costs; ${ }^{2}$ Bove, Maria- $\underset{P}{ }$ Eagan igii.............. 137.69 Barattone, Giuseppe-V Panaro; 1910.47.22
Bragman, Rosenberg, Rotner Co-EmBragman, Rosenberg, Rotner Co-Em-
pire Grille Co. 1911 ................. 39.28 Brantingham, Guy S - A J Johnstone. Collins, Fredk P-.......................... 19104.35 oowpertmwait, Herbert

 Fox, Thos J-J Best; 1910 . 19 ...... i9 19.45 Feldman, Lee-B Levy; 1908...costs, 302.41 Same-Metropolitan Shoe Co; 1908.i03.61 ${ }^{1}$ Finger, Saml-W Karp et al; 1908..68.15

Hundt, Chas A-M Marcuse; 1911 ...401.11 Halpin, Wm-G Evans; 1911.........082:22 Hamilton, Charlotti M admrx-G Evans; ${ }_{1911}$
 Roebling \& Sons Co of N Y; 1911.....
 Trading Co. 1903 ...................... 19091.38
Herrick, Julius-E Berman.
K Hoag, Adeline K-J Boyce. 190....2,201.08 King, Frank-City of N Y; 1911....264.41 Kass, Abraham L-L Schlesinger, recvr Lamont, Aiexander-Sheppard Knapp \&
 ${ }^{1}$ Lipschitz, Chas-Imperial Curtain Co; ${ }^{1}$ MacIntyre, Burnett C \& Chas E PrattMalcolm, David-G Schwinn; 19ii.. 125.02 ${ }^{\circ}$ Modersohn, Ernest A-H H Heert. 1908.
 Mason, Jno-P Pfister et al; 1911.... 39.06 Mason, Jno-P Daniel J-Gallagher Bros; 1911 Metzger, $\underset{\text { Fredk }}{\text { Co }}$ - International Coffee Nemrovsky, Bela- $\dot{F}$ Weiss et al; 1911 ${ }^{1}$ Osterweis, David-City of N Y; 1910. Ricca, Jno \& Richard Hamilton-J
Schwarzkopf et al; 1910........................ Rogers, Agnes J, Kate $F$ Glennon, An-
nie M Meehan, Mary M Miles, Mary

Kenny \& Mary Dugan-M J Dempsey
et al. $1911 . . . . . . . . . . . . . . . . . . . . . . . . . . . .140 .87$ ${ }^{1}$ Richeimer, Ferdinand-........................


 Same-M Hartmayer. i9ii................... 372.80 Same-........................................................... Same-M V Roof. $1896 \ldots . .$. ${ }^{3}$ Squires, Jno H-J H Dunning; 1902.148.13
Salvin, Paul-L B McIver \& Co; 1906.128.31 Wallace, Geo-Greenbaum \& Dushkess. Warshawsky, David-M M Diamond et ${ }^{1911}$


## CORPORATIONS.

Hanover Estates-G Doheny; 1911.. 358.16 Same-Same; $1911 \ldots$.....................474.11 Union Pacific R R Co-T F Rice; 1911. Lentsh Realty \& Con Co-A L Rosenberg; Larsen, Paterson Building \& Contracting $\mathrm{Co}-\mathrm{C}$ Euhenhofer. $1911 \ldots . .116 .32$
Molyneaux Mailing Machine $\mathrm{Co}-\mathrm{J}$
E Linde Paper Co. 1911...... ......431.28 Noonan \& Pierce Co. 1911.....1.1,037.68 Same-Rock Plaster Mfg Co. 1911.1,031.92
Same—Church E Gates \& Co. 1911..1,128.22


Uniformly $\mathbf{1 0} \%$ Finest Ground in the World

is being used on the Catskill Aqueduct.
The illustration shows a part of the cut and cover section at Pleasantville, from Reynolds Hill Tunnel to Dike Tunnel, and will carry water past Kensico Reservoir.

Edison easily exceeds standard specifications by 10 per cent.

85\% thru 200
98\% thru 100
EDISON PORTLAND CEMENT CO.,

Codae Realty Co-J C Weschler. 1 Same - J Jandi. igii. 1911 911.77
937.77
323.23 Herman, David \& D Herman Const N Y Central Horn; 1911

-Vactea by .......................... appeal. ${ }^{3}$ Released. ${ }^{4}$ Reversed. ${ }^{2}$ Satisfied of execution. ${ }^{6}$ Annulled and void.

## MECHANICS' LIENS.

Hudson st, 635; Thos Flanagan agt Es tate of Henry A Gahn \& Ethel Quimby,
$(150)$ Northern av, nwc, 181st, $100 \times 100$; Poellot 405.91 Same agt Bavarian Realty Co. ${ }^{\text {Nat }}$ (153)
 Union av, nec Kelly, $50 \times 90$; Canton Steel Co agt May Holding Co. (155)
Anthony av, 1640-42; Benj J Carr Jr agt $\underset{(156)}{\text { Associ }}$

165 TH st, ss, whole front bet Findlay Teller avs $185.2 \times 108.11 \mathrm{x}$ irreg; Jas B Fer
 Marmion ay, swc 179 th, $75 \times 150$ : Church 1915T st, ss, 50 w Hughes av, $75 \times 53$.
Raffaele Constantino agt Jno Doe \& David Raflaele Con (159)
$H$ 164TH st, ss, 100 e Bway, $265 \times 100 ; \mathrm{M}$ Eberhart $\&$ Sons Co agt Heights Metro-
pole Construction
Co

## AUG. 21.

Marmion av, swc 179 th, $75 \times 150 ; \mathrm{P} J$ Heaney Co agt C K Realty Co \& Gianelli
Grossi Co.
$(161)$ 125TH st, 549 W; Roof Maintenance Co

Marmion av, swc 179 th, $75 \times 100 ; \mathrm{P} \quad \mathrm{J}$

Amsterdam av, nwc $156 \mathrm{th}, 100 \mathrm{x} 125$;
 125TH st, $529 \mathbf{W}$; Nathan Shutte agt

180TH st, $661 \mathbf{w}$; Saml Seiden, Jr, agt Alonzo B Kight \& Von Dietch Painting \& 180TH st, 661 W; N J Wood Finishing A Von Dietch. (167) 145.05
Nereid av, ss, 107 w Barnes av, $25 \times 100$; meri. (168)
Marmion av, swe 179 th, $75 \times 150$ : H Herr2,950.00
$\underset{\text { 138TH st, }}{\mathbf{1 3 3}-135} \mathbf{~ W}$; Levin $\underset{\text { \& Krisansky }}{\text { \& Kreter }}$
$135 \mathbf{T H}$ st, $\mathbf{5 0 6} \mathbf{w}$; Same agt Terrace
Amsterdam av, 1253; also 431 W 121ST ST \& 430 West 122 D ST; same agt Worth-
$\begin{array}{ll}\text { 111TH } & \text { st, } 162 \text { E; Morris H Herman agt } \\ \text { Annie \& Max } & \text { Kessler. (173) }\end{array}$

191ST st, Ss, $50 \quad$ w Hughes av, $70 \times 40$; Louis Hurwitz agt Orwell Realty Orwell Realty $70 \times 40 ;$
Co \&
145.00 25TH st, 127-131 W; Garfein Sheet Metal 25TH st, 127-131 W; Garfein Sheet Metal
Vorks agt Jno E Olson Construction Co. Works
$(175)$

## AUG. 22.

Amsterdam av, nwe 156 th, $125 \times 100$; MoZ Arnstein agt Audubon Improvement msterdam av, same prop; Saml Miller Amsterdam av, same prop; Sam $\$ 756.00$ Caldwell av, ws, 148 n 168th, $50 \times 130$; Finrock Iron Works agt Suhman
Construction Co.
$(178)$ 26TH st, 224-226 W; Jno H Drew \& Bro, nc, agt Wells, Fargo \& Co \& Manning.

Audubon av, ws, whole front bet 187 th , August Kampfner agt et al. (180)
Pinchurst av, ws, whole front bet 179 th \& 180 th, $200.5 \times 100 \times 1 r r e g ;$ same agt Rountree Realty Con Co \& Alfred Lo Monti et Marmion av, swe 179 th, $75 \times 100$; Gianelli Grossi \& Co agt C K Realty Co. 2STH st, $\mathbf{1 5 0 - 1 5 8} \mathbf{W}$; also $27 \mathrm{TH} \underset{\text { ST, }}{\text { ST, }}$ $151-159$ W W, Patk McNamara, Jr, agt 28th 25TH st, 127-131 W; A Shapiro \& Co agt no E Olson Construction Co. (184)
Beaumont av, 2304; Grossman Bros \& Rosenbaum agt Emil Ginsberger, Montifori Building Co \& North Side Iron Works 157
, nwe Valentine av, 100 18, Co, Cunningham \& Kearns, Jno A McCar-

$$
\text { AUG. } 23 .
$$

Marmion av, swe 179th, $75 \times 100$ savoy Glass Co agt C K Realty Co. (187) 340.00 Vilkins av, swe 170 th, $55 \times 100$; Same agt Reliant Realty \& Construction Co. (188)
Clinton av, 1388; Max Berliner agt Ma156TH st, nwe Amsterdam av, $100 \times 125$; Michael Wimpie et al agt Audubon $\operatorname{Im}$ provement Co. (190) 892.50 156TH st, nwc Amsterdam av, $100 \times 125$;
farlem River Lumber \& Wood Working Co agt same. (191)
Broadway, 663 \& 665 ; Wm E Mowbray Broadway, 663
\&
B65;
Broadway
E E Mowbray agt Nos $663-665$ Broadway Co \& Harry
Fischel \& V Hugo Koehler. (192)
158.33 181ST st, $\mathbf{7 2 0}$ to $\mathbf{7 3 6}$; Anton Larsen \& Son agt John M Linck Construction Co sea Realty Co \& Charter Construction Co. (193)

Audubon av, wUG, whole front bet 187 th 188 th, $199.9 \times 75$; Sanders \& Barnett, I nc, $\underset{\text { Jost Belland Building Co, Jno Karpus }}{\substack{\text { Wittner. } \\(203)}}$ Audubon av, same prop; Chas Bellows Baerlocher agt Mary A Early Geo C (205) 88.00 St Anns av, es, $100.2 \mathrm{~s} 159 \mathrm{th}, 100.2 \times 122$; Grossman Bros \& Rosenbaum agt Our Bathgate av, es, $25 \mathrm{n} 184 \mathrm{th}, 25 \times 100$; Bathgate av, es, 25 n 184th, $25 \times 100$;
as Halpin Jr agt Special Building Co \& as Halpin Jr agt special Building 143.00
Salzo \& Mungo. (207) Bathgate av, same prop; Same agt Spe-
Fordham Road, centre of, being railroad racks beg at a point 18 ft e of Decatur av \& Fordham Road, to West 184th; Fiore Amanna agt Union Ry Co, Casper


Amsterdam av, nwc 156 th, $100 \times 125$ Canton Steel Ceiling Co agt Audubor 156TH st, nwe Amsterdam av, $100 \times 125$ Geo F Moore, Inc, agt Audubon Improve AUG. 25
Audubon av, ws, whole front, bet 187 th \& 188th, $189.9 \times 75$; Lockwood Co agt Bel $33 D$ st, $\mathbf{3 3 5}$ E; Louis Cohen agt Fredk ogel \& M Cohan. (214). $50 \times 100$ Zerega av, sec Tratman av, $50 \times 100$ Church E Gates J Co agt Maria Huth \&
Adam Janson's Sons. (215). $\mathbf{1 6 5 T H}$ st, ss, whole front bet Teller \& Findlay avs, $185.2 \times 108.11$; Hahn \& O'Reil ly agt Haddon Realty Co \& Frankel Bros. Vyse av, ws, 100 s Jennings, $100 \times 100$
Samuel Resnik agt Blue Ridge Constn Co Samuel Resnik agt Blue Ridge Constn Co
\& Thos Fox. (217). Jerome av, es, $50 \mathrm{n} 175 \mathrm{th}, 90 \mathrm{x} 100$; Ken-
delhardt \& Morris agt Isaac Brown.
$(218)$
300.00 Audubon av, ws, whole front bet 187 th $\&$
\& 188 th,
land Building
199. 44TH st, 260 W ; Max Minskoff agt John 140 TH st, 465 W ; Michael $P$ Talty agt Tiffany st, 881, \& Fox st, S68; La Spina Cut Stone Co agt Knox Construction Co

## BUILDING LOAN CONTRACTS.

AUG. 19. 163 d 12.6x132 Deliaton av, ses, 164.6 n 163d, $72.6 \times 132.2$ Co to erect a - sty bldg; - payments.
Tinton av, ses, $92 \mathrm{n} 163 \mathrm{~d}, 72.6 \times 132.2$ Same loans same to erect a - sty bldg Broadway, swe 21 st, $48.2 \times 128.8 \times i r r e g ;$
Metropolitan Life Ins Co loans Broadway $\&$ Twenty-first St Co to erect a 20 -sty
\&
office bldg; 10 payments. Morningside Drive, swc 121st, 101.10x 167.2; Same loans Stevenson Construction Co to erect a 12 -sty apartment; 10 pay-
ments.

Bryant av, es, 110 s Bancroft st, $40 \times 100$ City Mortgage Co loans Usona Construc-
ments.
Bryant av, es, 150 s Bancroft, $40 \times 100$ - payments.

20,00


Aqueduct av, es, 634.1 s Plympton av Cardo \& Sons Co agt Towanda Con Co 11THH av, sec 21st; Jno Gillies \& Co agt 11NH av, sec 21st; Jno, Gillies \& Co agt
Jas R Floyd et al; July11'11.
280.00 Ellison av, es, 300 n Waterbury av. 25 100: Church E, Gates \& Co agt L P Fries 23D st. 112 E; J L Kleinfeld agt ${ }_{645}$ Osald Oschlager et al; July11'11 5NH av, 1489; Louis Berger agt Pauline
Goodman: Aug't1. Jennings st, swe Vyse av; Indell Conorti Co agt Crispi Con Co et al; Aug9'11

## AUG. 22.

3D av, 1761; Barnet Kaplan agt M SaeSouthern Boulevard, swe St Marys; Edw Buhler Co agt Ward Bread Co et al

4UG 23.
Summit av, 926; Kraus \& Rosenfeld agt Machanlev Realty \& Construction Co et 44TH st, 514 w; O Reissmann agt SoRogers pl, es, 350.1 n Westchester av ad: June22'11. agt Rogers Building Co Intervale av. nec 167th, John Bell Co apt O'Connor Construction Co et al: June
 Heath av, 2864 to 2890; Colwell Lead agt University Heights Realty Co e Heath av, 2864 to 2890; Ames Transfer
eTiffany st, sec Fox. Wolfinger \& LasTifrany st, sec Fox, wolinger eo et al dysis

AUG. 24
Haven av, nec 169th: Nappi Contracting ag Hanover Estates et al, Aug.125.00
Heath av, 2864-2890; Jos Israel agt Uni 400.0
${ }^{1}$ 3D av, swe 183d. Hercules Development et al agt Alexander Development Co 1,018.05
1183D st, ss, whole front bet 3 av \& Bathgate av; Terry \& Tench Co agt same; July 2811.

## AUG. 25.

${ }^{1}$ Wilkins av, swe 170 th; Standard Damp Proofing \& Roofing, Co agt Chas Schlesin-
ger et al: July15, 11 .

So Boulevard, nwe 142d; Roman Marble 16'11. Nith 475.0 Northern av, nwe 181st; Bartolo Cont 20'11. agt Codae Realty Co et al; July Northern av, same prop; Weisberg Mark agt same; July22'11. 531.1 Northern av, same prop; Anton Larsen Northern av, same prop; Geo Mongo \& Northern av, same prop; Isaac Antier same; July8'11. $2,100.00$ Northern av, same prop; Guarantee Northern av, same prop: Finest 225.00 w agt same: May1 prop; Ernest H RamNorthern av, same prop; Tozzini \& Co same; June15'11. t same: May15'11. prop; Murray \& Hill Northern av, same prop; Kahn \& Malkin agt same: Mar22'11. Northern av, same prop; Ernest H Ram
${ }^{1}$ Discharged by deposit
${ }^{2}$ Discharged by bond.
${ }^{3}$ Discharged by order of Court.

## ATTACHMENTS.

No Attachments filed these days.
AUG. 21
Dumrauf, Geo; Balfour \& Koch Co; \$1, 789.74; Wesselman \& Kraus.

$$
\text { AUG. } 22 .
$$

Diego. Jose Ma; Maldonado \& Co : $\$ 181.40$ Bozyan Marid
Bozyan, Maridros H; S Telfeyan Co, Inc;

## CHATTEL MORTGAGES

IFF ECTING REAL EState
lUG. $17,18,19,21,22$ and 23
Abingdon Const Co. Centre st, ws, bet Wlevator. \& White..Otis Elevator Co. 7.900 K Realty Co. Swc Marion av \& 179th
 rion av. Kues Bros. Iron Work. 483 atham Realty Co; nwe 173d \& Audubon av. Otis Electric Elevator Co. Eleva-
tor Co. Scalzo Realty Co \& S Scalzo. 178 th, ws, 50 e Beaumont av.. Elite Gas \& Elec-
tric Fix Co. Mantels.

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[^0]:    If the delegates to the International Tax Conference, which meets at Richmond, Va., next week, were to be asked what American If the delegates to the International Tax Conference, which meets at Richmond, Va., next week, were to be asked what American tax laws brought about at the instance of the New York department and the administrative methods which it has introduced are being studied and copied throughout the country. The first notable improvement in the personnel and work of the department took place under Mayor
    Low. Succeeding administrations have kept in mind the necessity, recognized by Mayor Low, of keeping the fiscal affairs of a great city out of politics. Few boards of directors of private corporations are made up of experts of so undisputed a standing as is the New York Tax readers as an unpardonable omission.

[^1]:    Special Fund, $\$ 75,000$ and $\$ 250,000$
    $41 / 2 \%$
    On Improved Manhattan Properties can be
    loaned in respective sums or divided to suit

[^2]:    Certf as to mtg for $\$ 20,000$ covering
    nd in Nassau Co; Aug22; Aug23'11; Elland in Nassau Co; Aug22; Aug23'11; El-
    mohar. Co to Title Guar \& Trust Co, 176

