

# RECORD & GUIDE

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 BUSINESS AND THEMES OF GENERAL INTEREST.

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THE least palatable aspect of the general business situation continues to be the excess of imports over exports and the consequent creation of debt instead of a credit in the European financial centers. So long as this adverse balance continues it is evident that the really fundamental trouble, from which American business is suffering has not been cured. In general prices in this country are higher than they should be compared to the rest of the world, and hence the sales of this country in foreign markets diminish and its purchases increase. It looked for a while as if the necessary remedy was being applied, but the more recent figures for American foreign trade indicate that there must be a further fall of prices and more drastic economies in this country, before it will be in a position to pay its debts to Europe without liquidation. The inference inevitably is that during the coming Winter there will have to be more economies practiced, and no general revival or expansion of business is to be expected. On the other hand, there is no reason to anticipate any period of business depression; and so far as can be seen at present, general conditions will not prove to be any impediment to reasonable activity in real estate. Real estate values always tend to benefit peculiarly from abundant supplies of loanable capital, and it is precisely a condition in which money will be easy, towards which the general situation is tending. In case there is an abundance of loanable capital, and in case the cost of building is not excessive, there may be expected a normal amount of real estate trading and of new construction in and around New York. Local conditions will not warrant any exceptional activity, but the general situation will offer no impediment to the transaction of just as much business as the local situation warrants.

**S**KILLED LABOR in most of the building trades continues to be well employed, taking the Metropolitan district as a whole. In a number of the trades there have been times this Summer when more men could have been employed had they been available. This is an authoritative report to the Record and Guide. It may not square with some other facts of current industry, as Wall Street professes to get them, but the fact remains that there is a large and increasing amount of building construction in hand, not only here but all over the country, as a general proposition. Exceptions must be made for individuals and particular sections. Reports from New England are to the effect that more building contracts have been awarded there so far this year than in the corresponding period of 1907, when the previous high mark was touched. The principal detraction mentioned by men in a position to survey the whole field of industry here is that the purchasing power of the middle classes has not fully recuperated from the hard times following the panic of 1907. It is also noted that in some lines of manufactured materials for the building trades production increases faster than the absorbing powers of the market, which is said to account for a certain amount of gloominess. During August, the dulllest month for the real estate market in the whole year, and at a time when there were some fears of a money shortage, there continued to be a flow of funds into building channels, and some of the principal lending corporations, from whom the smaller lenders take their cue, were represented in the transactions. At the present time money is again in good supply for approved operations.

**N**EXT week a regular service will be begun in and out of the new Pennsylvania Terminal; and the people of New York will begin to reap the benefit of probably the largest and most important single improvement ever undertaken by a private corporation in this country. The policy which dictated the building by the Pennsylvania Railroad Company into Manhattan was an example of veritable financial statesmanship which is able and can afford to plan for a generation in advance. The difficulties in the way of the enterprise certainly looked sufficiently insurmountable. Besides the inevitable legal, political and engineering obstacles there was the ultimate problem of making the improvement directly as well as indirectly profitable. There could be no doubt in the mind of any far-sighted business man that a railroad like the Pennsylvania really needed an entrance into New York, and that it could never compete efficiently with the New York Central for certain kinds of passenger traffic until it opened a terminal in Manhattan. It was, also obvious that if such a Terminal was to be built the work must be begun soon because the increase in Manhattan land values would soon render any plan of that kind impracticable. But how could even so rich a corporation as the Pennsylvania Company spend over \$100,000,000 on such an improvement without more assurance of immediate return? At the end of thirty years it would be worth all that it cost and more, but thirty or even half of thirty years is a long time; and in the meantime how was a mere passenger terminal to be made sufficiently remunerative to pay even half of the enormous fixed charges, which would have to be incurred? The question was answered by the purchase of the Long Island Railroad. A terminal serving the old Pennsylvania system alone and costing so many million dollars might well be a white elephant; but it could also serve the increasing population of Long Island, and so build up a railroad property of very little value, the Pennsylvania Company would be re-imbursed in a much shorter time for its huge expenditures. For every reason it is very much to be hoped that the new Terminal will be a great success, because a corporation which can pursue a policy of which mixes so much public benefit with its own advantage deserves all the success that is coming to it. Its work has been performed generously and efficiently, and it has not received even such reasonable tunnel assistance from the local authorities as it was entitled to. No subway has been built or even planned to take care of the passengers it will carry to Manhattan; and not a dollar has been spent by the city to facilitate the movement of vehicular traffic to and from the station.

**T**HE possibility of retaining a residence in "old New York" under normal conditions and living in a style befitting a well-bred family is becoming an acute problem for a young married man. It is not merely the average head of family that is referred to, but even those higher up in the social scale than the average—salaried men, for the most part, in professional, mercantile and mechanical pursuits, earning \$1,500 to \$1,800 a year or less, as most of them do. Let us deal with plain actualities. This young man cannot, of course, have a private dwelling here; he is obviously restricted to a leased apartment or flat in that section of the borough which appeals to his natural instincts, which is more than likely to be the upper West Side. Yet for young men of family like him, no apartment houses within his renting ability are now being erected. He cannot carry on his single pair of shoulders, when there is no one to help him, an apartment renting at even the minimum figure for the class of houses now being erected on the West Side. In other words, no apartment houses without elevators are built nowadays either on the West Side or on Morningside Heights, and rarely any more even on distant Washington Heights; and a house of that quality is beyond his means, unless he rents out one or more of his rooms. He is, therefore, restricted by his means and manner of living to an old-style flat house without elevator or service of any kind except that of the janitor; and men like him who cannot find economical housing of this sort in neighborhoods corresponding to their social ideas have to look to the Bronx, Brooklyn, Queens and the Jerseys. Who, then, is to blame for emigration out of Manhattan if any business interest objects to it? Clearly, it is force of circumstances over which no human power has any control. Rather than try to pay a rental beyond his means, or take the contrary course of depriving his family of a proper home life, the young married man of moderate means, but high aspirations, takes his account from the savings bank



and buys a cottage in New Jersey or Westchester, and that is the end of him as a New York taxpayer. But his loss to New York is not felt, for there are enough others coming forward to fill all the voids and vacancies, and to increase the population of Manhattan at the rate of 48,000 a year, as is disclosed by the census returns issued yesterday. If no more apartments are to be built for renting at the rate of five, six or seven dollars a room, the consequence will be to make Manhattan conform more and more to the prediction that its remaining residential sections will yet contain but two classes of families—the very rich and the very poor. Other than these, the inhabitants of the better class will be living in hotels and boarding houses of one kind and another.

PROF. ADSHEAD of the Department of Civic Design in the University of Liverpool, who is now making studies in this country, has expressed the opinion in a public address that the architecture of New York is now "the finest of any architecture in the world," and that in building construction we are "far ahead of all the other nations of the world." We have arrived. Supposedly the eminent critic had seen our skyscrapers and in a general way all our street architecture, but did he really include the miles of brownstone fronts that have come down from an era antedating the architectural revival, and the "old-law" apartments which are sometimes frivously referred to as "walk-ups"? If so, they may consider themselves vindicated by history. Not long ago a French architect upon a visit to New York contemptuously dismissed the Waldorf-Astoria Hotel as a "brick-pile," since which incident our architectural circles have felt duly subdued. As Prof. Adshead is the first foreign architectural critic of note to compare American with foreign work to our advantage, the occasion indicates that New York has reached an epochal point in its development.

### CENSUS OF 1910.

The figures for New York City of the census taken this spring were issued from the Census Bureau at Washington yesterday. The population of the city of New York is 4,766,883, as compared with 3,437,202 in 1900 and 2,507,414 in 1890. The increase from 1900 to 1910 therefore is 1,329,681 or 38.7 per cent., as compared with an increase for the preceding decade of 929,788, or 37.1 per cent. The following are the figures as given out by the census bureau:

| Population.             | 1910.     | 1900.     | 1890.     |
|-------------------------|-----------|-----------|-----------|
| New York city .....     | 4,766,883 | 3,437,202 | 2,507,414 |
| Manhattan Borough ..... | 2,331,542 | 1,850,093 | 1,441,216 |
| Bronx Borough .....     | 430,980   | 200,507   | 88,908    |
| Brooklyn Borough .....  | 1,634,351 | 1,166,582 | 838,547   |
| Richmond Borough .....  | 85,969    | 67,021    | 51,693    |
| Queens Borough .....    | 284,041   | 152,999   | 87,050    |

Commenting on these figures the Director of the Census says:

"The population of Manhattan borough has increased from 1900 to 1910, 481,449, or 26 per cent., as compared with an increase for the preceding decade of 408,877, or 28.4 per cent.; that of the borough of The Bronx has increased from 1900 to 1910, 230,473, or 114.9 per cent., as compared with an increase from 1890 to 1900 of 111,599, or 125.5 per cent.

"The increase for Brooklyn borough from 1900 to 1910 is 467,769, or 40.1 per cent., as compared with an increase for the preceding decade of 328,000, or 39.1 per cent. Richmond borough has increased during the last decade 18,948, or 28.3 per cent., as compared with an increase from 1890 to 1900 of 15,328, or 29.7 per cent., and the borough of Queens has increased from 1900 to 1910 131,042, or 85.6 per cent., as compared with an increase for the preceding decade of 65,949, or 75.8 per cent.

### New Building Bureau Superintendent.

Joseph Harris Jones, Superintendent of Buildings in the Borough of the Bronx, has tendered his resignation, owing to poor health. James A. Henderson, chief clerk of the Bureau, has been appointed. The change took place September 1. The former Superintendent is a brother of Sidney Harris Jones, the High Bridge real estate broker, who with his son was drowned in a pond at Old Town, Maine, last Saturday afternoon. Early in the Summer Supt. Jones lost his wife by death. About the same time his own health became impaired, and by the end of July he was forced to seek a period of rest from official cares. He passed a few weeks at the summer place of Borough President Miller in Northern Vermont, but finding this temporary retirement unavailing to restore his health, he concluded not to attempt to resume his official duties. Before taking the office of Building Superintendent Mr. Jones was a leading builder and citizen in the High Bridge section. Esteemed both for his official character and personal qualities, he has the sympathy of the borough in his time of trial.

### ARBITRATION IN THE BUILDING TRADES.

In Part II. of the annual report of the State Bureau of Mediation and Arbitration, just issued in book form, George A. Stevens gives an exhaustive history of arbitration in the building industry of New York City. He says that while the strike measure has not been wholly eliminated, its influence has been minimized. "Dispassionate discussion has largely superseded the harshness of open warfare and has frequently resulted in reasonable action. Trade agreements have remained intact. Pecuniary compensation for the workers has advanced without recourse to long and costly conflicts. Wage rates were retained through the recent financial depression that overspread the country, and demands were not made by employers for reduction of scales of prices when the panic was at its height, nor since better times have supervened. The attitude of employer and employee has been in the main one of amity. To settle grievances peaceably has been the dominant spirit among those who have counseled together. At the hearings on all complaints the representatives of both sides have listened attentively, carefully weighed the evidence deduced and rendered judgment in accordance with the facts. Seldom has it been necessary to submit cases to umpires, and then only after extended and serious deliberation had failed to effect an adjustment."

Mr. Stevens takes his reader up to the first of last October, and his report covers, therefore, very nearly the whole period of six years that the Arbitration Plan was being enforced. A few months later the General Board of Arbitration adjourned sine die and has not since been convened.

Under the respective trade headings the principal part of the book is devoted to a textual presentation of the typical cases that were adjusted by arbitration. Fulness of detail is observed in the text not only to elucidate the important features of the various grievances discussed, but to more clearly illustrate the mode of procedure of both the General Arbitration Board and its Executive Committee. The debates reported are interesting and illuminating, denoting thorough knowledge of the subject-matter on the part of the participants, as well as ability in the manner of conducting examinations and submitting cases for final judgment.

Altogether there were thirty different kinds of grievances filed by unions in the organized trades during the six years. Thirty-five complaints were directed by unions against builders who had failed or refused to comply with the decisions or obey the orders of the arbitrators, and they were all sustained except one. It does not appear from the records that the Board of Governors of the Building Trades Employers' Association meted out punishment in all cases submitted to it, but in some instances its judgment was summary. For example, one firm was fined \$500, "to be paid within two weeks, for violating the order of the Board of Governors, and that they stand suspended until they obey the orders of the Executive Committee of the General Arbitration Board." A fine of \$500 was also imposed upon an employer who had not only flagrantly violated the provisions of the plan, but had assumed a defiant attitude, and the Governing Board ruled in addition that "in the event of this fine not being paid within thirty days he shall be expelled." Another member was fined \$250, and the secretary of the Building Trades Employers' Association notified the General Arbitration Board that he had informed the subordinate association with which the offender was affiliated that the latter had "failed to pay the fine imposed on him by the Board of Governors," and had requested "that his association take some action at the earliest possible moment." A fine of \$100 was imposed upon a firm of contractors for violating the Plan. Another was fined \$50. Others were also fined in various amounts. One was expelled from membership in the Building Trades Employers' Association, "in view of the gross violation of the Arbitration Plan admitted in this case." Expulsion followed in the case of another contractor who had disobeyed the injunction of the Executive Committee. Several were censured—one "for negligence in not requiring, when the contract was let, that his sub-contractor employ members of the recognized union, and warned to use particular care in the future," and another because "it appeared that this violation occurred through ignorance rather than intention." "In view of the fact that the conditions complained of on the job have been corrected no penalty was imposed," was the decision in one case, while in the matter of a charge against another contractor it was decided that in view of his "efforts to adjust the matter and his assurance that in future his work will be placed with firms employing the recognized union, no further action was taken." Two large contracting concerns were directed by the Board of Governors "to pay their men the difference between \$3.25 and \$3.50 for every day that their men were employed after the rendering of the umpire's decision."

—It is requested that those desiring to submit amendments, changes or suggestions of any kind in relation to the proposed revision of the Greater New York Charter, do so on or before September 10. It will greatly aid the committee and counsel if reference is made by page line of the latest print of proposed Charter. Assembly Print No. 2675. Address Julius M. Mayer, Counsel to Committee, No. 43 Exchange pl, New York City.

—The new sewage disposal plant for Mount Vernon, situated on the Hutchinson River, is now completed. It was designed and built under the direction of John M. Farley of White Plains and George L. Robinson, sanitary engineer of 37 East 28th st, by the Bunting-Bull Company.



# CONSTRUCTION

## SILK TRADE ALSO COMING TO FOURTH AVENUE

Nine Million Dollars for Construction Represented by the Visible Operations—A Great Commission District Building Up.

THE night the Parker Building was a flaming furnace no one realized that it signaled the beginning of a reconstruction for the whole of Fourth avenue, north of Union Square. The Everett Building, at the corner of Union square and the avenue, had been built previously, but was at that time connected in the public mind with a possible transformation of Union Square, rather than deemed a forerunner of the wonderful movement that is making over Fourth avenue.

Not only the avenue itself, but also the adjacent lateral streets have begun to cede their land to the new work. At the present time there can be counted on avenue frontages seventeen new loft or office buildings, which have either been fully completed or are in course of construction since the Parker Building was burned in 1908. About nine million dollars' worth of construction is represented. This total includes the cost of reconstructing the Parker Building which was figured at \$350,000, when the plans were filed.

The 20-story building for the American Woolen Company, at the northeast corner of 18th st, was built by the same corporation, the "Pocono Realty Company," of which J. Clifford Woodhull is president, and planned by R. H. Robertson & Son. This great building, which covers a plot 218 feet deep, with 102 feet of frontage, was estimated to cost \$1,865,000, exclusive of the cost of the site. A fine, old hotel, The Florence, was sent to the scrap heap to make room for the American Woolen Company's building.

Across Fourth avenue stood another old hotel, the Belvedere, at the northwest corner of 18th street. This gave place to the 12-story "Belvedere" business building, costing \$450,000 to erect, exclusive of the cost of the site, and owned by a corporation of which Leo M. Klein is president, and planned by Wm. L. Rouse. A third hotel, the Clarendon, stood on the southeast corner of 18th street, where Henry Corn is erecting, from plans of Maynicke & Franke, a 20-story building which will distribute \$900,000 among the trades. The Everett Building, planned by Goldwin Starrett & Van Vleck, also stands on a site once occupied by a hotel.

After the Pocono Building Company's operations were planned, came plans by Babb, Cook & Welch, for Dodd, Mead & Co.'s building, 11 stories, and estimated to cost \$200,000, which signaled a change of location for large publishers; then the Hyde Building, from plans by Charles A. Valentine, 16 stories, costing \$700,000, at the southeast corner of 27th street; the Bryce-Hewitt buildings, planned by Clinton & Russell, costing together for construction \$900,000, and occupying a block front between 27th and 28th streets, on the east side; Joseph Millbank's fine 19-story structure at the southwest corner of 25th street, costing \$800,000; the "Ashland" Building on the site of the Ashland House at the southeast corner of 24th street, now being erected for Philip Braender, from plans by William C. Frohne, at an estimated cost of \$800,000; the Charles Brogan Building, at 20th street, from plans by Neville & Bagge, \$350,000; the Mills & Gibb Building, displacing the Fourth Avenue Presbyterian Church, which new work is from plans of Goldwin Starrett & Van Vleck.

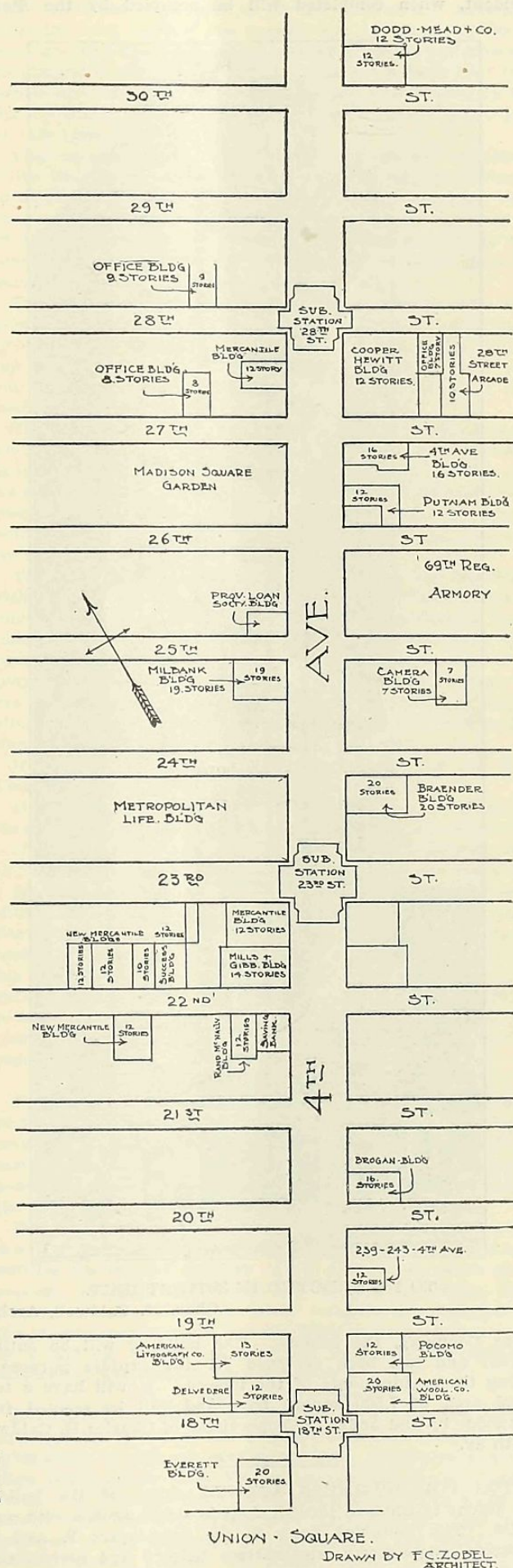
Other buildings are not so far advanced. The reconstruction of the avenue is of great importance to the silk, woolen, cotton and dry goods trades generally. The accompanying map appeared in "Silk," the silk producers' paper, last week, with some comments on the emigration of the silk trade from Greene street to Fourth avenue. It said:

"Not until the announcement was made that one of the largest operating establishments in the broad silk end—we refer to William Skinner & Sons—had leased commodious quarters in the Everett Building, a new structure at 17th st and Fourth av, not until the statement to this effect was verified, did the lethargic market awake to the fact that famous old Greene st and its interesting market lanes and byways had outgrown its usefulness as a distributing point and would be obliged to give way to the rapidly developing commercial movement northward. And so it has come to pass that a number of concerns, capitalized at millions and operating in greatly diversified branches of silk manufacture, if not already established in the new silk section, are merely waiting for the completion of the buildings in which they have rented space to do so."

With one or two exceptions the buildings are restricted for office and salesroom needs. Manufacturing is excluded to prevent conditions which have depreciated the value of lower Fifth av property. The new buildings are being slowly, but gradually leased to a high class of tenants. The only drawback to the

location of this new wholesale market is the long cartage between terminal points of the railways which carry the bulk of the raw finished products from the mills.

"Silk" is of the opinion that commission houses generally will follow the lead of the silk merchants. "It does not require much

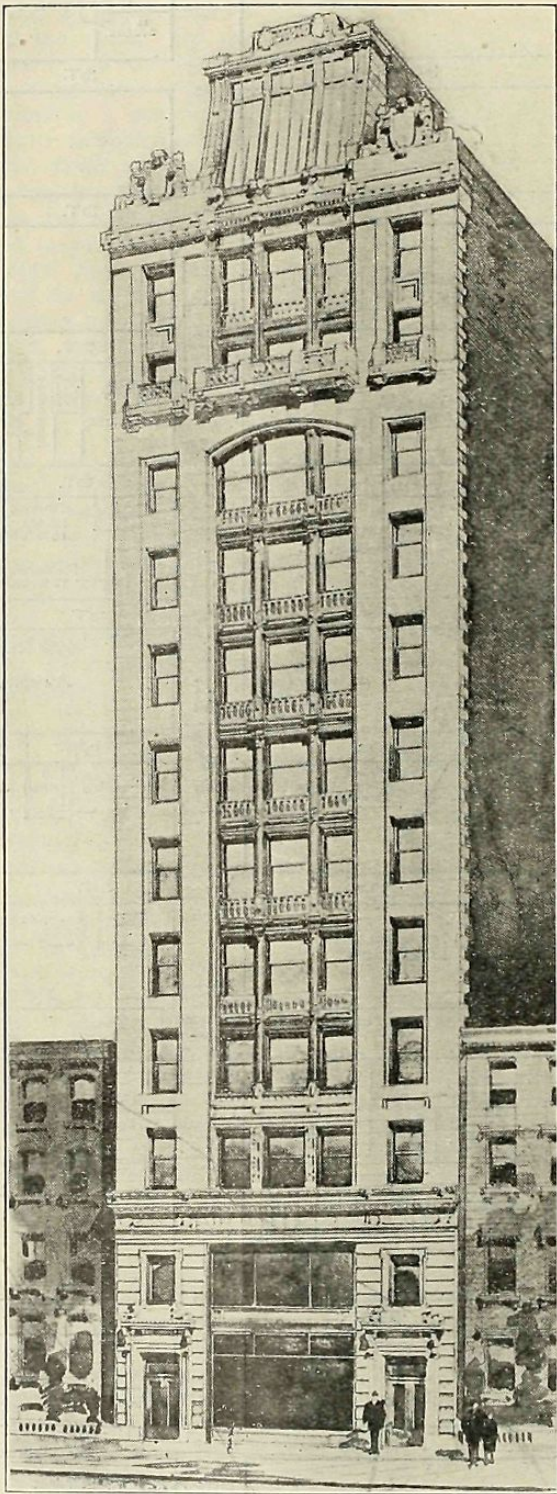




astuteness of mind," the trade journal states, "to figure out that the buying element of not only the metropolis, but the whole country, will eagerly welcome the change of location. The majority of out-of-town buyers will make it a point to ride on the roads centrally located terminals referred to, and as these are but a step from the hotels, which, in turn, are but another step from the up-town market, not only the convenience of it, but the time-saving phase, will certainly appeal. Taking all these things into consideration, it is a safe prognostication to state that within two years' time the majority of the silk interests will have moved to the up-town silk mart."

### BUILDING FOR THE STERLING BRONZE CO.

The new twelve story and basement fireproof store and loft building to be erected at No. 13 East 39th st through to Nos. 16-18 East 40th st, fronting 34 ft. in 39th st, and 50 ft. in 40th st, by the Medford Realty Company, of which Alex Kahn is president, when completed will be occupied by the Sterling



TO BE ERECTED IN 39TH STREET.

Chas. H. Caldwell, Archt.

Bronze Company, the lessees. The building will be entirely fireproof and has been designed for the express purpose of meeting the requirements of the lessees. It will have a total ground area of 7,500 square feet, and will be erected from plans made by and under the supervision of Charles H. Caldwell, 160 5th av.

**AUTOS FOR BUSINESS AGENTS.**—Some of the building trade unions in Chicago furnish their business agents with automobiles. The plumbers have 3, the bricklayers 2, and the carpenters, steamfitters, steamfitters helpers and architectural ironworkers one each.

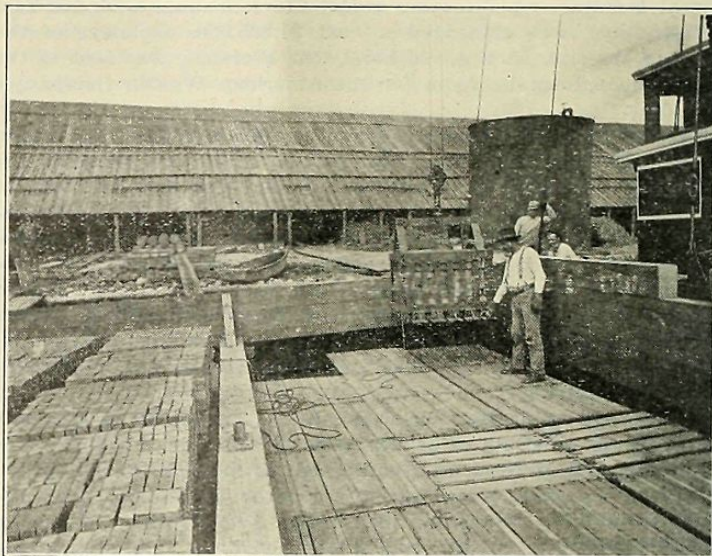
### A NEW WAY TO LOAD AND DELIVER BRICK.

It takes seven men fifteen minutes to load a truck with building brick from a barge at the docks. When the brick arrives at the building, the load is dumped upon the street or down into a cellar. Hundreds are broken or so chipped that they must either be thrown out or used as fillers. This is a source of waste which mason builders have sought for years to avoid.

But a Boston ship captain has a device, which he is trying out in this city and at the Peck brick yards at Haverstraw, that he hopes will be a solution of this problem. His device will pick up 750 brick at one time, set them in a cart, two piles filling one New York truck, and upon arrival at the job, will permit the 1,500 brick to be hoisted to the working-floor of the building in two hoists. Three men can load a truck in two minutes, and the 1,500 brick can be unloaded at the job and be on the bricklayers' tray in four minutes. It now costs 40 cents a thousand to unload a brick barge. This device will do it for 10 cents a thousand—five cents for unloading and five cents for loading the truck. The device will not be for sale, but a company has been organized to lease the rights upon a royalty basis. The Buyers' Bureau of the Record and Guide will give the name and address of the company controlling the patent to interested parties upon application.

This device consists of a steel cage, about 4 feet square fitted with a false bottom which is divided into five sets of steel slats. Little metal wheels on springs are fitted like the timbrels of a tambourine along these slats, to hold the "foundation brick," which has reference to the lower course of brick in the especially built piles. The material is loaded in the following manner:

In the kiln sheds the removable tracks run up to the bank and three men stack them in a truck, the collapsible side of which are fixed in an upright position. First, they lay five



THE BRICK CAGE TAKING OUT 750 BRICK AT ONE TIME.

header rows, five brick deep from front to back of car. These brick are thrust between the wheeled slats where they are held in position. Over them are laid stretchers, side to side, and from then on up to the top the brick are laid on their long edge, cross on cross, so as to make the pile of 750 firmly bound together.

The car is rolled to the dock, where a cage is let down by means of a derrick, permanently mounted on the barge. This cage exactly fits the pile of brick left free by the collapse of the sides of the truck. When the cage has been lowered over the brick, the false bottom is coupled to the cage by means of a clamp, and the engine starts, 750 brick soar into the air and are set at the bottom of the barge. When the bottom has been covered, a board platform is laid over the level and another tier is started; and so on, until the barge is loaded. Upon arrival in New York, a duplicate cage drops over each pile, the false bottom is put on, and out goes the 750 brick to the waiting cart with the service of only one man to adjust the bottom, another to work the hoist and the other to unload on the cart.

The device is said to be able to handle 20,000 brick an hour under favorable circumstances. There are still certain improvements to be made to it and these are now being draughted. It has been in operation here and at Haverstraw during the last week and has been seen by many brick men.

**THE NORTH SHORE Traction Company's** lines from Flushing to Whitestone, Bayside, Douglaston, Little Neck, Port Washington and Roslyn are now in partial operation, and is expected to be fully so in thirty days. This opens up as never before one of the finest sections of suburban land for cottage homes to be found around New York. Trolley cars are a great convenience to the homeseeker in his early inspection trips. The great remaining necessity for this region is a topographical map and an adequate sewerage system. Queens is handicapped in this respect.



# NEW LIABILITY OF OWNERS AND BUILDERS

## Certainty of a Large Increase in Claims—Effect on Insurance Rates—Ways in Which an Injured Employee May Sue.

A S new liability laws went into effect in the State of New York on September first, metropolitan contractors have this week been making arrangements for new policies of insurance. At meetings of trade associations questions in relation to the new statutes have been discussed and explained. At a meeting held for this purpose by the Electrical Contractors' Association on the evening of September 1st, a letter was read from William T. Ritch (Inc.), of 1123 Broadway, specialists on contractors' bonds and liability insurance, they having been requested to give certain information.

Particular features of the new laws to which the Ritch corporation called attention were explained in their letter as follows:

The word "plant" which has been incorporated in the phrase "Ways, works, machinery or plant" has heretofore been held to include the apparatus, fixtures and tools used in the employers business. Formerly it was held that since there was no mystery in the construction or handling of simple tools, such as hammers, chisels, hoes, etc., any defect or danger arising from the use of same could be more effectually guarded against by the servant than by the master, and, therefore, the master was under no duty to inspect such appliance. The burden has now been shifted to the employers' shoulders, and all these simple tools come within the purview of the act.

It was also formerly held that temporary appliances such as temporary scaffolds, ropes, gangplanks, etc., were not a part of the ways, works or machinery. The word "plant" as construed in other jurisdictions is broad enough to include all these appliances.

There is a very important change in the superintendent clause, Section 200, paragraph 2. Formerly the superintendent must be one whose sole or principal duty was that of superintendence, and his negligence act or omission must be done or omitted in the exercise of superintendence. Now the negligence of any person entrusted with ANY superintendence or with authority to direct, control, or command any employe in the performance of the duty of such employe, even in the cases where there is no exercise of superintendence would appear sufficient to make the master responsible.

Many so-called bosses were not superintendents within the meaning of the previous act, because they spent most of their time in manual labor, but the negligence of any of these straw bosses will now bind the employer. There are also other classes of men who will probably come within the act, such as stationary engineers, gangway men, signal men and men who work with a helper. The negligence of the superior will make the negligence of the master responsible for the injury to the helper. Illustrations of this latter class are the mason and his helper, who brings him brick and mortar, the carpenter and the painter and their helpers.

Particularly noteworthy are the changes made in Section 202 and 202a concerning the

### ASSUMPTION OF RISK AND CONTRIBUTORY NEGLIGENCE.

The injured is not now barred from recovery for injuries for defective conditions even in cases where he knows of the defect and failed to notify his employer; if the defect was known to the employer or to some person superior to himself in the service of the employer or could have been discovered by reasonable and proper care, tests or inspection. The doctrine of assumption of risk is thus practically abrogated. The burden of pleading and proving contributory negligence of the injured employe is shifted from the employe to the employer.

The question of assumption of risk and of contributory negligence are questions which must be left to the jury. This leaves little chance of the judge directing a verdict, and the chance of reversal in the upper court is greatly lessened.

### PROBABLE EFFECT UPON LIABILITY INSURANCE RATES.

The change in law above outlined presents a situation which may properly be called an emergency; one for which neither the companies nor their patrons as individuals are in any way responsible. This law so vitally affects the cost of industrial accidents as to make it immediately necessary for the insurance companies to adapt their rates and contracts to the new conditions.

The whole scheme of underwriting is predicated for its success upon an established system of average, subject to such variations and adjustments as may be required by changing conditions. We have been able to analyze the results of many years' operations in New York State, and by making a fair approximation of the increased cost which the "known claims" would develop under the new liability act as compared with former conditions we can arrive at a fairly accurate estimate.

At this point we are confronted with a conjecture: HOW MANY ADDITIONAL INJURED WILL BE PROMPTED TO MAKE CLAIMS BY REASON OF THE GREAT ENCOURAGEMENT THE NEW LAW HOLDS OUT TO THEM? Our attorneys, underwriters and actuaries are agreed only upon one thing, and that is the certainty of a large increase in claim costs and the uncertainty of its extent.

The most conservative estimates require an advance in rate of from 66 2-3 to 100 per cent. However, after very careful and deliberate consideration of the Employers' Liability rate situation, and having due regard for the uncertainties of the new law and the time which will be required for employers to realize the burden of this added liability, I believe that the companies are following a very sensible and wise course by increasing the general plans of liability rates no more than 50 per cent. at this time on new business.

The companies are disposed that, although the employers' liability under the common law has been so largely increased, not to disturb the rates charged for policies now in force, so far as they relate to liability under the common law, but they are insisting upon the amendment of the existing policies by endorsement either to exclude or to include claims made upon the assured under the compulsory compensation act.

You understand that the compulsory compensation act compels the employer to pay an injured employe one-half his weekly wages, not exceeding \$10.00 a week, for a period not exceeding eight years, while he is incapacitated for work, unless it can be proved that his injuries were sustained as a result of wilful misconduct on the part of the injured.

Therefore, after September 1st, when an employe is injured, he must decide whether he will sue his employer under the common law, and recover as much for damages as the jury will award him, ranging from one dollar to fifty thousand dollars, or more, or whether he will accept his rights under the compulsory compensation feature, and accept half his weekly wages while he is unable to work.

The new law states that he must take his benefits under either one or the other feature of the law, and when having once decided to take the benefits under one feature he cannot change, and take his rights under the other feature. It is our opinion that after September 1st, all injuries sustained by employes as a result of the employer's negligence, such as "defective material, act of fellow servants, contributory negligence, etc.," will result in the injured employe bringing suit under common law, or the liability act.

If he sues for \$500 or less, he brings suit in the Municipal Court, and gets a decision within two weeks.

If he sues for an amount of \$2,000 or less, he brings suit in New York court, and gets a decision in about two months.

If he sues for an amount in excess of \$2,000 he will bring suit in the Supreme Court, and wait about two years for a decision.

In those cases where an employe is injured under such conditions as do not afford an opportunity to collect damages under common law or the liability act, he will accept his benefits under the compulsory compensation act, and accept one-half of his weekly wages during the time he is laid up, and in case of fatal accidents where a widow or next of kin is left, who are dependent on his earnings, the compensation act requires the payment of twelve hundred times his daily earnings, but not exceeding \$3,000.

### OWNERS EQUALLY LIABLE.

You will also understand that the new law places the owner of the building or general contractor in the same position as the employer of any workmen on the job, and if an employe of a sub-contractor is injured, he can sue either the owner or the general contractor, just as though he was a direct employe of the owner or general contractor.

We ask you to always bear in mind when considering the new law that there are two distinct features of liability. One which entitles the injured employe to sue you for as much as he can recover, as quick as he can get it, and the other, the compulsory compensation act, which compels the employer to pay the injured employe one-half his weekly wages during the period he is laid up, whether the accident is due to the employer's or employe's carelessness or negligence.

INSPECTING THE PENNSYLVANIA IMPROVEMENTS.—Escorted by officers of the Pennsylvania and Long Island roads delegations of citizens, real estate men, architects and builders, have inspected the new Pennsylvania Station and tunnels this week. On Thursday morning residents of the North Shore division of the Long Island Railroad were taken through, and they were followed in the afternoon of that day by the residents on the Far Rockaway branch. On Friday other Long Island delegations made inspection trips.



## THE BRICKLAYERS' AGREEMENT.

William J. Bowen, President of the Bricklayers, Masons and Plasterers' International Union, received an official reply yesterday from President Frank E. Conover of the Mason Builders' Association of this city, in the matter of the contention on the part of the International Union that the agreement in the bricklaying trade of this city is inimical to the laws of the International Union, to the general effect that the agreement with the local unions must be held inviolate.

This decision was arrived at after the Mason Builders had given full consideration to the difficulty that exists over the works of F. T. Nesbit & Co., in this city, which the International officers admit is of little import in itself. The vital question is one of international relation.

President Conover, in the letter to President Bowen states that should any member of the Mason Builders' Association perform work in any locality not covered by their present trade agreement, "the association will expect such members to comply with all the international rules governing bricklaying, stone masonry and terra cotta or block fireproofing of the locality in which said members are doing work, and in case any member of the Mason Builders' Association shall fail so to do, he shall receive no support from the association."

"The Mason Builders' Association states further that it considers its present trade agreement a sacred obligation which must be kept inviolate until its expiration."

Article 2 of the agreement between the Mason Builders' Association and bricklayers' unions of New York City and Long Island states that these unions, as a whole, or individually, "shall not order any strike against the members of the Mason Builders' Association, collectively or individually; nor shall any number of union men leave the works of a member of the Mason Builders' Association; nor shall any member of the said Association lock out his employees until the matter in dispute is brought before the joint arbitration committee and settled."

The Master Builders consequently hold that the strike against the works of F. T. Nesbit & Co. in this city on account of some trouble in Newark, was in violation of this article of agreement. Four unions voted to man the jobs when ordered by the Joint Arbitration Board, but nine others voted to disregard the order of the Board and obey the International Union instead.

Under Article 5 of the agreement members of the Mason Builders' Association "must include in their contract for a building all cutting of masonry, interior brickwork, the paving of brick floors, the installing of concrete blocks, the brickwork of the damp-proofing system and all fireproofing—floor arches, slabs, partitions, furring and roof blocks—and they shall not lump or sublet the installation, if the labor in connection therewith is bricklayer's work as recognized by the trade, the men employed upon the construction of the walls to be given preference. The installation of fireproofing must be in progress before bricklaying is begun on the topmost story of any building in course of construction.

"That all cutting of masonry be done by those best fitted for the work and that the members of the Mason Builders' Association make the selection; but cutting of all brickwork, fireproofing, terra cotta, concrete arches and partitions, as well as the washing down and pointing up of front brickwork and terra cotta, shall be done by bricklayers."

Article 11 provides that if a building shall be abandoned for any cause on which the wages of any members of these unions are unpaid, no member of the Master Builders' Association shall contract to complete the same until this debt is paid by the original or subsequent owner, or provided for in the contract. If a member of the Mason Builders' Association is prevented from carrying out his contract on a building, through insolvency of the owner, or any other cause, no member of these unions shall work on said building until the Mason Builders' contract has been equitably adjusted. Notice in writing, stating amounts in dispute, must be filed with the secretary of the Masons' Builders' Association within four weeks of the stoppage of work, giving full particulars, the secretary to give proper notice to these unions and their representatives at the beginning and ending of the question in dispute.

### Subway Construction Near.

Bids were formally invited by advertisement for the construction of the Tri-Borough subway this week. The main points of the proposition, so often specified, need not be recited again. One of the most appreciated features will be the Jerome avenue extension in the Bronx, through a region where rapid transit has been overdue many years. It is easy to perceive the certainty of one of the most desirable and profitable building movements ever known in New York taking place there after a few years, as the expectation is that there will be a continuation of private house construction. The Pelham Bay Park branch in the East Bronx will also be the main artery of a suburban building campaign, which will increase values and do the city a lot of good. But should the city decide to build on its own account, the construction of these two branches will have to be postponed a year, until the city has more money to spend.

## DEPARTMENTAL RULINGS

Affecting the Operations of Architects,  
Owners, Contractors and Others

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

### BUILDING DEPARTMENT.

Bulletin No. 46—1910.

#### MODIFICATION—SECTION 32, BUILDING CODE.

In re application No. 497, New Buildings, 1910; premises, north side 27th street, 50 ft. 10 in. west of Eleventh avenue.

In the construction of a nine-story fireproof warehouse, it is proposed to use the existing walls of the present seven-story building. This operation consists practically in the enlarging of an existing non-fireproof storage warehouse, by increasing the same two stories in height and replacing the entire interior construction by fireproof construction. The existing walls are not quite up to the requirements for warehouse walls for the increased height, being four inches shy in the third and seventh stories. The building is one of a series of buildings, the walls being party walls between the several buildings. The entire construction is further reinforced by a heavy wall construction through the centre enclosing a tunnel for the railroad which passes through the series of buildings.

A modification of Section 32 of the Building Code is requested and hereby granted, to permit the use of the existing walls of their present thicknesses, inasmuch as the walls are in good condition, are of sufficient strength for the new building, the lining of the same would sacrifice interior space to no special advantage, and the fire hazard is very materially reduced by the replacing of a non-fireproof construction with a fireproof construction.

Dated, New York, August 5, 1910.

RUDOLPH P. MILLER,  
Superintendent of Buildings.

Approved:

E. V. FROTHINGHAM,

Acting President of the Borough of Manhattan.

### BOARD OF EXAMINERS.

Appeal No. 123 of 1910; alteration No. 1850 of 1910; premises 155 East 54th st, Manhattan; Donald P. Hart, appellant. Plans call for new toilet compartments in basement, erecting metal lath partitions, dumbwaiter shaft, metal skylights, steam heating plant, new plumbing and fixtures, to be used as a boarding house. The Bureau of Building made the following objections: That the proposed change of occupancy will place the building in the hotel class; that the building should be of fireproof construction, in accordance with the requirements of Section 105 of the Code. The Board of Examiners approved the appellant's plans on condition that the building shall not contain more than 15 sleeping rooms above the first floor.

Appeal No. 124 of 1910, new building, No. 471 of 1910, north side 42d st, 240 ft. east of 10th av, Manhattan; Gustav Schwartz, appellant. Plans call for a 6-sty loft building, 60x90 ft, to cost \$55,000. The Bureau of Buildings objected as follows: That additional stairs are required; also that fire-escapes must be provided. The matter was approved by the Board of Examiners in favor of the appellant, on condition that both stair-enclosures be built of brick from cellar to roof, with all door and window openings made fireproof.

Appeal No. 125 of 1910; New Building, No. 481 of 1910, 16 and 18 East 40th st, and 13 East 39th st, Manhattan, Charles H. Caldwell, appellant. Plans specify a 12-sty loft building, 51x197 ft, to cost \$250,000. The Medford Realty Co., owner. Objections by the Bureau of Buildings were: That fire escapes and additional stairs are required, also that as the building exceeds 12-stys in height, it should be of fireproof construction throughout, in accordance with the requirements of Section 105 of the Code. The Board of Examiners, approved the Appellant's plan Aug. 23.

Appeal No. 127 of 1910; alteration No. 2034 of 1910; premises Nos. 118 to 126 West 52d st, Manhattan, Harry F. Rees, appellant. Plans specify new brick walls, elevator shaft, door openings, new stairs, and automatic fire-doors. The Bureau of Buildings objected as follows: That the area of building will exceed that allowed for non-fireproof buildings, Section 32 of the Code. Location of bolts for column reinforcement should be changed; also that area of templates under ends of 15-inch girder on front should be increased. The Board of Examiners approved the plans of the appellant on condition that none of the openings exceed ten feet in width.



# WHERE BUILDING MATERIALS ARE NEEDED

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

## AN AID TO ALL SALES DEPARTMENTS.

### INDEX:

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

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

13—Granite  
14—Limestone  
15—Marble  
16—Terra Cotta  
17—Mosaic  
18—Tile  
19—Metal lath  
20—Plaster partition blocks  
21—Coping  
22—Galvanized Iron skylights and cornices  
23—Fire-escapes.

24—Plumbing  
25—Heating  
26—Elevators  
27—Dumbwaiters  
28—Electric power.  
29—Electric wiring.  
30—Lighting fixtures  
31—Plate glass  
32—Interior woodwork and trim  
33—Paints  
34—Hardware

President Borough Richmond, 4, 5, 7, 30, until Sept. 6.  
Board of Education, 25, 28, 30, until Sept. 6.  
Quartermaster, Fort Hamilton, N. Y., 24, 25, 29, Sept. 22.  
Quartermaster, Governor's Island, 24, 25, 29, Sept. 9.  
Henry W. Baer, 141 Broadway, owner, 4, 5, 12.  
Geo. D. Vail, 157 E. Broadway, owner, 24.  
Thomas H. Smith, 69 W 130th st, owner, 22.  
Chas. C. Haight, 452 5th av, art, 4, 5, 12.  
Alex. Hedman, 367 Fulton st, Bklyn, art, 12.  
E. Mezzadri, 65 Park st, owner, 4, 5, 12, 26.  
Frank Seiden, 252 Graham av, Bklyn, 4, 5, 7.

Roth Const Co, 2255 Gleason av, owner, 4, 5, 12.  
C. Pianisani, 2142 Belmont av, owner, 4, 5, 12.  
The Jerome Const Co, 1910 Webster av, owner, 4, 5, 12.  
Sarah McGurl, 1910 Webster av, owner, 4, 5, 12.  
The Abels-Gold Realty Co, Bklyn, owner, 4, 5, 12.  
Walker & Gillette, 131 E 40th st, ar'ts, 4, 5, 14\*.  
Thomas T. Hopper, Marbridge Bldg., Bway & 34th st, 4, 5, \*.  
Stoughton & Stoughton, 96 5th av, ar'ts, 4, 5, \*.

J. B. Snooks' Sons, 73 Nassau st, ar'ts, general contract.  
Bush Terminal Co., 100 Broad st, owner, general contract.  
Emkaar Realty Co, 42 W. 114th st, owner, 4, 5, 12.  
Otto Stahl, 2332 3d av, owner, 7.  
Michael Halperin, Hollywood av, Far Rockaway, owner, 24, 31.  
Haldana Realty Co., 320 Bway, owner, 4, 5, 12.  
Robert I. Brown, 162 W. 76th st, owner, 4, 5, 12.  
Dutchess Const. Co., 129 W. 121st st, owner, 4, 5, 12.

### PROJECTED BUILDING.

#### Manhattan.

##### Apartments, Flats and Tenements.

AMSTERDAM AV, n w cor 173d st, 6-sty brick tenement, 35x90; cost, \$45,000; owner, Emkaar Realty Co., 42 West 114th st; architect, Geo. Fred Pelham, 507 5th av. Plan No. 594.

BROADWAY, n w cor 89th st, 12-sty brick and stone apartment house, 100.8x131x140; cost, \$1,000,000; owner, 89th & 90th Street Co., 344 West 72d st; architects, Geo. & Edw. Blum, 505 5th av. Plan No. 598.

Not awarded.

FT. WASHINGTON AV, s w cor 178th st, 6-sty brick and stone apartment house, slag roof; cost, \$175,000; owner, Hargood Realty & Const. Co., 160 Broadway; architects, Schwartz & Gross, 347 5th av. Plan No. 600.

FT. WASHINGTON AV, n w cor 177th st, 6-sty brick and stone apartment house, 127.7x90, slag roof; cost, \$175,000; owner, Hargood Realty & Const. Co., 160 Broadway; architects, Schwartz & Gross, 347 5th av. Plan No. 601.

##### Dwellings.

69TH ST, No. 33 East, 5-sty brick and stone residence, 25x82, tile roof; cost, \$50,000; owner, J. Harper Poor, 33 Thomas st; architects, Howells & Stokes, 100 William st. Plan No. 597.

Not awarded.

##### Factories and Warehouses.

29TH ST, Nos. 327-335 East, 10-sty brick and stone factory, 101.3x84.6, pitch and felt roof; cost, \$160,000; owner, Bush Terminal Co., 100 Broad st; architect, Wm. Higginson, 21 Park Row. Plan No. 592.

Not awarded.

HUDSON ST, s w cor Morton st, 8-sty brick and stone factory, 125.5x125.3, tar and gravel roof; cost, \$300,000; owner, Corporation Trinity Church, 187 Fulton

st; architect, Chas. C. Haight, 452 5th av. Plan No. 590. Not awarded.

##### Miscellaneous.

CHERRY ST, No. 23, 1-sty brick outhouse, 6.3x13.4; cost, \$1,000; owner, Rose A. Healy, 218 Canal st; architect, O. Reissmann, 30 1st st. Plan No. 589.

113TH ST, No. 512 West, 1-sty frame shed, 25x50; cost, \$300; owner, C. J. Zimmerman, 5-7 East 42d st; architects, Louis A. Sheinart, 194 Bowery. Plan No. 584.

WATER ST, No. 379, 1-sty brick outhouse, 8.8x4.6; cost, \$600; owner, Augusta Gerson, 218 Broome st; architects, Harrison & Sackheim, 230 Grand st. Plan No. 593.

107TH ST, Nos. 406-422 East, concrete stone yard crane, 200x60; cost, \$7,500; owner, architect and builder, the John Liddle Cut Stone Co., 402 East 107th st. Plan No. 595.

29TH ST, No. 509 West, 1-sty brick outhouse; cost, \$900; owner, Michael Feeney, 336 East 125th st; architects, B. W. Berger & Son, Bible House. Plan No. 596.

115TH ST, n s, 500 w Lenox av, 5-sty brick and stone Turkish bath, 40x90.10, slag roof; cost, \$40,000; owner, Mitral Realty Co., 132 Nassau st; architects, Gronenberg & Leuchtag, 7 West 22d st. Plan No. 599.

Not awarded.

##### Stables and Garages.

174TH ST, s s, 175 w Amsterdam av, 1-sty brick and stone stable, 25x99.11; cost, \$600; owner, Joseph P. Fallon, 149 East 116th st; architects, Neville & Bagge, 217 West 125th st. Plan No. 586.

##### Stores, Offices and Lofts.

31ST ST, No. 252 West, 5-sty brick and stone store and loft, 25x33.6, plastic slate roof; cost, \$7,500; owner, Henry W. Baer, 141 Broadway; architect, James W. Cole, 403 West 51st st. Plan No. 583.

WILLETT ST, No. 58, 6-sty brick and stone loft and store, 25x97.3, plastic slate

roof; cost, \$20,000; owner, Frank Seidem, 252 Graham av, Brooklyn; architect, Abraham Berres, 1513 St. Marks av, Brooklyn. Plan No. 587.

125TH ST, Nos. 145-147 West, 5-sty brick and stone loft, 50x89.11, slag roof; cost, \$54,000; owner, Buckley Newhall Co., 5th av and 125th st; architect, Louis E. Jallade, 37 Liberty st. Plan No. 585.

\* H. D. Best & Co., has contract.

PARK ST, No. 65, 6-sty brick and stone loft, 23.3x143, tin roof; cost, \$40,000; owner, E. Mezzadri, 65 Park st; architect, O. Reissmann, 30 1st st. Plan No. 588.

5TH AV, s e cor 47th st, 8-sty brick and stone store and office, 100.5x200, cement and tile roof; cost, \$400,000; owner, Elbridge T. Gerry, Newport, L. I.; architects, J. B. Snook's Sons, 73 Nassau st. Plan No. 591.

Chas. T. Wills (Inc.) contract.

##### MANHATTAN ALTERATIONS.

CHERRY ST, No 23, openings to 4-sty brk tenement; cost, \$500; ow'r, Rose A. Healy, 218 Canal st; architect, O. Reissmann, 30 1st st. Plan No. 2228.

ESSEX ST, No. 133, staircases, alter floors to 4-sty bk moving picture show; cost, \$1,400; ow'r, Felix Tausend, 26 E. 120th st; archts, Markowitz & Elliott, 32 Union sq. Plan No. 2229.

ELIZABETH ST, No 14½, 1-sty bk rear extension, 12.6x15, steel beams, doors, to 3-sty brk theatre; cost, \$1,000; owner, estate William Kramer, 48 Bowery; architect, Henry Regelmann, 133 7th st. Plan No. 2231.

HENRY ST, No 295, partitions, fire escapes, windows to 2-sty brk dwelling; cost, \$500; owner, C. Edward Fleming, 401 Grand st; architect, M. Muller, 115 Nassau st. Plan No. 2236.

HENRY ST, No. 240, partitions, baths to 3-sty brick tenement; cost, \$500; owner, Geo. D. Vail, 157 East Broadway; architect, H. Horenburger, 122 Bowery. Plan No. 2217.



HENRY ST, No. 162, dumbwaiter shaft, bath room, iron stairs to 5-sty brick tenement; cost, \$10,000; owners, Brauer & Leventhal, 63 Reade st; architect, O. Reissmann, 30 1st st. Plan No. 2252.

LAIGHT ST, No. 50, toilets, partitions, store front to 5-sty brk tenement and stores; cost, \$1,000; owner, Michael Halperin, Hollywood av, Far Rockaway; architect, Wm G Clark, 438 W 40th st. Plan No. 2233.

MANHATTAN ST, s w cor Broadway, partitions, metal front to 2-sty brick store and office; cost, \$6,000; owner, Charter Const. Co., 505 5th av; architect, Emery Roth, 20 East 42d st. Plan No. 2247.

UNION SQ WEST, No. 25, erect balcony to 5-sty brick loft; cost, \$500; owner, Horace Ely, 21 Liberty st; architect, O. Reissmann, 30 1st st. Plan No. 2220.

WATER ST, No. 342, toilets, windows, partitions to 4-sty brick store and tenement; cost, \$1,000; owner, Milia Anzeloni, 136 Cherry st; architect, Alfred L. Kehoe & Co., 1 Beekman st. Plan No. 2221.

STH ST, No. 317 East, toilets, partitions, walls to 4-sty brick tenement and synagogue; cost, \$800; owner, Congregation Leches Josher, 317 East 8th st; architect, A. Siegel, 235 East 122d st. Plan No. 2222.

13TH ST, No. 524 East, toilets, windows to 5-sty brick store and tenement; cost, \$350; owner, John Becker, 525 East 5th st; architect, Lewis Leining, 355 East 19th st. Plan No. 2215.

18TH ST, No. 16 W, 1-sty bk rear extension, 27x42, stairs, piers to 2-sty brk storage; cost, \$4,000; owner, Susquehanna Silk Mill Co, 18 W 18th st; architect, E L Middleton, 2655 Briggs av; not awarded. Plan No. 2241.

22D ST, No. 227 E, skylight, windows to 5-sty brk loft; cost, \$1,000; owner, Geo Kelly, 338 2d av; archt, Jacob Blum, 227 E 22d st. Plan No. 2230.

27TH ST, No. 113 West, 4-sty brick front and rear extension, 20x37.10, toilets, partitions to 3-sty brick manufacturing building; cost, \$10,000; owners, Gross & Engell Co., 113 West 27th st; architects, Bernstein & Bernstein, 24 East 23d st. Plan No. 2250.

32D ST, s s, 175 e 1st av, 2-sty brick rear extension, 11.2x5.8, to 9-sty brick loft; cost, \$1,000; owner, Cohocton Realty Co., 415 East 31st st; architect, J. C. Cocker, 2017 5th av. Plan No. 2248.

34TH ST, Nos. 22-26 West, elevator shaft, plumbing fixtures, concrete platform to 5-sty brick store and loft; cost, \$6,000; owner, John Jacob Astor, 22 West 26th st; architects, Gross & Kleinberger, Bible House. Plan No. 2216.

37TH ST, No. 17 West, 1-sty brick rear extension, 18.6x8, partitions to 4-sty brick dwelling; cost, \$400; owner, Robert C. Myles, 46 West 38th st; architect, B. M. Beck, Jr., 15 West 32d st. Plan No. 2224.

37TH ST, No. 27 East, 3-sty brick rear extension to 4-sty brick residence; cost, \$30,000; owner, Mrs. Robert Winthrop, 38 East 37th st; architects, Carrere & Hastings, 225 5th av. Plan No. 2213.

45TH ST, No. 336 E, partitions, toilets, windows, to 5-sty brk tenement; cost, \$2,000; owner, J Fleischhauer, 341 E 44th st; architect, O Reissmann, 30 1st st. Plan No. 2227.

52D ST, No. 112 East, excavate for boiler room, doors, windows to 2-sty brick stable; cost, \$2,300; owner, Edward D. Adams, 455 Madison av; architect, Cass Gilbert, 11 East 24th st. Plan No. 2249.

Dunn & Sheridan, 59 Pearl st, have contract.

56TH ST, n s, 350 W 10th av, vault to 1-sty brick and stone shed for wagons; cost, \$1,500; owner, Sheffield Farms Slawson Decker Co., 524 West 57th st; archi-

tect, Frank A. Rooke, 489 5th av. Plan No. 2212.

Dawson & Archer, 150 5th av, have contract.

57TH ST, No. 24 West, 1-sty brick rear extension, 50x17, add 1-sty to extension, elevator shaft, windows to 5-sty brick residence; cost, \$25,000; owner, Chas. SooySmith, 71 Broadway; architect, James W. O'Connor, 1123 Broadway. Plan No. 2219.

Tidewater Bldg. Co., 16 East 33d st, has contract.

59TH ST, No. 241 E, tank, to 5-sty brk tenement; cost, \$350; owner, C Dillenberg 817 E 168th st; architect, Geo Dress, 1436 Lexington av. Plan No. 2239.

62D ST, No. 122 E, 1-sty bk rear extension, 9x14, windows, to 5-sty brk residence; cost, \$700; owner, Cortland Irving, 122 E 62d st; architects, J B Snooks Sons, 73 Nassau st. Plan No. 2225.

82D ST, No. 178 West, windows to 5-sty brick tenement; cost, \$100; owner, Henry C. Peck, 806 Broadway; architect, S. Olmstead, 66 West 36th st. Plan No. 2251.

M. P. Barns, 2280 Broadway, mason work.

117TH ST, No. 211 E, 1-sty brk front extension, 14x6 to 3-sty brk dwelling; cost, \$350; owner, H Weinberg, 211 E 117th st; architect, C B Brun, 1 Madison av. Plan No. 2238.

120TH ST, No. 62 East, skylight, windows to 5-sty brick tenement; cost, \$300; owner, Thomas H. Smith, 69 West 130th st; architects, Gronenberg & Leuchtag, 7 West 22d st. Plan No. 2218.

127TH ST, No. 165 E, steel beams to 3-sty brk store and office; cost, \$300; owner, Otto Stahl, 2332 3d av; architect, Chas Schaefer, 1910 Webster av. Plan No. 2242.

127TH ST, Nos 170-174 East, 1-sty brk rear extension, 51x27.4, partitions, steel beams to 3-sty brk dwellings; cost, \$12,000; owner, Otto Stahl, 2332 3d av; architect, Chas Schaefer, Jr, 1910 Webster av. Plan No. 2232.

AV A, n w cor 19th st, partitions, cut openings to two 4-sty brk stores and tenements; cost, \$10,000; owner, Peter Padian, 327 1st av; architect, Chas M Straub, 147 4th av. Plan No. 2226.

AMSTERDAM AV, No. 1730, partitions, tubs, sinks to 5-sty brick tenement; cost, \$125; owner, Mary Deeley, care Thomas & Son, 1766 Amsterdam av; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 2243.

MADISON AV, No. 1915, alter windows, partitions, new fire-escapes to 4-sty brick residence; cost, \$1,000; owner, Hospital for Deformities of Joint Diseases, on premises; architect, M. Zipkes, 103 Park av. Plan No. 2335.

MADISON AV, Nos 955-959, front walls, windows, alter stairs to three 4-sty brk stores and tenements; cost, \$600; owner, E W C Arnold, West Islip, Suffolk Co, N Y; architect, S E Gage, 340 Madison av. Plan No. 2237.

1ST AV, No. 84, partitions, windows, skylights to 5-sty brick tenement; cost, \$2,500; owner, Jacob Rothmann, 381 East 8th st; architect, Henry Regelman, 133 7th st. Plan No. 2244.

3D AV, No 1894, 1-sty brk rear extension, 25x26, alter floors, store fronts to 3-sty brk store and dwelling; cost, \$5,000; owners, King & Salkin, 767 Lexington av; architects, Harrison & Sackheim, 230 Grand st. Plan No. 2240.

6TH AV, No. 900, partitions, store fronts to 4-sty brick store and dwelling; cost, \$800; owner, H. & M. King, 239 Broadway; architect, W. A. Blain, 81 West 50th st. Plan No. 2223.

7TH AV, n e cor 51st st, show windows, partitions to 5-sty brk tenement; cost, \$1,200; owner, Olcott Realty Co, U S Ex-

press Bldg.; architect, B W Berger & Son, Bible House. Plan No. 2234.

Roth & Co, 33d st and 1st av, have contract.

7TH AV, s e cor 151st st, 1-sty brick side extension, 25x12.6, to —sty stable; cost, \$100; owner, Burns Bros., 50 Church st; architect, Harry S. G. Brooks, 50 Church st. Plan No. 2245.

7TH AV, e s, 50 s 151st st, erect sign to 1-sty stable and office; cost, \$100; owner, Burns Bros., 50 Church st; architect, Harry S. G. Brooks, 50 Church st. Plan No. 2246.

9TH AV, Nos. 830-832, erect sign to two 3-sty brick stores; cost, \$250; owner, Robert Winthrop Chanler, 11 East 42d st; architect, C. Scott, 109 West 82d st. Plan No. 2214.

## PROJECTED BUILDINGS.

### Bronx.

#### Apartments, Flats and Tenements.

180TH ST, n s, 100.9 w 3d av, 5-sty brk tenement, slag roof, 50x73; cost, \$45,000; owners, Hubbard Const Co, Mark Levy, 90 West st, Pres; architects, S Millman & Son, 189 Montague st, Brooklyn. Plan No. 860.

FOX ST, e s, 85 s Tiffany st, 4-sty brk tenement, slag roof, 40x99; cost, \$25,000; owners, Knox Const Co, A Fenichel, 786 Prospect av, Pres; architects, Kreymborg Architectural Co, 908 Jennings st. Plan No. 864.

TIFFANY ST, s e cor Fox st, two 4-sty brick tenements, slag roof, 60x73.11; total cost, \$80,000; owners, Knox Const Co, A Fenichel, 786 Prospect av, Pres; architects, Kreymborg Architectural Co, 908 Jennings st. Plan No. 865.

WESTCHESTER AV, s s, from Kelly to Tiffany sts, three 5-sty brick tenements, slag roof, 79x120; total cost, \$235,000; owners, Winnie Const. Co., Maurice Muller, 836 Westchester av, president; architects, Goldner & Goldberg, 704 Jackson av. Plan No. 853.

WILKINS PL, w s, 101.7 n Jennings st, two 5-sty brick tenements, plastic slate roof, 40.75x92.2; total cost, \$80,000; owners, Mitchell McDonald Con. Co., Patrick Mitchell, 1106 Southern Boulevard, president; architect, Edw. J. Byrne, 3029 3d av. Plan No. 849.

ELTON AV, e s, 50 s 155th st, 5-sty brick tenement, slag roof, 50x42.4; cost, \$24,000; owner, Henry Lerch, 3007 3d av; architect, Herman Horenberger, 422 East 159th st. Plan No. 850.

ARTHUR AV, n e cor 175th st, three 5-sty brick tenements, slag roof, 46x95; total cost, \$125,000; owner, M. F. Cusack, 233 Grand st; architect, John P. Boyland, 103 East 125th st. Plan No. 851.

MARION AV, w s, 50 n 197th st, 5-sty brick tenement, slag roof, 54.11x86; cost, \$50,000; owner, Wm. C. Bergen, 180th st and Andrews av; architect, Chas. S. Clark, 445 Tremont av. Plan No. 855.

BAINBRIDGE AV, e s, 42.8 n Mosholu Parkway, two 3-sty frame tenements, plastic slate roof, 21x65; total cost, \$15,000; owner, Annie D'Ambra, 206th st and St. George's Crescent; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 856.

### Dwellings.

VICTOR ST, w s, 620 n Morris Park av, 2-sty frame dwelling, tin roof, 20x38; cost, \$3,300; owner and architect, Wm. C. Baker, 1657 Holland av. Plan No. 868.

MT. VERNON AV, e s, 50 s 236th st, 2-sty frame dwelling, shingle roof, 22x30; cost, \$2,000; owner, Michael J. Kennedy, on premises; architects, Ebbinghaus & Irving, 632 Gun Hill road. Plan No. 869.

LACONIA ST, n s, 100 w Beach av, 2-sty frame dwelling, tin roof, 21x50; cost, \$5,000; owner, Jas. F. Clancy, 698 Morris Park av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 866.



LUDLOW ST, n s, 55 w Havemeyer av, three 2-sty brick dwellings, tin roof, 21x55; total cost, \$18,000; owners, Roth Const Co, Henry Roth, 2255 Gleason av, Pres.; architect, Harry T Howell, 149th st and 3d av. Plan No. 859.

239TH ST, n s, 100 e Martha av, 2-sty frame dwelling, tin roof, 19x64; cost, \$5,500; owner and architect, E. H. Hammond, 408 East 240th st. Plan No. 846.

CEDAR AV, w s, 25 s 179th st, 1-sty frame bungalow, rubberoid roof, 21x26; cost, \$500; owner, Terence Duffy, 125 West 60th st; architect, John Law, 523 West 133d st. Plan No. 848.

ST. RAYMOND'S AV, n s, 110 e Castle Hill av, two 3-sty frame dwellings, tin roof, 25x34 and 35; total cost, \$18,000; owner, Angiola Maria Buonicore, Tremont av; architect, Henry Nordheim, 1087 Tremont av. Plan No. 852.

THERIOT AV, e s, 12 n Davis st, 1-sty frame dwelling, tin roof, 21.6x30; cost, \$2,000; owner, Raffele Di Matteo, 265 East 153d st; architect, H. Nordheim, 1087 Tremont av. Plan No. 857.

221ST ST, n s, 230 e Barnes av, 3-sty brick store and dwelling, tin roof, 20x50; cost, \$7,500; owner, Dante Imperatrice, 272 Bleecker st; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 858.

#### Miscellaneous.

WASHINGTON AV, w s, 100 s 169th st, 1-sty brk amusement hall, slag roof, 35x112.6; cost, \$10,000; lessees, Erusaelp Amusement Co, 271 W 125th st; architect, John Brandt, 271 W 125th st. Plan No. 863.

CAULDWELL AV, e s, 97.8 n 158th st, 1-sty frame shed, 7.2x7.2; cost, \$20; ovr, and architect, Leonard Dietsch, on premises. Plan No. 861.

EXTERIOR ST, w s, 1010 n 15th st, two 1-sty frame sheds, 36x100; total cost, \$3,000; owners, Astor estate, 23 W 26th st; architect, A D Finlayson, 569 Mott av. Plan No. 862.

SPUYTEN DUYVIL R. R. YARD, e s, right of way, two 1-sty brick battery signal house, 17.1x8.1, tower, 36.1x12.1; total cost, \$8,400; owners and architects, N. Y. C. & H. R. R. Co., Grand Central Station. Plan No. 847.

#### Stables and Garages.

BROWN AV, e s, 77.3 n Spofford av, 2-sty frame stable, tin roof, 25x50; cost, \$2,500; owner, G. Clemerite, 1864 Barnes av; architect, T. J. Kelly, 685 Morris Park av. Plan No. 854.

#### Stores, Offices and Lofts.

WEBSTER AV, e s, 40.10 n 179th st, 2-sty frame stores and loft, tin roof, 59.1½x82; cost, \$5,000; owners, Montgomery Securities Co., Wm. R. Montgomery, 1857 Anthony av, president; architect, Lorenz F. J. Weiher, 271 West 125th st. Plan No. 867.

#### BRONX ALTERATIONS.

TIMPSON PL, w s, 228 s Leggett av, 1-sty brick extension, 32x50, to 3-sty brick store and dwelling; cost, \$2,000; owner, Mrs. Ellen Quinlan, on premises; architect, Edw. Cahill, Jr., 2537 Frisby av. Plan No. 431.

150TH ST, s w cor 3d av, new show windows, &c, to 4-sty brick store and lofts; cost, \$300; owner, Chas Levy, 2714 3d av; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 429.

CEDAR AV, No. 1826, new bake oven to 2-sty frame store and dwelling; cost, \$600; owner, P. Elding, on premises; architect, Lorenz F. J. Weiher, 271 West 125th st. Plan No. 430.

LIVINGSTON AV, e s, 320 s Kingsbridge road, move 2-sty frame store and dwelling; cost, \$1,200; owner and architect, George Valentine, 4523 White Plains av. Plan No. 425.

SOUTHERN BOULEVARD, Nos. 991-993, new partitions, etc., to 2-sty brick school; cost, \$5,000; owners, Williamson & Bryan, 2796 3d av; architect, C. B. J. Snyder 500 Park av. Plan No. 427.

WESTCHESTER AV, w s, opp. Middle-town road, raise to grade, 2½-sty frame store and dwelling; cost, \$350; owner, Anna A McCord, 2638 Marion av; architect, L. Howard, 1861 Carter av. Plan No. 428.

3D AV, No. 3397, 1-sty frame extension, 17.6x30, to 3-sty frame store and dwelling; cost, \$1,200; owner, Fred Loeffler, on premises; architect, Carl P. Johnson, 8 East 42d st. Plan No. 426.

### ADVANCE REPORTS.

#### \$1,000,000 Apartments for San Francisco.

SAN FRANCISCO.—It is of interest to note the start that San Francisco has taken in the construction of high-class apartment houses. As shown herewith drawings for what is destined to be the most magnificent apartment house west of Manhattan, have just been completed in the offices of William Curlett & Son, architects. The building is to be an 8-sty structure covering a site 206x275 ft. at the southwest corner of California and



Powell sts, having a frontage of 206 ft. in California st and 275 ft. in Powell st. The details of construction and interior decoration have not been worked out, but it is estimated the cost will approximate about \$1,000,000. The first story will be faced with a white stone and above this the architects plan to use a red enameled brick laid up in white mortar and trimmed with white terra cotta. The main entrance opens into a spacious lobby, finished in marble. Directly off the lobby will be found the elevators and in the rear of these is the main ball room which will be richly decorated. Numerous parlors for the entertainment of the guests' friends will occupy the balance of the main floor with the exception of the gardens and palm gardens. In the basement there will be complete Hammam Baths, a barber shop, gymnasium and cafe. The upper floors have been divided into elaborate suites, each with several baths and double servants' quarters. There will be in the neighborhood of ten of these suites on each floor. The owner's name is withheld.

#### Latest Improvement for Brooklyn.

RICHMOND HILL, L. I.—Shampan & Shampan, 772 Broadway, Brooklyn, are preparing plans for five 3-sty brick and limestone building to be erected at the southeast corner of Jamaica av and the Long Island Railroad, Richmond Hill. Corner building will be 45x51x69.6' ft., triangular shape, and the adjoining buildings each 20.7x55 ft. The facades will be designed in Spanish style faced with a light golden buff brick laid up in dark red joints trimmed with Indiana limestone. The first floor of the corner building will be arranged for a saloon and cafe, and the upper floors for living apartments. Steam heat, electric lights and all other

modern conveniences. The Abels-Gold Realty Co. is the owner. The owner intends in the near future to improve the remaining portion of this block with some type of public building which is not as yet decided.

#### Architects for Summit Y. M. C. A.

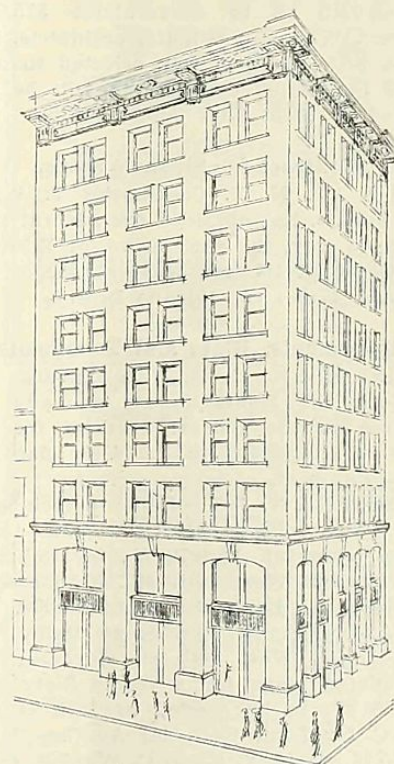
SUMMIT, N. J.—The Y. M. C. A., of Summit, has commissioned Architects Balch & Moatz, 10 East 33d st, N. Y. C., to prepare plans for the new building which the association proposes to erect at Maple and Park avs, this place, at an expenditure of about \$65,000. The building will be of brick and stone construction, 3-stys, 110x40 ft., and a gymnasium separate, 2-stys, 50x70 ft. James B. C. Gallagher, Bank for Savings, 4th av and 22d st, N. Y. C., is president. Charles D. Ferry, of the Ferry Weber Co., 21 West 4th st, N. Y. C., is chairman of the building committee. The building contract has not been placed.

#### W. & B. R. R. Co., Award Contracts.

BRONX.—Contracts were awarded during the week by the New York, Westchester & Boston Railroad Co., 65 Beaver st, N. Y. C., owner, to Wm. Dickinson & Son, of Syracuse, N. Y., for the general construction of the new passenger stations, one at Pelham Park and another on the Gunhill road, the Bronx, to cost a total of \$50,000. The buildings will be fireproof, 1½-stys, of reinforced concrete, 40x70 ft. Reed & Stem, 7 East 42d st, are the architects, and J. L. Crider, chief engineer.

#### Proposed Downtown Office Building.

CHURCH ST.—The new building to be erected at the northwest corner of Church and Liberty sts, 60 ft. in Liberty st and 100.8 ft. in Church st, is to be ready for occupancy by next April. The plans, which are now being prepared by Herts & Tallant, 113 East 19th st, call for a structure 9-stys, to be fireproof throughout, with floors designed for carrying heavy machinery. The facade, as will be seen from the illustration herewith, will contain large glass areas so as to afford



the greatest amount of light. The material for facade will consist of face brick trimmed with terra cotta. The building will be equipped with two passenger and one heavy freight elevators. The Church-Liberty Leasehold Co. has taken a 21 year lease on the property. The building contract has not yet been issued.



### Tri-Borough Subway Bids.

The Public Service Commission began advertising yesterday for bids for the construction of the new tri-borough subway system. The bids asked for are in two forms, one for construction and operation by private capital and the other for construction only with municipal money. The bids for the construction, equipment and operation of the new system will be opened on October 20 and those for municipal construction on October 27.

### Bliss-Griffiths Co., to Build State Hospital.

KINGS PARK, L. I.—General contract was awarded during the week to the Bliss-Griffiths Company, 225 5th av, N. Y. C., for the erection of the State Hospital addition at Kings Park, L. I., for the New York State Commission in Lunacy, of which T. E. McGarr, Capitol Building, Albany, N. Y., is secretary. The building is to cost approximately \$130,000. Franklin B. Ware, Albany, is State Architect.

### Art Gallery for Madison Ave.

MADISON AV.—The 5-sty brownstone residence, 25x60 ft., at No. 284 Madison av, between 40th and 41st sts, is to be renovated into an art gallery by the Anderson Auction Co (pictures), the lessees, from plans by N. C. Mellen, of 43 West 34th st. In the rear a 6-sty extension, 25x100 ft., will be added and the general interior will be remodeled. Marc Eidlitz & Son, 489 5th av, have just obtained the general contract.

### Chas. T. Wills to Erect Roslyn Studio.

ROSLYN, L. I.—Delano & Aldrich, architects, 4 East 39th st, N. Y. C., have completed plans for the 2-sty brick and limestone studio building, 65x65 ft., to be constructed here at a cost of about \$75,000. Chas. T. Wills, Inc., 286 5th av, N. Y. C., received the general contract during the week. The owner's name is for the present withheld.

### To Build in 69th Street.

69TH ST.—Charles L. Poor, 53 Leonard st will soon begin the erection of a 4-sty limestone residence, 25x73 ft., at No. 35 East 69th st, to cost about \$75,000. Messrs. Walker & Gillette, architects, 131 East 40th st, have been selected to prepare the plans, and figures will be received by them after September 5.

### Contract for Sloane's Store.

5TH AV, N. Y. C.—Charles T. Wills, 286 5th av, has obtained the general contract to erect the 8-sty store for Elbridge T. Gerry at the southeast corner of 5th av and 47th st for Sloane Bros.

### Apartments, Flats and Tenements.

BROOKLYN.—C. R. Van Buskirk, architect, 187 Montague st, is ready for figures on the general contract for extensive alterations to the 4-sty flat No. 201 Clinton st.

120TH ST, N. Y. C.—Reiley & Steinback, 491 5th av, have completed plans for a 5-sty tenement, 19.3x79 ft., for Robert I Brown, 162 West 76th st, to be erected at 308 East 120th st. Cost, \$12,000.

BAYONNE, N. J.—Eugene Reilly, architect, 63 West 34th st, Bayonne, has completed plans for a frame 3-sty flat, 22x65 ft., to be erected at 18th st and Av C. for Louis Gott, 447 Av C.

15TH ST, N. Y. C.—J. C. Watson, architect, 217 W. 125th st, has completed plans for a 6-sty tenement, 50x90 ft., for the Haldana Realty Co., 320 Broadway, to be erected at Nos. 352-360 W. 15th st, to cost \$90,000.

142D S, N. Y. C.—The Dutchess Const. Co., 129 W. 121st st, will build two 6-sty flats, 50x86.11 ft. in the south side of

142d st, 100 ft. west of Lenox av, to cost \$130,000. John Hauser, 360 W. 125th st, has prepared plans.

NEWARK, N. J.—Simon Huniziker, 81 Pierce st, owner, has awarded to Michael Novak, of Newark, the general contract to erect a 3-sty frame 3-family flat at No. 79 Pierce st. Wm. K. Schoenig & Son, 418 Springfield av, prepared plans.

BAY RIDGE, L. I.—Alex Hedman, 367 Fulton st, Brooklyn, architect, has plans in progress for nine frame and brick 12-family tenements for Haas & Fried, 90 East 10th st, N. Y. C., to be erected at Bay Ridge. Estimated cost is \$8,000 each.

WILKENS PL, N. Y. C.—Edward J. Byrne, 3029 3d av, and 156th st, is preparing plans for two 5-sty flat houses, to be located on the west side of Wilkens pl, 69 ft. south of 170th st, for the Success Realty Co. Size, 40x92.2 ft. Cost, \$80,000.

ELMHURST, L. I.—Albert Girt, Metropolitan, L. I., has received the general contract to erect two 3-sty brick tenements at the northwest corner of Bleeker st and Irving pl, to cost \$16,500. Edward Rose, 5 Grand st, Elmhurst, prepared plans.

WALTON AV, N. Y. C.—M. W. Del Gaudio, 1910 Webster av, has prepared plans for three 4-sty tenements, 8 families, on the east side of Walton av, 100 ft. west of Tremont av. Total cost, \$60,000. The Jerome Construction Co., 1910 Webster av, is the owner.

BELMONT AV, N. Y. C.—Chas. S. Clark, 445 Tremont av, is preparing plans for one 5-sty flat, 32x132 ft., on the east side of Belmont av, 126 ft. north of 181st st. Brick and limestone, steam heat, electric light, to cost \$30,000. C. Pianisani, 2142 Belmont av, owner.

MARION AV, N. Y. C.—Fred. Hammond, 391 East 149th st, is preparing plans for the erection of three 5-sty flats, 39x90 ft. each, at the northeast corner of Marion av and 176th st, to cost \$150,000. The Katonah Construction Co., 781 Tremont av, is the owner.

SOUTHERN BOULEVARD, N. Y. C.—The Herman & Weissman Const. Co. has purchased the plot, 200x100 ft., on the west side of the Southern boulevard, 125 ft. south of 173d st, for improvement with five 5-sty apartment houses, with accommodations for five families on a floor.

RIDGEWOOD, L. I.—The C. Koehler Const. Co. will erect five 3-family, 3-sty brick tenements, 20x55 ft., in the north side of Linden st, 200 ft. east of Knickerbocker av, to cost \$8,000 each. L. Allmendinger, 726 Broadway, Brooklyn, has completed plans. The owner builds and is ready for all bids.

3D AV, N. Y. C.—The Hubbard Construction Co., Marc Levy, president, 80 West st, will start work early this month for the 5-sty flat, 29 families, 40x91 ft., on the west side of 3d av, 40 ft. north of 180th st, to cost \$50,000. S. Millman & Son, 1780 Pitkin av, Brooklyn, have prepared plans. The owner builds.

### Contracts Awarded.

7TH AV, N. Y. C.—Roth & Co., 23d st and 1st av, have the contract for alterations to the 5-sty tenement northeast corner of 7th av and 51st st for the Olcott Realty Co.

7TH AV, N. Y. C.—Thomas T. Hopper, Broadway and 34th st, has received the general contract for alterations to the New York Presbyterian Church at 7th av and 128th st, from plans by Bannister & Schell, 69 Wall st.

56TH ST, N. Y. C.—Dawson & Archer, 150 5th av, has obtained the contract for improvements to the stable in 56th st, north side, 350 ft. west of 10th av, for the Sheffield Farms Slawson-Decker Co., 524 West 57th st. Frank A. Rooke, 489 5th av, architect.

221ST ST, N. Y. C.—A. Merendino, Mohegan av, has received the general contract for changes to the store and residence, north side of 221st st, east of Bronxwood av, from plans by Geo. P. Crosier, of White Plains av and East 223d st, Williamsbridge.

125TH ST, N. Y. C.—H. D. Best & Co., 103 Park av, has received the contract to erect the 5-sty loft building, 50x89.11 ft., at Nos. 145-147 West 125th st for the Buckley Newhall Co., of 5th av and 125th st, from plans by Louis E. Jallade, 37 Liberty st. Estimated cost is \$54,000.

57TH ST, N. Y. C.—The Tide Water Building Co., 16 East 33d st, has received the general contract for extensive alterations to the 5-sty residence No. 24 West 57th st for Charles Soosmith, 71 Broadway. James W. O'Connor, 1123 Broadway, architect. Estimated cost is \$25,000.

35TH ST, N. Y. C.—The Theodore Starrett Co., 103 Park av, general contractors, has awarded to the Power Engineering & Contracting Co., 1182 Broadway, the electrical contract for the new addition to the McCreery store. Goldwin Starrett & Van Vleck are the architects, and the electrical plans were prepared by Griggs & Holbrook.

### Churches.

MONTCLAIR, N. J.—Stoughton & Stoughton, architects, 96 5th av, N. Y. C., are taking figures for the \$30,000 edifice to be erected by the Cedar Avenue Presbyterian Church at this place; 1-sty, 50x40 ft., stone.

YORK, N. Y.—James A. Salter, 1227 Granite Building, Rochester, N. Y., is preparing plans for a frame church, 1-sty, 45x60 ft., for the First Baptist congregation at York. Geo. E. Clapp, Greigsville, N. Y., is a trustee.

NEWARK, N. J.—J. B. Riker, 197 Dickerson st, Newark, is general contractor for enlarging and renovating the Fairmount Baptist Church, on Fairmount av, to cost about \$12,000. Chas. G. Jones, 280 Broadway, N. Y., has prepared plans. H. J. Brown & Son, 1534 Fulton st, Brooklyn, have not received the carpenter contract as was previously announced.

SPRINGFIELD, MASS.—Beth Israel Synagogue has voted to erect a new synagogue to cost in the neighborhood of \$75,000. An option has been secured on a site in North Main st. While no details have been decided, it is the intention of the society to have a structure which will be up to date in every respect. The committee for selecting the site consists of Eli Cohn, Joseph Freedman and Joseph Aronson.

### Dwellings.

ROCKAWAY BEACH, L. I.—Mrs. S. J. Crowe, Rockaway Beach, will build two residences, 2½-stys, on Chase av, from plans by Philip Caplan, of this place.

BATAVIA, N. Y.—Robert S. Byers, architect, 107 Central Building, Rochester, N. Y., is preparing plans for a 2-sty frame residence, 30x49 ft., for C. A. Willyoung, of this place.

CEDAR MANOR, L. I.—W. J. Brown, architect, 145 Oak st, Morris Park, L. I., has completed plans for a \$4,000 residence, 28x36 ft., for Frank Morana, 235 Remsen st, Jamaica, to be erected here.

BROOKLYN.—B. F. Hudson, 319 9th st, Brooklyn, has completed plans for two 2-sty residences, 22x41 ft., for L. A. Brennan, 1625 East 5th st, to be erected in East 10th st, west of Av K. Estimated cost is \$13,000.

BROOKLYN.—Fannie Pnorzzi, owner, 26 Court st, will erect a 2-sty brick residence, 23x55 ft., in the south side of Pacific st, 100 ft. west of Saratoga av, from plans by Max Hirsch, 26 Court st. Estimated cost, \$5,000.



37TH ST, N. Y. C.—No contract has yet been awarded for enlarging the 4-sty residence of Mrs. Robert Winthrop, 38 East 37th st, at No. 27 East 37th st, from plans by Carrere & Hastings, 225 5th av. Estimated cost is \$30,000.

ROCKAWAY PARK, L. I.—Excavating has started for two residences 2½-stys, 22x34 ft., for D. J. Healey, at Rockaway Park. J. H. Dover, 602 West 135th st, N. Y. C., architect; Ferdinand Rasmussen, Rockaway Beach, general contractor.

FAR ROCKAWAY, L. I.—Excavating is under way for two residences, 2½-stys, frame, 28x34 ft., for the Schmermacker & Levey Const. Co., Far Rockaway, to cost \$6,000 each. W. T. Kennedy Co., 462 Boulevard, Rockaway, is architect.

GLOVERSVILLE, N. Y.—Cheese & White, 39 South Judson st, have received the general contract to erect a \$10,000 residence on Kingsboro av for Anthony J. Kaiser, of this place. Plans are by Wm. Northrup Dudley, 46 Cornhill st, Boston, Mass.

BARNES AV, N. Y. C.—M. W. Del Gaudio, 1910 Webster av, is preparing plans for 2-sty, 2-family frame dwelling, 25x50 ft., on the east side of Barnes av, 200 ft. south of Morris Park av, to cost \$4,000. Sarah McGurl, 1910 Webster av, owner.

BROOKLYN.—C. Infanger, 2634 Atlantic av, has prepared plans for additions and changes to the residence No. 240 Ocean Parkway for Max Blank, on premises. C. Lehman & J. Muendel, Arlington av and Fulton st, have the general contract.

BELLE HARBOR, L. I.—Charles Frey, owner, will build a frame 2½-sty residence, 30x32 ft., on Montauk av, from plans by Edward Berrian, of Far Rockaway. Geo. Close, Rockaway Beach, has the general contract. Excavating is under way.

LUDLOW ST, N. Y. C.—Harry T. Howell, of 3d av and 149th st, is making plans for three 2-sty 2-family dwellings in the north side of Ludlow st, 55 ft. west of Havemeyer av, 21x55 ft., to cost \$6,000 each. Roth Cons. Co., 2255 Gleason av, owner.

176TH ST.—Charles S. Clark, 445 Tremont av, is preparing plans for five 3-sty brick private dwellings, 19x37 ft. each, in the north side of 176th st, 200 ft. east of Monroe av, to cost \$6,000. Hot water heat, electric light. Chas. Buell, owner, on premises.

BROOKLYN.—The Beckman Const. Co., owner, 1930 79th st, Brooklyn, will erect eight 2-sty brick dwellings, 20x52 ft., in the north side of 61st st, 100 ft. east of 2d av, to cost a total of \$36,000. Thomas Bennett, 3d av and 52d st, Brooklyn, has prepared the plans.

#### Factories and Warehouses.

CHELSEA, MASS.—Plans are ready for figures for the box factory to be erected on Gerrish av for the Russell Box Factory, Chelsea. F. T. Eskrigge, 17 Milk st, Boston, architect. Brick, 3-stys, 80x100, cost, \$20,000.

29TH ST, N. Y. C.—Plans are ready for the 10-sty factory, 101.3x84.6 ft., which the Bush Terminal Co., 100 Broad st, will erect at Nos. 327-335 East 29th st, at a cost of \$160,000. Wm. Higginson, 21 Park Row, is architect. No awards have yet been made.

HUDSON ST, N. Y. C.—Chas. C. Haight, 452 5th av, has completed plans for the 8-sty factory, 125.5x25.3 ft., to be erected by the Trinity Corporation, 187 Fulton st, at the southwest corner of Hudson and Morton sts, to cost about \$300,000. No contracts have yet been awarded.

JERSEY CITY.—John T. Rowland, Jr., and Frank Eurich, 15 Exchange pl, Jersey City, are receiving bids on the superstructure for the box factory which will be erected by the Mengel Box Co., of Louis-

ville, Ky., at Hackensack, Lessing and Bancroft avs, Jersey City. The building will be of reinforced concrete, 1-sty, 353x123 ft.

NEW LONDON, CONN.—Dudley St. Clair Donnelly, New London, has been commissioned to draw plans for several buildings at the Groton shipyard site for the Electric Boat Co. An office building and a shop will be built at once. The shop will be 100x160 ft., 2-stys, brick and steel, and the office building, 32x180 ft., 2-stys, of brick. Frank T. Cable, L. Y. Spear and H. R. Sutphen are interested in the company.

#### Hotels.

COOPERSTOWN, N. Y.—The Fenimore Hotel is to be enlarged from plans by F. P. Whiting, Y. M. C. A. Building, Coopers-town. Fayette Houck, of this place, has the general contract, and Chas. Wick the masonry.

JAMESTOWN, N. Y.—Esenwein & Johnson, Ellicott sq, Buffalo, N. Y., architects, have taken figures for the superstructure for the new Hotel Sherman to be rebuilt at West 3d and Cherry sts, at a cost of about \$150,000. Charles Samuels, 512 West 3d st, Jamestown, is the owner, and George E. Hurlbart (whose address is Grand Hotel, Broadway and 31st st, N. Y. C.), is the lessee. Steel frame, 9-stys, 120x177 ft., strictly fireproof. The owner will erect the foundation by day's work.

#### Miscellaneous.

7TH AV, N. Y. C.—M. W. Del Gaudio, 1910 Webster av, is preparing plans for a 1-sty brick stable on the east side of 7th av, north of 4th st, Mt. Vernon. Size, 27x57 ft., to cost \$2,000. A. Cavalluzzo, 1910 Webster av, is owner.

GLEN GARDNER, N. J.—John D. Harnby, Glen Gardner, has obtained the general contract to erect two frame 1-sty shacks for the New Jersey Sanitarium for Tuberculosis at this place. Geo. E. Poole, Trenton, N. J., is State Architect. The estimated cost is \$10,000.

MOHAWK, N. Y.—The Municipal Commissioners of Mohawk, N. Y., Jay Brackett, Del Ford, Wm. Rockefeller, Mohawk, N. Y., contemplate the erection of a sewage disposal works. Nothing has been done toward the selection of an engineer, and the project will not go ahead before next year.

#### Schools and Colleges.

BRIDGEPORT, CONN.—Sealed proposals, addressed to the Board of Education, will be received at the office of Architect Leonard Asheim until Sept. 12 for the school to be erected here.

WATERVLIET, N. Y.—Architect, H. P. Fielding, 282 River st, Troy, N. Y., has been selected to prepare plans for alterations to the public school here. Eugene J. Hanratta, president; H. H. Lansing, superintendent and secretary. No details have been decided.

#### Stores, Offices and Lofts.

PARK ST, N. Y. C.—E. Mezzadri, 65 Park st, owner, will erect a 6-sty loft, 23.3x143 ft., at No. 65 Park st, to cost \$40,000. O. Reissmann, 30 1st st, has plans ready.

WILLETT ST, N. Y. C.—Abraham Berres, 1513 St. Marks av, Brooklyn, has completed plans for the 6-sty loft and store building, 25x97.3 ft., to be erected by Frank Seidem, 252 Graham av, Brooklyn, at No. 58 Willett st, to cost \$20,000.

BROOKLYN.—Foundations are being put down for the 2-sty fireproof post office building, 50x105 ft., which W. Gleischman, 244 Howard av, will erect at Putnam and Fulton sts, to cost \$10,000. P. Guthy, 926 Broadway, Brooklyn, is general contractor.

5TH AV, N. Y. C.—General contract has been issued to C. T. Wills for the 8-sty stone and office building at the southeast corner of 5th av and 47th st for Elbridge T. Gerry, of Newport, R. I. J. B. Snook's Sons, 73 Nassau st, are the architects. Estimated cost is \$400,000. Sloane Bros. are the lessees.

#### Bids Opened.

CARBONDALE, PA.—The supervising architect, Treasury Department, Washington, opened bids for the construction of the U. S. post office at Carbondale, Pa. Westchester Engineering Co., N. Y. C., submitted the lowest bid, \$59,740. Other bidders were: W. H. Fissel & Co., N. Y. C.; J. E. & A. L. Pennock, Philadelphia, Pa.; M. P. Wells, Philadelphia, Pa.; Wm. Warner, Brooklyn, N. Y.

#### Government Work.

FORT HANCOCK, N. J.—Sealed proposals for construction of a corrugated iron oil house will be received until Sept. 19. Address Frederick H. Smith, First Lieutenant.

NEW YORK.—The contract for furnishing condensers, piping and equipment for the power plant at the navy yard, New York, has been awarded by the chief of the bureau of yards and docks to the Evans-Almire Co., N. Y. C., at \$36,133.

BROOKLYN.—Office of the Supervising Architect, Washington, D. C.—Sealed proposals will be received Wednesday, Sept. 7, for furnishing and installing lighting fixtures in the post office building at Brooklyn, N. Y.—James Knox Taylor, Supervising Architect, Washington, D. C.

TRENTON, N. J.—Office of the Supervising Architect, Washington, D. C.—Sealed proposals will be received Sept. 23 for the metal shelving in the extension to the U. S. post office and court house at Trenton, N. J.—James Knox Taylor, Supervising Architect, Washington, D. C.

FORT MONROE, VA.—Sealed proposals will be received Sept. 9 for constructing a band mess and shop building, including plumbing, heating, electric wiring and fixtures. Specifications may be seen in the office of the Chief Quartermaster, De-

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partment of the East, Governor's Island, N. Y.—Ernest R. Tilton, Constructing Quartermaster.

WOBURN, MASS.—The Supervising Architect, Washington, D. C., has accepted the bid of Woodbury & Leighton, of Boston, Mass., for constructing the United States post office at Woburn, Mass. The amount of the bid of this firm was \$53,971 less for substituting red lead for graphite paint, \$15; net amount, \$53,956; time to complete, Oct. 1, 1911.

FORT HAMILTON, N. Y.—Office of Constructing Quartermaster, Fort Hamilton, N. Y.—Sealed proposals will be received until Sept 22 for construction, including plumbing, heating, electric wiring and fixtures of the lavatory addition to barracks. Plans, specifications and full information can be obtained upon application to this office. Address Constructing Quartermaster, Fort Hamilton, N. Y.

#### Municipal Work.

BROOKLYN. — The Commissioner of Docks will open bids Thursday, Sept. 8, for reconstructing and repairing the ferry structures at the foot of Broadway, East River, Brooklyn.

BROOKLYN.—On Friday, Sept. 9, the President of the Borough of Brooklyn will open bids for alterations and repairs to basement of building 327 to 331 Schermerhorn st, Brooklyn (Department of Public Charities), to fit up same for use of the "Domestic Relations Court."

WEST NEW BRIGHTON.—Bids will be received by the President of the Borough of Richmond Tuesday, Sept. 6, for the mason, carpenter, painting, steel and iron, heating and lighting work required for the erection and completion of the engineer's house at the destructor works, situated on Richmond terrace, near Taylor st, West New Brighton, Richmond.

BRONX.—The School Board will open bids Sept. 6, No. 1, for new sliding doors at Public School 10, Eagle av and 163d st. No. 2. For the general construction, etc., of additions to and alterations in Public School 40, on Prospect av, Jennings st and Ritter pl. No. 3. For installing electric equipment in new Public School 44, on the southwest corner of Prospect av and 176th st, the Bronx.

BROOKLYN.—Estimates will be received by the Superintendent of School Buildings Tuesday, Sept. 6. No. 1. For fireproofing of indirect heating stacks as located at Public Schools 2, 40, 52, 56, 77, 88, 106, 113, 116 and 118. No. 2. For fireproofing stairways, etc., at Public Schools 3, 14, 32, 37, 38, 40, 44 and 53. No. 3. For alterations, equipment, etc., of a cooking room at Public School 134, 18th av, near Ocean Parkway. No. 4. For installing electric equipment in addition to and alterations in Erasmus Hall High School on the easterly side of Flatbush av, about 205 ft. north of Grant st, Brooklyn.

#### Brief and Personal

Souvenir postals were received this week from Mr. E. R. Ackerman, president of the Lawrence Portland Cement Co., of No. 1 Broadway. The postals were sent from Biarritz. Mr. Ackerman expected to be back at his office next week.

Mr. Roswell Tompkins, Secretary of the Building Trades Council, returned Monday from a vacation of two weeks, the first resting spell he has taken in five years. While away from his desk he enjoyed life on a farm in Pennsylvania.

The National Metal Lath Co., Plainville, Conn., has been incorporated, with the following officers: President, M. H. Treadwell, 140 Cedar st, New York; vice-president, D. G. Clark, Plainville, Conn.; secretary and treasurer, R. M. Dorsey, 140 Cedar st, New York.

Surgeons in attendance upon J. Rogers Maxwell, president of the Atlas Portland Cement Co., 30 Broad st, gave assurances yesterday that their patient had passed the crisis following the operation performed upon him recently, and that he stands a good chance of complete recovery.

Samuel D. Valentine, a salesman for the Berger Manufacturing Company for eleven years, was drowned with his fiancée while at Lake Waramaug, Conn. He lived at 70 Jefferson av, Brooklyn, and was well known and esteemed among business men in the metal ceiling market. A small boat in which they were rowing capsized.

The Lumberman's Club of New York moved on the first of the month to the Hoffman House, Broadway and 25th sts. The banquet room and an adjoining room on the second floor have been leased and will be fitted up for clubrooms. A private dining-room will be fitted upon the 25th st side for the convenience of members. The club will remain open daily from 9 a. m. until midnight.

Most of the prominent builders and contractors performing work in the State of New York carry their liability insurance through the office of William T. Ritch (Inc.), No. 1123 Broadway, who are specialists to the contractor on all lines of liability insurance. On account of the close relations existing between the Ritch Corporation and their clients (the contractors) they were invited to attend the various meetings by the insurance companies to represent the interests of their numerous contractor clients. William T. Ritch (Inc.) have done a great deal to educate the New York contractors as to the new forms of protection which can be furnished, also to show the practical effect the new law will have upon their operations in the future. They are fully equipped to furnish full particulars and data regarding this subject.

#### Origin and Development of Metal Ceilings.

As far back as 1840, we have records of metal ceilings being used by the Germans in the construction of large buildings and factory rooms. At this time, their artistic possibilities were not realized; their merit lying solely in being fireproof. These first ceilings were shallow embossed steel sheets—embossed more to fit evenly than for any other reason. Their use was restricted to buildings in which they were absolutely necessary, no one foreseeing to what length the idea might be improved.

Up to the year 1895, the metal ceiling industry in America remained practically undeveloped. A few manufacturers made ceilings before that time, but so lacking in artistic effect were they that architects scorned to consider their use in any but buildings necessitating absolute fireproof construction.

It remained for the Berger Manufacturing Company of Canton, Ohio, and incidentally the largest manufacturer of metal ceilings in America, to start the ball rolling by adopting a policy and developing a plan of manufacture, which has eliminated former objections. It was evident that metal ceilings were necessary and would gladly be used if a range of artistic design and variety could be had. The idea was conceived that if dies could be made to produce ceilings that would please the architect and builder, a new field was open for development. Designs, different from any ever before used were selected from masterpieces of classical art. Up to this time deep embossing was regarded as impossible with the sheet-metal used.

Beautiful dome and beamed effects are now possible on account of the ceilings being made in forms as well as sheets,

both being shaped for easy application and perfect matching. Eleven basic, classic designs were adopted, embracing Greek, Roman, Romanesque, Gothic, French, Italian and German Renaissance, Rocco, Moorish, Empire and Colonial Art. From these basic designs, which include heavy cornice and border forms, center plates, et cetera, hundreds of beautiful combinations are offered to select from. For large churches, public buildings, and structures built along artistic lines, where architectural style requires special designs unique combinations are offered for the architect's selection.

It is difficult to prognosticate the limit of the use of metal ceilings. Though their adaptability has heretofore been largely confined to ceilings, they are now being introduced by the Canton concern for beautiful wall coverings. There is no reason to believe that their popularity in the latter application will not be as widespread as it has proved in the former.

#### New Real Estate and Building Corporations.

Aywon Realty Co., inc. June 22, 1910; capital, \$10,000; directors, E. J. Fordhan, 154 Nassau st, G. F. Martin, 154 Nassau st, H. P. Jones, 154 Nassau st.

Bankers Estates Co., inc. July 13, 1910; capital, \$500; directors, Herbert Hatfield, 23 Trano st, Halcyon Park, New Rochelle; D. L. Getz, 858 Hancock st, Brooklyn; Wm. J. Henderson, 2091 Webster av.

Bartholomew Realty Co., inc. July 2, 1910; capital, \$1,000; directors, G. B. Bartholomew, 85 Washington pl; G. M. Ruthenford, 761 2d av, Troy, N. Y.; M. J. Callahan, 39 Church st, Nutley, N. J.

Belmont Building and Improvement Co., inc. June 20, 1910; capital, \$20,000; directors, Abe H. Kahn, 941 Tiffany pl, Bronx; Maxwell H. Kahn, 700 West 180th st; Morris A. Mason, 756 Hewitt pl.

Belstone Realty Co., inc. June 28, 1910; capital, \$500; directors, C. H. Bellows, Jr., 1482 Bryant av; James W. Tracey, 198 Broadway; Max Hirsch, 118 East 21st st.

Breeze Point Land Co., inc. May 17, 1910; capital, \$20,000; directors, Richard M. Woods, Arlington, N. J.; Frank T. Clarke, Sheepshead Bay, Brooklyn; Charles W. Winslow, 16 Court st.

Cammann Realty Co., 63 Wall st, inc. July 7, 1910; capital, \$3,000; directors, Wm. H. Smith, Kerby Stevens, T. H. Baskerville.

Centre-White Co., inc. June 30, 1910; capital, \$10,000; directors, Benjamin Shapiro, 1 West 118th st; Henry M. Plateau, 148 East 83d st; Harry Steinbook, 102 7th av.

Dumey & Katz, 138 East 112th st, inc. July 1, 1910; capital, \$1,000; directors, Michael Dumey, Frank Katz, P. Silverstein.

Dyckman Estates Co., inc. July 13, 1910; capital, \$500; directors, Herbert Hatfield, 23 Trano st, Halcyon Park, New Rochelle; D. L. Getz, 858 Hancock st, Brooklyn; Wm. J. Henderson, 2091 Webster av.

Martha Construction Co., inc. capital, \$5,000; directors, Harry F. Marker, 132 Nassau st; Patrick J. O'Keefe, 141 Cherry st; George Hauser, 1126 Walker av.

McKee, Hayward & Co., 150 Nassau st., inc. June 24, 1910; capital, \$2,000; directors, E. J. Forham, 154 Nassau st, G. F. Martin, 154 Nassau st; H. P. Jones, 154 Nassau st.

New York and New Jersey Homesites Independent Co., inc. June 30, 1910; capital, \$25,000; directors, Joseph Fuger, 2162 Washington av; George W. Scott, 20 Vesey st; Clarence W. Mercereau, 517 East 147th st.



# BUILDING MATERIAL AND EQUIPMENT

## And News Regarding Source of Supply

### The Metropolitan Market Summarized.

What irregularity there was in the building material market this week was due to transient causes. The inquiry was still generous and was, as a rule, for large orders, but the actual buying fell away somewhat. As far as common brick was concerned the sales were not up to normal for the end of August and the first of September. Cement is still selling in large quantities, and there seems to be no cessation in inquiry. There is room for caution, in this line, however, and this is pointed out under the proper department below. Lumber had an active week, considering the time of the year. Prices have not changed and buying generally is conducted with caution, but evidence is not wanting to show that there is plenty of business that will come out in due time. Competition is exceptionally keen, showing that prospective builders can still obtain very good concessions if they wish to shop. Pig iron is quiet, but it always is in August and the first of September. Structural steel is firming, there being a good call for all shapes and sizes. Stone is still dull, but the prospects are for a good Fall outlet in this territory. There is some talk of advancing Indiana Oolitic limestone five cents, but it is improbable that the architect, contractor and quarryman will feel like co-operating to obtain a better figure just at this time when everybody is keen after new business.

Construction companies report that it is much easier to obtain loans now which is corroborated by permanent and building loan companies, such as the Equitable and others, officials of which have informed the Record and Guide that the bars recently raised against efforts to finance certain building projects have been let down within the last two weeks, and that there is plenty of money in the market to-day for such operations at the usual interest rates.

The much-talked-about unrest that is alleged to be sweeping over the country, as a result of oratorical showers in the West, has not been felt in building material circles here, nor is it likely to be. Where there is a real demand for new buildings, outside influences seldom affect it. Furthermore, the vacation drain upon the savings banks is about at an end and this will make money more available for building loans. These things all bespeak a good demand for building material this Fall, with prices more within the reach of the prospective builder than they have been at a similar season in four years.

### BRICK.

**HUDSON RIVER COMMON.**—As the season for making brick draws to a close, market conditions for up-river brick become weaker. Quotations went as low as \$4.75 and averaged \$5 per thousand in this city. Poor bricklaying weather was partly responsible for this condition, but an oversupply was the real cause. The sales here were almost normal, but the manufacturers who have limited shed-room found they could not accommodate new material coming from the kilns, and a temporary policy of unloading followed. But most of this material came from leased yards. Those manufacturers having plenty of yardroom are holding their

product for better market conditions. Arrivals and sales last week follow:

|                 | Arrivals. | Sales. |
|-----------------|-----------|--------|
| Monday .....    | 23        | 27     |
| Tuesday .....   | 6         | 12     |
| Wednesday ..... | 4         | 7      |
| Thursday .....  | 14        | 10     |
| Friday .....    | 12        | 13     |
| Saturday .....  | 9         | 6      |
| Total .....     | 68        | 75     |

Left over from Sat. 20, 15; on hand Monday, Aug. 27, 8.

**RARITAN RIVER COMMON** is selling in this market only in limited quantities. There is no change in quotations in the New York market. Entirely different conditions prevail in the suburbs, where a large amount of new building continues to take practically the entire South River output.

**FACE BRICK** show no change in demand, which, however, continues steady and satisfying. Prices stand as quoted in issue of Aug. 20.

### Cement.

The general situation in Portland cement is still a little irregular in the market, but the mills do not appear to feel it. Quite on the contrary, it seems to be the policy of all the companies to continue to produce as much cement as possible. The only possible danger arising from this course that can be foreseen is the awkward predicament the companies might be placed in should the Fall activity not materialize at the rate it is now generally expected to.

It would be well if all cement manufacturers doing business in the Metropolitan district should beware of over-confidence and consequent over-production. For an off year there is a great deal of political activity everywhere. Popular interest in the approaching Congress elections is high unto that for a Chief Executive. Construction work usually lapses in volume after a political contest, especially where issues have been tightly drawn. Should the political complexion of the next House of Representatives show a change in November, alarmists might effect a contraction in business.

The cement mills of the country are producing vast quantities of Portland cement. True, much of this is for the Panama Canal, the Catskill Aqueduct, including the Ashokan dam, and other big public operations. But the mills are also making cement to supply an improving building market. Should the big work expected to come out this Fall be deferred, or should there be an unexpected business reaction, the mills would find themselves over-supplied. The danger, then, is of over-confidence.

While the Record and Guide has always presented the market conditions exactly as they were found to be, it has leaned toward optimism whenever there was reasonable cause for being hopeful. During the last month there has been, and there still is, real cause for optimism in the cement trade, but, lest false hopes be aroused, it should be stated that the outlook is not good for a cement boom. The best that can be foreseen is a fair activity this Fall.

### Iron and Steel.

The iron and steel situation as a whole is strengthening, but considered separately, pig iron is not in a satisfactory market. Unusual political activity for

an off year is blamed by some alarmists for the decreases in specifications for futures noted in certain lines, and especially in this department during the last two weeks. Broad-gauge business men, however, lay the blame for this upon Wall Street and its multifarious interests, and generally deprecate the spreading of disquieting rumors at a time when business is regaining confidence.

**PIG IRON**—Buying this week was unquestionably light, although the inquiry was larger for foundry grades and basic. New Jersey figured in a \$31,000 inquiry, half of which is for this year's delivery. It was significant that most of this was from big fabricating shops. Prices for pig iron are steady.

**STRUCTURAL IRON**—The structural iron market, which includes bars, of all shapes, materials for fire-escape manufacture and girders, is daily becoming more active. The improvement is slow, however, and has not been noticed by all jobbers.

**STRUCTURAL STEEL**—Heavy steel business is expected to come out within the near future. The contracts for the proposed new subway probably will be let shortly after the general articles have been signed. This is expected to take 60,000 tons. Light fabricating shops are busy with an increasing number of orders calling for tonnages higher than have prevailed during the summer, and it is interesting to note that many of these invitations to bid are for factory extensions, notable among those let this week being one of 1,000 tons for the New Jersey Zinc Company's shop extension. This extension will be 60x600 feet. Cases of this sort are numerous.

Present indications point to a marked improvement in actual business and in inquiry within the next few weeks, but there is little likelihood of prices moving up in the near future.

### Lumber.

The New York lumber market is decidedly more active than it was a fortnight ago. Heavier sales this week were significant. Practically every door-and-sash factory in the district is busy, especially those specializing in high-class hardwood doors and trim. The Pennsylvania Railroad, through a 5th av realty and construction company, is going to develop whole tracts in its Sunny Side, L. I., and Harrison, N. J., properties, and will have 100 2-sty 2-family houses ready for occupancy by Spring. The doors and trim will be of medium grade, however, probably cypress, with medium grade of flooring. At the present writing there seems to be good reason to expect a good 12-sty apartment house construction year, a continuation of loft construction along 23d st, both East and West, but especially on the latter side of 5th av. Many of the these operations are now going ahead and lumber suitable for concrete mould work is being sold here now in large quantities. There are no changes in prices in ordinary building lumber.

**HARDWOODS**—The wholesale hardwood lumber situation is slow in getting into the Fall gait. There has not been an increased call for hardwoods within the last two weeks, but it must be remembered that this line has kept the mills in the Southern States fairly busy all sum-



mer. A majority of the new buildings now going ahead, in this city, were started within the last month. Hardwood specifications for these buildings are already in, in most cases.

During August the number of plans filed for new building operations averaged thirty-eight per week, and this number included all manner of structures. (Last year the average was forty-eight per week in August.) This naturally would show a slackening of hardwood specifications, because only 15 per cent. of the total number of buildings projected call for this expensive trim. Therefore, it is only natural that there should be a slackening of pace in the lumber trade during the Summer, during which time only well financed operations, as a rule, went ahead, owing to the reluctance of some money lending companies to make loans, except upon gilt-edged propositions. By the middle of September many operations at present held up will have gone ahead, because money for building operations is easy now at comparatively low rates of interest, and since it has been shown that much of the building operations in this city during the remainder of the year will be high-class apartment houses, apartment hotels and co-operative apartments, the call for hardwood lumber should be even greater than last year. This is one line, at least, where there does not seem to be any danger arising from overproduction.

#### Stone.

**LIMESTONE.**—There is talk of advancing the price of Indiana oolitic limestone five cents, so as to make this popular building material more profitable to the quarryman. The fact that it is a necessity and that it has an unprecedented call in this and other districts, owing to its ability to reflect light in crowded districts, is the basis of argument in favor of a slight raise. The small operator is said to be holding back in this movement and he is not willing at this time, when the local market is dull, to make it any more difficult to get work to keep his plant going.

The quarries have low stocks on hand now, the new business having restored them to activity and engaged practically all the available supply. During the coming winter there will be no opportunity for replenishing the stocks on hand. Owners are advised to place their specifications now if they would save 5 cents per foot for this kind of trim of facade material, both buff and blue.

#### Yale & Towne's New Catalog.

An advance copy of the new Lock and Hardware Catalog now being distributed by The Yale & Towne Mfg. Co., of New York and Stamford, Conn., has been furnished us. This is a loose leaf catalog, as is also its accompanying price book. The binding of the catalog is green cloth with red leather back and corners and gold stamping.

It contains upward of 900 pages, the bulk of the edition being on the finest coated paper with more than 4,000 new illustrations made especially for this work.

A brief summary of its contents is as follows: Customary Indexes, and brief interesting articles regarding Padlocks, Locks and Latches, Door Checks, Miscellaneous Hardware arranged by Schools, and Cabinet and Trunk Locks.

The Company's line of Padlocks, and Locks and Latches, is perhaps the most extensive made and extends to page 275. The new Yale Turret Locks, especially constructed for use on fireproof doors and employed in this Company's recent contracts for the Metropolitan Tower, the Fifth Avenue Building and elsewhere, are

interestingly described with elaborate illustrations on pages 259 to 264. The Yale Mono-locks (which are, as their name implies, of the so-called "unit" type of construction) are also elaborately illustrated and described on pages 265 to 275. These pages will be found of very special interest to the architect, contractor and the hardware dealer.

The extensive line of Yale door-closing devices, embracing not only the well-known Blount Door Check, but a variation of this which permits the door to be held open at will (also a double-acting check and checking floor hinge) are very fully illustrated and described on pages 276 to 285.

The Company's line of miscellaneous Hardware is alphabetically arranged and is illustrated largely by half-tone pictures produced from photographs.

Ornamental Hardware is grouped by Schools, and preceding each group is a short article explanatory of the School. While space has been economized in this section as far as possible, more than 350 pages are required to show the Company's extensive line; probably the largest made by any manufacturer.

An important improvement in the illustrations consists in showing various types of locks and miscellaneous hardware as in use. This applies not only to such items as Locks and Latches (which are shown mounted on a sample board prepared like an actual door), Door Checks, etc., but to Casement Adjusters.

#### Hardwood Doors.

There are many plants in and near New York where hardwood doors and other appurtenances of the modern, well-built apartment house are made, but a factory where only high-grade work is turned out is of particular interest to architects and prospective builders. Such a plant, it would seem, should not only be able to give the purchaser the benefit of its ability to purchase high-grade lumber in tremendous quantities, but, because of its constant and large use of the best materials, it should also be able to guarantee deliveries on time and also to supply the best possible stock for the money.

At Orchard st and the boulevard, Astoria, L. I., the Weisberg-Mark Co. operates such a plant, and proof of its ability to turn out work of a high grade, and with a full measure of satisfaction to the architect and owner, is shown by the extensions it has made in the recent past and the further enlargement of the plant contemplated. In an interview with President Isaac Baer, a Record and Guide man learned that besides the construction of a new drying-room, where the already thoroughly seasoned lumber is further dried out, the company contemplates increasing its output 40 per cent. to meet increasing business.

The Weisberg-Mark Co. now does nothing but high-grade work, and no part of the manufacture of any of its products is done outside of its own Astoria mill. It conducts a union shop, which insures work done on time and with the highest type of workmanship.

About six years ago this company was organized and conducted business on a floor in 111th st. Later it built a small plant on 24 lots it acquired in Astoria. This plant has been enlarged almost yearly. Situated, as it is, on water-front property, it receives its raw material at the back door and sends out the finished product from the front. This is characteristic of the system and economical operation maintained at this plant, which works for the benefit of the customer. The list of contractors to which this company supplies its products is too long to print here, but they include the leading houses in New York and vicinity.

#### Recent Otis Elevator Contracts.

The Otis Elevator Company, 17 Battery pl, reports the following contracts closed for elevator installations in this city, Brooklyn and Newark for the following owners:

Flemish Realty Co., at 13 to 21 East 22d st; the O. B. Potter Trust Company, at the southeast corner of Broadway and Astor pl; the Building and Engineering Co., at 15-17 West 21st st; the Robert Burns Realty Co. and the William J. Taylor Co., at 148-56 West 23d st; the Arena Construction Co., south side of 32d st, east of Broadway, and north side of 31st st, east of Broadway; Geraty Construction Co., at 14-18 East 32d st; Stern Brothers, at 28-30 West 23d st, 11 geared traction electric passenger, 5 geared traction electric freight, 6 electric dumbwaiters, 2 plunger sidewalk elevators and 1 ash lift; the Centre Realty Company, at Riverside drive, 157th st and Audubon av; Metropole Construction Co., 102-4 5th av; the A. & S. Construction Co., at 28-30 West 25th st; for same company, at 118 West 25th st; the Regent Construction Co., at 44-50 West 28th st; U. S. Appraisers' Warehouse, 2 steam freight elevators; addition to N. Y. Post Graduate Medical School and Hospital, 303 East 20th st, 1 electric passenger, 1 electric freight, 1 electric ash lift and 2 electric dumbwaiters; the Brunswick Realty Co., at 12-16 East 22d st; same company, at 239-243 4th av; People's Co-Operative Property Co., at 144-152 West 27th st.

Brooklyn—The Germania Savings Bank Building, 379 Fulton st, 2 geared traction electric passenger elevators.

Newark, N. J.—Essex Building, Union Building Co., 5 electric passenger elevators.

#### Bonding New Concrete to Old.

By ALBERT MOYER, Assoc. Soc. C. E.

Clean off with clear water and stiff broom the surface of the old concrete. Mix 1 part commercial muriatic acid or hydrochloric acid and 4 parts water, or use Bonsit or Ransomite, mixed according to directions with hot water, make several applications one after another with a brush containing little or no metal. This will not injure the concrete as the acid does not sink to a sufficient depth before it is neutralized.

This will have the effect of removing the cement from the top surface and the grain of sand or piece of stone and the other aggregates that may have been used, exposing the clean surface of these aggregates in exactly the same condition as they were before being mixed.

After applying the acid wash the surface with clear water, scrubbing with a stiff broom or brush removing all the dead particles. While the surface is still wet (and it should be thoroughly wet) apply the new concrete. Protect this new concrete by keeping it damp for at least a week. Do not let it dry out at any time during the first week.

It will be found that the new concrete will bond to the old as strongly as if both had been mixed at the same time.

#### Carrara Marble Industry

Five hundred thousand tons of marble were quarried in the Carrara district, in Italy, last year. This total included rough, worked and slate marble, valued at over \$3,000,000, and employing 17,000 laborers. The principal purchaser is the United States, 45,490 tons were exported to this country in 1909. The United Kingdom took 33,474 tons, Belgium 29,769 tons, Germany 25,759 tons, and France 20,224 tons.



# REAL ESTATE

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

## MANHATTAN AND THE BRONX.

### CONVEYANCES.

| 1910.  |           | 1909.                        |             |
|--|-----------|------------------------------|-------------|
| Aug. 26-Sept. 1, inc.                                  |           | Aug. 27-Sept. 2, inc.        |             |
| Total No. for Manhattan.....                           | 197       | Total No. for Manhattan..... | 195         |
| No. with consideration.....                            | 11        | No. with consideration.....  | 17          |
| Amount involved.....                                   | \$371,757 | Amount involved.....         | \$1,115,400 |
| Number nominal.....                                    | 186       | Number nominal.....          | 178         |
| 1910.  |           | 1909.                        |             |
| Total No. Manhattan, Jan. 1 to date.....               |           | 7,376                        |             |
| No. with consideration, Manhattan, Jan. 1 to date..... |           | 670                          |             |
| Total Amt. Manhattan, Jan. 1 to date.....              |           | \$37,820,881                 |             |

| 1910.                        |          | 1909.                        |          |
|------------------------------|----------|------------------------------|----------|
| Aug. 26-Sept. 1, inc.        |          | Aug. 27-Sept. 2, inc.        |          |
| Total No. for the Bronx..... | 109      | Total No. for the Bronx..... | 140      |
| No. with consideration.....  | 3        | No. with consideration.....  | 4        |
| Amount involved.....         | \$12,450 | Amount involved.....         | \$38,250 |
| Number nominal.....          | 106      | Number nominal.....          | 136      |

| 1910.  |                     | 1909.  |                     |
|--|---------------------|--|---------------------|
| Aug. 26-Sept. 1, inc.  |                     | Aug. 27-Sept. 2, inc.  |                     |
| Total No., The Bronx, Jan. 1 to date.....                      | 4,751               | Total No., The Bronx, Jan. 1 to date.....                      | 5,051               |
| Total Amt., The Bronx, Jan. 1 to date.....                     | \$3,877,891         | Total Amt., The Bronx, Jan. 1 to date.....                     | \$2,819,588         |
| <b>Total No. Manhattan and The Bronx, Jan. 1 to date.....</b>  | <b>12,127</b>       | <b>Total No. Manhattan and The Bronx, Jan. 1 to date.....</b>  | <b>12,713</b>       |
| <b>Total Amt. Manhattan and The Bronx, Jan. 1 to date.....</b> | <b>\$41,698,772</b> | <b>Total Amt. Manhattan and The Bronx, Jan. 1 to date.....</b> | <b>\$39,464,738</b> |
| <b>Total No. for Manhattan, for Aug.....</b>                   | <b>691</b>          | <b>Total No. for Manhattan, for Aug.....</b>                   | <b>622</b>          |
| <b>Total Amt. for Manhattan, for Aug.....</b>                  | <b>\$1,353,944</b>  | <b>Total Amt. for Manhattan, for Aug.....</b>                  | <b>\$1,592,469</b>  |
| <b>Total No. Nominal.....</b>                                  | <b>642</b>          | <b>Total No. Nominal.....</b>                                  | <b>571</b>          |
| <b>Total No. for The Bronx, for Aug.....</b>                   | <b>497</b>          | <b>Total No. for The Bronx, for Aug.....</b>                   | <b>454</b>          |
| <b>Total Amt. for The Bronx, for Aug.....</b>                  | <b>\$216,676</b>    | <b>Total Amt. for The Bronx, for Aug.....</b>                  | <b>\$157,864</b>    |
| <b>Total No. Nominal.....</b>                                  | <b>462</b>          | <b>Total No. Nominal.....</b>                                  | <b>434</b>          |

### Assessed Value Manhattan.

| 1910.  |               | 1909.  |               |
|--|---------------|--|---------------|
| Aug. 26-Sept. 1, inc.                            |               | Aug. 27-Sept. 2, inc.                            |               |
| Total No. with consideration.....                | 11            | Total No. with consideration.....                | 17            |
| Amount involved.....                             | \$371,757     | Amount involved.....                             | \$1,115,400   |
| Assessed value.....                              | \$310,200     | Assessed value.....                              | \$948,500     |
| Total No. nominal.....                           | 186           | Total No. nominal.....                           | 178           |
| Assessed value.....                              | \$6,725,500   | Assessed value.....                              | \$9,796,200   |
| Total No. with consid., from Jan. 1 to date..... | 670           | Total No. with consid., from Jan. 1 to date..... | 622           |
| Amount involved.....                             | \$37,820,881  | Amount involved.....                             | \$38,645,150  |
| Assessed value.....                              | \$32,261,200  | Assessed value.....                              | \$29,564,500  |
| Total No. nominal.....                           | 7,206         | Total No. nominal.....                           | 7,031         |
| Assessed value.....                              | \$401,244,930 | Assessed value.....                              | \$387,039,929 |

### MORTGAGES.

| 1910.  |             | 1909.   |              |
|--|-------------|---|--------------|
| Aug. 26-Sept. 1, inc.  |             | Aug. 27-Sept. 2, inc.                                 |              |
| Manhattan.   | Bronx.      | Manhattan.  | Bronx.       |
| Total number.....  | 90          | Total number.....                                     | 135          |
| Amount involved.....   | \$2,842,250 | Amount involved.....                                  | \$10,149,758 |
| No. at 6%.....   | 29          | No. at 6%.....  | 44           |
| Amount involved.....   | \$711,300   | Amount involved.....                                  | \$383,845    |
| No. at 5%.....   | 3           | No. at 5%.....  | 11           |
| Amount involved.....   | \$30,000    | Amount involved.....                                  | \$68,000     |
| No. at 5%.....   | 35          | No. at 5%.....  | 44           |
| Amount involved.....   | \$1,205,450 | Amount involved.....                                  | \$440,218    |
| No. at 4%.....   | 4           | No. at 4%.....  | 8            |
| Amount involved.....   | \$331,750   | Amount involved.....                                  | \$110,750    |
| No. at 4%.....   | 1           | No. at 4%.....  | 2            |
| Amount involved.....   | \$1,000     | Amount involved.....                                  | \$3,490,000  |
| No. with interest not given.....                               | 18          | No. with interest not given.....                      | 33           |
| Amount involved.....   | \$562,750   | Amount involved.....                                  | \$122,100    |
| No. above to Bank, Trust and Insurance Companies.....          | 19          | No. above to Bank, Trust and Insurance Companies..... | 18           |
| Amount involved.....   | \$828,000   | Amount involved.....                                  | \$318,500    |
| 1910.  |             | 1909.   |              |
| Total No., Manhattan, Jan. 1 to date.....                      |             | 5,934   |              |
| Total Amt., Manhattan, Jan. 1 to date.....                     |             | \$221,104,300   |              |
| Total No., The Bronx, Jan. 1 to date.....                      |             | 4,653   |              |
| Total Amt., The Bronx, Jan. 1 to date.....                     |             | \$44,680,359  |              |
| <b>Total No., Manhattan and The Bronx, Jan. 1 to date.....</b> |             | <b>10,587</b>   |              |
| <b>Total Amt. Manhattan and The Bronx, Jan. 1 to date.....</b> |             | <b>\$265,784,659</b>                                  |              |
| <b>Total No. for Manhattan, for Aug.....</b>                   |             | <b>425</b>  |              |
| <b>Total Amt. for Manhattan, for Aug.....</b>                  |             | <b>\$12,343,981</b>                                   |              |
| <b>Total No. for The Bronx, for Aug.....</b>                   |             | <b>403</b>  |              |
| <b>Total Amt. for The Bronx, for Aug.....</b>                  |             | <b>\$3,474,922</b>                                    |              |

### EXTENDED MORTGAGES.

| 1910.   |           | 1909.   |          |
|---|-----------|---|----------|
| Aug. 26-Sept. 1, inc.                                 |           | Aug. 27-Sept. 2, inc.                                 |          |
| Manhattan.  | Bronx.    | Manhattan.  | Bronx.   |
| Total number.....                                     | 27        | Total number.....                                     | 2        |
| Amount involved.....                                  | \$713,000 | Amount involved.....                                  | \$16,000 |
| No. at 6%.....  | 3         | No. at 6%.....  | 1        |
| Amount involved.....                                  | \$23,500  | Amount involved.....                                  | \$10,000 |
| No. at 5%.....  | 2         | No. at 5%.....  | 2        |
| Amount involved.....                                  | \$54,000  | Amount involved.....                                  | \$53,000 |
| No. at 5%.....  | 11        | No. at 5%.....  | 4        |
| Amount involved.....                                  | \$252,500 | Amount involved.....                                  | \$61,000 |
| No. at 4%.....  | 1         | No. at 4%.....  | 1        |
| Amount involved.....                                  | \$1,800   | Amount involved.....                                  | \$30,000 |
| No. at 4%.....  | 11        | No. at 4%.....  | 1        |
| Amount involved.....                                  | \$383,000 | Amount involved.....                                  | \$30,000 |
| No. at 4%.....  | 3         | No. at 4%.....  | 2        |
| Amount involved.....                                  | \$10,160  | Amount involved.....                                  | \$21,500 |
| No. with interest not given.....                      | 3         | No. with interest not given.....                      | 1        |
| Amount involved.....                                  | \$10,160  | Amount involved.....                                  | \$6,000  |
| No. above to Bank, Trust and Insurance Companies..... | 11        | No. above to Bank, Trust and Insurance Companies..... | 2        |
| Amount involved.....                                  | \$527,000 | Amount involved.....                                  | \$56,500 |

| 1910.  |                     | 1909.  |                     |
|--|---------------------|--|---------------------|
| Aug. 26-Sept. 1, inc.  |                     | Aug. 27-Sept. 2, inc.  |                     |
| Total No., Manhattan, Jan. 1 to date.....                      | 1,659               | Total No., Manhattan, Jan. 1 to date.....                      | 1,271               |
| Total Amt., Manhattan, Jan. 1 to date.....                     | \$70,996,209        | Total Amt., Manhattan, Jan. 1 to date.....                     | \$57,603,857        |
| Total No., The Bronx, Jan. 1 to date.....                      | 430                 | Total No., The Bronx, Jan. 1 to date.....                      | 395                 |
| Total Amt., The Bronx, Jan. 1 to date.....                     | \$5,546,450         | Total Amt., The Bronx, Jan. 1 to date.....                     | \$3,180,185         |
| <b>Total No., Manhattan and The Bronx, Jan. 1 to date.....</b> | <b>2,089</b>        | <b>Total No., Manhattan and The Bronx, Jan. 1 to date.....</b> | <b>1,666</b>        |
| <b>Total Amt. Manhattan and The Bronx, Jan. 1 to date.....</b> | <b>\$76,542,659</b> | <b>Total Amt. Manhattan and The Bronx, Jan. 1 to date.....</b> | <b>\$60,784,042</b> |

### Total No. for Manhattan, for Aug.

|                                    |             |                                    |             |
|------------------------------------|-------------|------------------------------------|-------------|
| Total No. for Manhattan, for Aug.  | 153         | Total No. for Manhattan, for Aug.  | 88          |
| Total Amt. for Manhattan, for Aug. | \$4,968,915 | Total Amt. for Manhattan, for Aug. | \$7,014,592 |
| Total No. for The Bronx, for Aug.  | 48          | Total No. for The Bronx, for Aug.  | 27          |
| Total Amt. for The Bronx, for Aug. | \$609,510   | Total Amt. for The Bronx, for Aug. | \$168,300   |

### PROJECTED BUILDINGS.

| 1910.                              |                      | 1909.                              |                      |
|------------------------------------|----------------------|------------------------------------|----------------------|
| Aug. 27-Sept. 2, inc.              |                      | Aug. 28-Sept. 3, inc.              |                      |
| Total No. New Buildings:           |                      | Total No. New Buildings:           |                      |
| Manhattan.....                     | 19                   | Manhattan.....                     | 9                    |
| The Bronx.....                     | 35                   | The Bronx.....                     | 22                   |
| Grand total.....                   | 54                   | Grand total.....                   | 31                   |
| Total Amt. New Buildings:          |                      | Total Amt. New Buildings:          |                      |
| Manhattan.....                     | \$2,477,400          | Manhattan.....                     | \$889,582            |
| The Bronx.....                     | 769,720              | The Bronx.....                     | 340,500              |
| Grand total.....                   | \$3,247,120          | Grand total.....                   | \$1,230,082          |
| Total Amt. Alterations:            |                      | Total Amt. Alterations:            |                      |
| Manhattan.....                     | \$147,525            | Manhattan.....                     | \$150,895            |
| The Bronx.....                     | 10,650               | The Bronx.....                     | 19,100               |
| Grand total.....                   | \$158,175            | Grand total.....                   | \$169,995            |
| Total No. of New Buildings:        |                      | Total No. of New Buildings:        |                      |
| Manhattan, Jan. 1 to date.....     | 631                  | Manhattan, Jan. 1 to date.....     | 763                  |
| The Bronx, Jan. 1 to date.....     | 1,289                | The Bronx, Jan. 1 to date.....     | 1,717                |
| <b>Mhntn-Bronx, Jan. 1 to date</b> | <b>1,920</b>         | <b>Mhntn-Bronx, Jan. 1 to date</b> | <b>2,480</b>         |
| Total Amt. New Buildings:          |                      | Total Amt. New Buildings:          |                      |
| Manhattan, Jan. 1 to date.....     | \$78,620,755         | Manhattan, Jan. 1 to date.....     | \$102,320,997        |
| The Bronx, Jan. 1 to date.....     | 27,419,840           | The Bronx, Jan. 1 to date.....     | 27,771,160           |
| <b>Mhntn-Bronx, Jan. 1 to date</b> | <b>\$106,040,595</b> | <b>Mhntn-Bronx, Jan. 1 to date</b> | <b>\$130,092,157</b> |
| Total Amt. Alterations:            |                      | Total Amt. Alterations:            |                      |
| Mhntn-Bronx, Jan. 1 to date        | \$10,318,981         | Mhntn-Bronx, Jan. 1 to date        | \$10,646,834         |
| <b>Total No. New Bldgs., Man-</b>  | <b>56</b>            | <b>Total No. New Bldgs., Man-</b>  | <b>39</b>            |
| <b>hattan, for Aug.....</b>        | <b>\$7,079,035</b>   | <b>hattan, for Aug.....</b>        | <b>\$5,892,332</b>   |
| <b>Total No. New Bldgs., The</b>   | <b>135</b>           | <b>Total No. New Bldgs., The</b>   | <b>146</b>           |
| <b>Bronx, for Aug.....</b>         | <b>2,994,620</b>     | <b>Bronx, for Aug.....</b>         | <b>\$2,288,675</b>   |

### BROOKLYN.

#### CONVEYANCES.

| 1910.   |                     | 1909.   |                    |
|---|---------------------|---|--------------------|
| Aug. 25 to 31, inc.                                     |                     | Aug. 26-Sept. 1, inc.                                   |                    |
| Total number.....                                       | 369                 | Total number.....                                       | 458                |
| No. with consideration.....                             | 20                  | No. with consideration.....                             | 17                 |
| Amount involved.....                                    | \$151,570           | Amount involved.....                                    | \$119,790          |
| Number nominal.....                                     | 349                 | Number nominal.....                                     | 441                |
| <b>Total number of conveyances, Jan. 1 to date.....</b> | <b>18,317</b>       | <b>Total number of conveyances, Jan. 1 to date.....</b> | <b>19,611</b>      |
| <b>Total amount of conveyances, Jan. 1 to date.....</b> | <b>\$10,555,623</b> | <b>Total amount of conveyances, Jan. 1 to date.....</b> | <b>\$9,633,028</b> |
| <b>Total No. of Conveyances for Aug.....</b>            | <b>1,950</b>        | <b>Total No. of Conveyances for Aug.....</b>            | <b>2,021</b>       |
| <b>Total Amt. of Conveyances for Aug.....</b>           | <b>\$1,005,482</b>  | <b>Total Amt. of Conveyances for Aug.....</b>           | <b>\$1,162,393</b> |
| <b>Total No. of Nominal Conveyances for Aug.....</b>    | <b>1,835</b>        | <b>Total No. of Nominal Conveyances for Aug.....</b>    | <b>1,898</b>       |

#### MORTGAGES.

|   |                     |   |                     |
|---|---------------------|---|---------------------|
| Total number.....                                     | 330                 | Total number.....                                     | 511                 |
| Amount involved.....                                  | \$1,193,246         | Amount involved.....                                  | \$1,719,604         |
| No. at 7%.....  | 193                 | No. at 7%.....  | 262                 |
| Amount involved.....                                  | \$567,878           | Amount involved.....                                  | \$789,630           |
| No. at 5%.....  | 48                  | No. at 5%.....  | 45                  |
| Amount involved.....                                  | \$185,500           | Amount involved.....                                  | \$179,620           |
| No. at 5%.....  | 51                  | No. at 5%.....  | 186                 |
| Amount involved.....                                  | \$268,401           | Amount involved.....                                  | \$754,024           |
| No. at 4%.....  | 3                   | No. at 4%.....  | 3                   |
| Amount involved.....                                  | \$67,500            | Amount involved.....                                  | 2                   |
| No. at 4%.....  | 2                   | No. at 4%.....  | 3,800               |
| Amount involved.....                                  | \$3,800             | Amount involved.....                                  | 83                  |
| No. at 2%.....  | 100,667             | No. at 2%.....  | 18                  |
| Amount involved.....                                  | \$48,830            | Amount involved.....                                  | 17,378              |
| <b>Total number of Mortgages, Jan. 1 to date.....</b> | <b>17,378</b>       | <b>Total number of Mortgages, Jan. 1 to date.....</b> | <b>18,121</b>       |
| <b>Total amount of Mortgages, Jan. 1 to date.....</b> | <b>\$82,275,541</b> | <b>Total amount of Mortgages, Jan. 1 to date.....</b> | <b>\$77,126,362</b> |
| <b>Total No. of Mortgages for Aug.....</b>            | <b>1,777</b>        | <b>Total No. of Mortgages for Aug.....</b>            | <b>2,030</b>        |
| <b>Total Amt. of Mortgages for Aug.....</b>           | <b>\$6,287,452</b>  | <b>Total Amt. of Mortgages for Aug.....</b>           | <b>\$8,032,789</b>  |

### PROJECTED BUILDINGS.

| 1910.   |                     | 1909.   |                     |
|---|---------------------|---|---------------------|
| Aug. 26-Sept. 1, inc.                                   |                     | Aug. 27-Sept. 2, inc.                                   |                     |
| No. of New Buildings.....                               | 108                 | No. of New Buildings.....                               | 169                 |
| Estimated cost.....                                     | \$809,945           | Estimated cost.....                                     | \$1,122,785         |
| Total Amount of Alterations.....                        | \$58,435            | Total Amount of Alterations.....                        | \$101,072           |
| <b>Total No. of New Buildings, Jan. 1 to date.....</b>  | <b>4,171</b>        | <b>Total No. of New Buildings, Jan. 1 to date.....</b>  | <b>7,310</b>        |
| <b>Total Amt. of New Buildings, Jan. 1 to date.....</b> | <b>\$25,597,769</b> | <b>Total Amt. of New Buildings, Jan. 1 to date.....</b> | <b>\$40,860,346</b> |
| <b>Total Amount of Alteration, Jan. 1 to date.....</b>  | <b>\$3,146,686</b>  | <b>Total Amount of Alteration, Jan. 1 to date.....</b>  | <b>\$3,227,035</b>  |
| <b>Total No. of New Bldgs. for Aug.....</b>             | <b>376</b>          | <b>Total No. of New Bldgs. for Aug.....</b>             | <b>1,439</b>        |
| <b>Total Amt. of New Bldgs. for Aug.....</b>            | <b>\$2,195,537</b>  | <b>Total Amt. of New Bldgs. for Aug.....</b>            | <b>\$7,320,325</b>  |

### QUEENS.

#### PROJECTED BUILDINGS.

| 1910.   |                     | 1909.   |                     |
|---|---------------------|---|---------------------|
| Aug. 26-Sept. 1, inc.                                   |                     | Aug. 27-Sept. 2, inc.                                   |                     |
| No. of New Buildings.....                               | 70                  | No. of New Buildings.....                               | 91                  |
| Estimated cost.....                                     | \$146,425           | Estimated cost.....                                     | \$381,925           |
| Total Amount of Alterations.....                        | \$9,995             | Total Amount of Alterations.....                        | \$8,487             |
| <b>Total No. of New Buildings, Jan. 1 to date.....</b>  | <b>2,827</b>        | <b>Total No. of New Buildings, Jan. 1 to date.....</b>  | <b>3,147</b>        |
| <b>Total Amt. of New Buildings, Jan. 1 to date.....</b> | <b>\$10,901,185</b> | <b>Total Amt. of New Buildings, Jan. 1 to date.....</b> | <b>\$12,268,370</b> |
| <b>Total Amount of Alterations, Jan. 1 to date.....</b> | <b>\$504,391</b>    | <b>Total Amount of Alterations, Jan. 1 to date.....</b> | <b>\$466,334</b>    |
| <b>Total No. of New Buildings for Aug.....</b>          | <b>337</b>          | <b>Total No. of New Buildings for Aug.....</b>          | <b>274</b>          |
| <b>Total Amount of New Buildings for Aug.....</b>       | <b>\$1,334,510</b>  | <b>Total Amount of New Buildings for Aug.....</b>       | <b>\$1,045,575</b>  |



## THE WEEK,

### Contracts for Subway Construction Advertised—Unfair Congestion Talk.

At last the announcement inviting bids for the construction of the Tri-Borough route has been made. By advertising the contracts the Public Service Commission has taken the first real step towards carrying out its often expressed intention to relieve the traffic congestion by building new subways. The question whether the present subways should have been extended in preference to building the new Broadway-Lexington route is, in view of the action of President Willcox and a majority of his board, no longer pertinent. The choice between the new routes and the extension of the Interborough line has been made and the public will accept the decision arrived at by the authorities with meek gratitude, rejoicing in the thought that something is being done to alleviate conditions which have become well-nigh insupportable.

The action which set in motion the work for the new subways was taken last Thursday, following the approval of the form of contracts by Corporation Counsel Watson. Commissioner Bassett is the only member of the Public Service Commission who is opposed to the plans "because the interior of the proposed new subway is about two feet higher and seven feet wider than the Interborough system. This would involve an increased cost of at least 30 per cent. per mile." He also opposed a five-cent fare to Coney Island.

The realization of the second subway system will cause renewed activity on the part of speculators and builders in sections traversed by the new routes. Although the new project has been discounted to a certain extent, the value of real estate affected by this week's action of the Public Service Commission has not increased materially and owners of property situated on the proposed route are still awaiting the boom incident to new transit facilities.

The daily papers announced that \$125,000,000 will be expended on the construction of the Tri-Borough route. In the first feeling of satisfaction they overlooked the fact that the Commission has limited the bids for construction with public money to the Broadway-Lexington section and the Canal st spur in Manhattan, and the Broadway-Lafayette section in Brooklyn. The extension of the Fourth av route in Brooklyn to Fort Hamilton and to Coney Island as well as the extensions of the Tri-Borough route to the Bronx at public expense have been abandoned for the present, as only \$60,000,000 of municipal funds are available at this time for new subway construction. The Boroughs of Bronx and Brooklyn have been put off with a promise for next year, and to quote Mr. Willcox, we may also get extensions of the Interborough line by that time.

"The fact that the commission is proceeding with the Tri-Borough system," he said, "does not mean that it looks with disfavor on the logical extension of the present subway. In my opinion, both systems are needed, for it will be recalled that when the present subway was building and the operating contract entered into, it was believed that the maximum travel per day would be about four hundred thousand persons. Already the daily travel is over eight hundred thousand, so that if the extensions to the present system could be built in a day and facilities thus doubled, it would only keep pace with the actual increase of people carried as compared with the estimate made when the road was opened."

Bids will be opened, October 20, for

construction, equipment and operation with PRIVATE CAPITAL:

For the Broadway-Lexington avenue line, from the Battery to 128th st, in the Bronx, with "L" extensions to Pelham Bay Park and Woodlawn; for Canal st subway from Washington st to the Manhattan bridge; for Broadway-Lafayette av, Brooklyn, from the 4th av line at Ashland pl to Broadway, thence to the Williamsburg bridge, with possible connection with Centre st loop; for two extensions of the 4th av subway (Brooklyn) from 43d st to Fort Hamilton and with "L" extension to Coney Island; for the operation of the portion of the 4th av subway from Manhattan bridge to 43d st, Brooklyn, and the Centre st loop, Manhattan.

Bids will be opened, October 27, for construction with PUBLIC FUNDS:

For principal subway portions of the Broadway-Lexington av line; for the Canal st route; for the Broadway-Lafayette route (Brooklyn).

The opening of the New York Terminal of the Pennsylvania and Long Island railways next Thursday, will mark an epoch in the history of the real estate market. The new station has been an incentive to construction work unprecedented in our annals. During a period not covering more than half a decade, new trade centers have been created in the section which has taken its name from the great enterprise now completed. While not all of the numerous loft buildings and hotels erected in the Pennsylvania district are directly traceable to the new railroad station, the effect of this project on the neighboring avenues has been unmistakable. The loft construction west of Broadway, between 23d and 42d streets, while produced by the northward migration of manufacturers and wholesalers, received its impetus from the Pennsylvania terminal. The district is still in a stage of transition, although the character of the business to be carried on has been established.

Further increases of real estate values will depend on the extent of the influx of passengers and to a certain measure on the public improvements to be made by the city.

Speaking at the invitation of the Commission on Congestion in the Council Chamber of our City Hall last week, Mr. Stanley D. Ashhead, of the Liverpool University, made the statement that "the standard set by New York (in regard to new-law tenements is infinitively too low." He is considered an authority on congestion and his remarks will be quoted everywhere at full value. As he does not belong to one of our 57 varieties of professional reformers who never fail to point out the worst features of our community and forever ignore the good and admirable we possess, it cannot be presumed that his erroneous statements were made intentionally. It is therefore surprising that no correction has been forthcoming on the part of the Commission on Congestion. Does the Commission accept his statement that "natural light is out of the question in most of the rooms overlooking the areas in new-law tenements, and artificial light being used the whole day?"

Mr. Ashhead was the guest of the Commission and his address was in the hands of the secretary of this board before the lecture was delivered. It was the plain duty of the Commission to call his attention to the mistake, and if this course did not avail the blunder should have been noted. At the time the Commission was created it was believed by many that the fanaticism of some of its members would be more hurtful than helpful to the cause. Last week's incident lends color to this belief.

## ENGLAND'S LAND SYSTEM.

### It is Always a Matter of Renting or Leasing, Not Buying.

**A**N explanation of the inactivity of real estate in England is given by John H. Livingston, Jr., who publishes his observations of conditions and methods abroad in "Town and Country."

"The idea of improving some other man's property with a fine, modern office building, or even a country home, and after using it as your own for ninety-nine years, or less, returning it to the original owner's family," says Mr. Livingston, "does not appeal to the average American. In fact, except in New York City, such a thing is almost unknown in the United States. In this and many other respects, the land system in England differs from ours."

"In England it is always a matter of renting or leasing, not buying. The greater part of London and its suburbs is owned by the nobility, and it is only in a very few places that land can be bought outright. One of the features of the English Land System is that the tenant, not the owner, pays the taxes; the taxes are based on rents, not on value, and if the building is vacant the owner is not required to pay any tax whatsoever."

"A trip through London looking for an apartment will bring you in touch with hundreds which, to many Americans of my acquaintance, were most desirable, but they all needed expensive repairs. Do you get the one you want? You do if you pay for the repairs. 'Why,' asks Mr. Landlord, 'should I pay for them? You want the apartment, you need it, while I can let it stand, and though I do lose over and above what the repairs might cost, it does not cost me anything now to let it stand vacant.' There is much significance in that word 'now.' Many years ago the crown, in need of money for carrying on the wars, in consideration of a large payment from the nobility, exempted their land from further taxation."

"It is customary in England to have the tenant pay rates and taxes, repairs, etc., and many an unsuspecting American has found that after leasing a place and expecting the usual necessities, such as lighting fixtures, grates and irons for open fireplaces, etc., that such is not the custom, and he finally digs down into his own jeans and supplies the deficiency. Just imagine an American in this country contracting to lease a house, and after three years' occupancy leaving it in the condition in which he first found it. In England this is understood. It is seldom you have to pay less than \$300 for repairs, or else you have the actual work itself done to put a house or apartment in its original condition; those Americans who have tried the latter method usually promise 'Never again!' The plumber, the plasterer, the paperer, or in fact any one you employ, is bound to make you pay 'the price to Americans.'"

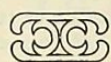
## THE WEEK'S STATISTICS.

The total number of sales in this issue is 40, of which 8 were below 59th st, 17 above, and 15 in the Bronx. The sales reported for the corresponding week last year were 37, of which 5 were below 59th st, 19 above, and 13 in the Bronx.

The total number of mortgages recorded for Manhattan this week was 90, as against 66 last week, and in the Bronx 92, as against 72 last week. The total amount was \$3,750,675, as against \$1,442,612 last week.

The amount involved in the auction sales this week was \$103,660, and since January 1, \$40,040,706. Last year the total for the week was \$473,206, and from January 1, \$40,726,014.





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## PRIVATE SALES MARKET.

### SOUTH OF 59TH STREET.

#### Buyer for Lafayette Operation.

LAFAYETTE ST.—Morris Weinstein sold the new 8-sty store and loft building on the east side of Lafayette st, extending through to Mulberry st, just south of their junction at Bleecker st. The structure has a frontage of 83.5 feet on Lafayette st and 87.7 feet on Mulberry st, the northerly and southerly lines measuring 17.9 and 33.3 feet respectively. Mr. Weinstein acquired the site in October, 1908, from the Italian mission of the Protestant Episcopal Church and erected the building from plans by Bernstein & Bernstein. Anna R. Morris, the buyer, gave in exchange 524 to 534 East 117th st, six 3-sty dwellings.

WEST ST.—Peter and Patrick McBreen, of the firm of McBreen Bros., of West 42d st and 52d st and 10th av, bought the 5-sty brick corner building, known as 354 West st, including the saloon business from Michael Regan. This property and business has not been transferred in twenty years. C. Schierloh was the broker.

## Lawyers Title Insurance & Trust Company

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The Realty Records Co., 11 East 24th Street, will pay 10 cents apiece for the following copies of the Record and Guide:

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| April 22, 1905     | June 23, 1906     | March 2, 1907     | January 30, 1909  |
| July 29, 1905      | July 14, 1906     | June 8, 1907      | September 4, 1909 |
| October 19, 1905   | July 28, 1906     | June 15, 1907     | December 18, 1909 |
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REAL ESTATE FIRM can secure the services of a practical superintendent, well trained, long experience with the best architects in the City. Address WALDO S. KELLOGG, 65 Park Ave.

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COMPANY  
REAL ESTATE-INSURANCE  
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TEL. MURRAY HILL 1600 5TH AVE. & 34TH ST.**

17TH ST.—Susan Spinne sold to John Peel 345 West 17th st, a 4-sty dwelling, on lot 22x92. Robert G. Furey was the broker.

#### Dwellings in Demand.

43D ST.—J. Arthur Fischer has sold for Harriet S. James to a client of George D. Waring the 4-sty dwelling 118 West 43d st, adjoining the Elks' new club, on lot 21.5x100.5. The property was purchased by the seller at auction last June from the estate of John R. Considine for \$58,900.

43D ST.—Herman Arns Company sold for P. H. Almer the 5-sty brick flat at 324 West 43d st, west of Eighth av and opposite the Scribner Building, to a client for investment.

54TH ST.—The Douglas Robinson-Charles S. Brown Co. sold for G. Warrington Curtis 117 West 54th st, a 3-sty stable, on lot 25x100.6.

MADISON AV.—Taylor Bros. sold for the estate of George V. Hecker 278 Madison av, a 4-sty and basement brownstone front dwelling, on lot 27x120 feet, adjoining the corner of 40th st. The property has been held at \$175,000.

8TH AV.—John T. Wall, in conjunction with John K. Moors, sold the Astor lease-

hold 725 8th av, a 4-sty tenement, on lot 25x74, for Jacob Dohrmann to Henry B. Mahler. The buyer occupies the store of the premises.

#### NORTH OF 59TH STREET.

61ST ST.—B. Flanagan & Son have sold 153 West 61st st, a 4-sty high-stoop dwelling, on lot 16.8x100.5.

66TH ST.—Emanuel Simon sold for M. Kramer 348 and 350 East 66th st, a 6-sty apartment house, on a plot 50x100.

72D ST.—Slawson & Hobbs sold for Ellen A. Slevin to a client for occupancy 119 West 72d st, a 4-sty and basement stone front dwelling on lot 20x102.2, between Columbus and Amsterdam avs. A number of houses on the block have been altered for business occupancy, and several others are to be turned over to trade.

84TH ST.—F. Dornberger Realty Co. sold for Mrs. N. Trumbull to M. Kann the front and rear buildings on a lot 21.3x102, known as No. 147 East 84th st.

85TH ST.—W. H. Archibald sold for the Stronghold Realty Co. 122 West 85th st, a 4-sty dwelling, on lot 18.6x122.2.

88TH ST.—Lauter & Blackner sold for Bella Klein 404 East 88th st, a 4-sty double flat, on plot 26x100.



90TH ST.—Robert Rankin sold his residence at 38 W 90th st, a 3-sty and basement stone front dwelling, on lot 20x100.8, between Central Park West and Columbus av.

91ST ST.—Emanuel Simon sold for George Mundorff 162 East 91st st, a 5-sty flat, on a lot 33.4x100.5.

#### Sale of a Bloomingdale Dwelling.

104TH ST.—Charles S. Kohler sold for the estate of David Christie 251 West 104th st, a 3½-sty brownstone front dwelling, on lot 18.6x100, to William B. Ellison.

118TH ST.—Julius Scott sold for Lydia Lange of Hamburg, Germany, to a client, the 3-sty and basement, brownstone, box stoop dwelling, 128 West 118th st, 20x100, and also resold the same.

130TH ST.—The Gross & Gross Co. sold for Emma Godwin the plot, 50x99.11, on the north side of 130th st, 125 feet east of 12th av. The purchaser is Frederick F. Sampson, who recently acquired adjoining property through the same brokers and now controls a plot 75x200 running through from 130th to 131st st.

BUENA VISTA AV.—A. M. Bendheim sold to Henry Degenhardt the plot of six lots at the northeast corner of Buena Vista av and 179th st. The property has a frontage of 100 feet on the avenue and 147 feet on the street, and Mr. Degenhardt will improve the site with a 6-sty elevator apartment house.

CONVENT AV.—The E. M. K. Construction Company (Emanuel M. Krulwich, president), sold the 6-sty elevator apartment house known as Emsworth hall, on plot 99.11x100, at the southeast corner of Convent av and 149th st. The property had been held at \$275,000 and is fully rented. The buyer is Michael Heumann, former proprietor of the Harlem casino, who will hold the property as an investment.

MANHATTAN AV.—Theodore Ortmann sold for Samuel Lederer the 5-sty double flat, on a lot 27x100, at 23 Manhattan av.

VERMILYEA AV.—Henry Degenhardt sold the plot, 100x150, on the west side of Vermilyea av, 150 feet south of Academy st. The purchaser is A. M. Bendheim. James McComb was the broker.

WEST END AV.—The McVickar-Gallard Realty Co. sold for Janet E. Patterson to a client of Mooyer & Marston 895 West End av, between 103d and 104th sts, a 3-sty dwelling on lot 20x82.

WEST END AV.—F. R. Wood & Co. sold to Jack Norworth, the actor, for Herman Runkel 624 West End av, a 3½-sty dwelling, on lot 19x100, between 90th and 91st sts. Mr. Norworth has occupied the house under lease, having secured it through the same brokers about a year ago.

#### BRONX.

142D ST.—Rose Greenberg sold the plot, 44x100, on the north side of 142d st, 100 feet east of Concord av, for improvement.

161ST ST.—Lauter & Blackner and I. Trattner sold for Philip Frudenmacher the 4-sty triple flat at the southeast corner of 161st st and Cauldwell av, on lot 27x100, to a client for investment.

#### In the Tremont Section.

173D ST.—Edward Polak sold for Louis E. Kleban to a Mr. Hillion the 2-sty frame dwelling, on a plot 50x100, on the south side of 173d st, 100 feet east of Park av.

BOSTON ROAD.—The Minuit Realty Co. sold the 6-sty apartment house 1051 Boston road, near 165th st. The structure occupies a plot 71.9x117.8x67.9x116.6 and was acquired by the sellers last June.

BRYANT AV.—Charles S. Kohler sold for Francis J. O'Neil 1217 Bryant av, a 2-sty frame dwelling, on lot 20x100.

CAULDWELL AV.—Eugene J. Busher sold for Daniel Papay the northeast cor-

ner of Cauldwell av and East 164th st, 3-sty private residence and stable on lot 25x120; to a client who will occupy same for his residence as soon as alterations are completed.

COURTLANDT AV.—Andrew Hally sold for a Mr. Paolillo the 5-sty new-law apartment house at 765 and 767 Courtlandt av. The purchaser gives in exchange the following: a 2-family frame dwelling at 2048 Blackrock av, Unionport; a 2-family frame dwelling at 2127 and 2129 Blackrock av, Unionport; a 1-family frame dwelling at north side Barnes av, near Van Nest av, and a 2-family house at the corner of Barnes and Van Nest avs, Van Nest.

CROTONA AV.—John A. Steinmetz sold for Charles Goode 2166 Crotona av, a 3-family house, on lot 25x100, to Albert Adabody.

GRAND AV.—Ernst & Cahn sold for Mary J. Martin 2540 Grand av, a 2-sty dwelling, on plot 50x100.

HONEYWELL AV.—The Wingut estate sold the 2-family house 2086 Honeywell av, on plot 25x100.

HOE AV.—The Frank L. Fisher Co. sold for John Staab the 3-family house, on lot 25x100, on Hoe av, 75 feet east of Jennings av.

SOUTHERN BOULEVARD. — Tillie Frank has sold the plot 200x100 on the west side of Southern boulevard, 125 feet south of 173d st, to the Herman & Weissman Construction Co., through Alexander Selkin. This property was acquired by the present seller last May from the estate of Leo Hutter. The buyers will erect immediately on the site five 5-sty 40-foot apartment houses with accommodations for five families on a floor.

TINTON AV.—The plot 27x135, on the west side of Tinton av, 240 feet north of 161st st, has been sold by Lauter & Blackner and J. Trattner, for Henry Gundlach, to a builder for immediate improvement.

TYNDALL AV.—The plot 45x100, at the southeast corner of Tyndall av and 259th st, has been sold for Adolph Hohle by Lauter & Blackner and Bauer & Co.

UNION AV.—Kurz & Uren sold for Mrs. Bertha Sheer 668 Union av, a 5-sty new-law house, on plot 38.6x95, near 152d st.

#### LEASES.

Frederick Fox & Co. leased for the Manufacturers Building Co. the entire 5th floor in the Peter Cooper Building to the Nathan Krauskopf Co. and the American Co. The lease is for a long term.

Duross Co. leased for the Hanover Lunch Co. to John H. Little the 7th and 8th lofts of 426 West 14th st, for a term of three years; for Charles P. Faber the 3d loft of 10 West 18th st, containing 3,000 square feet.

Kennelly & Co. have leased to a client for occupancy 57 West 93d st, 3-sty and basement brick private dwelling; also in conjunction with Moore & Schute 550 West 149th st, 3-sty and basement private dwelling.

Charles S. Kohler leased for Dr. John J. Moorhead the 3-sty Queen Anne dwelling northwest corner 104th st and Manhattan av, known as No. 101 Manhattan av, to Mr. H. F. Fisher; also leased for Chas. L. Goddard the 3-sty Queen Anne dwelling No. 109 Manhattan av to Mrs. Sarah Cook.

H. M. Weill Co. leased the store at 200 West 34th st, adjoining the corner of 7th av, for D. A. Schulte, Inc., to Jackson's Shop for Men, who will occupy this store as a branch of their store at No. 211 6th av; also leased 222 West 37th st, 3-sty and basement dwelling, for Nathan Weiss to Emile Merkett.

M. & L. Hess leased for Criterion Construction Co. the 10th loft at 114-120 West 26th st to Goodman & Baum. For Charles

I. Weinstein Realty Co. the 1st loft at 130 West 26th st to Metropolitan Electric Protective Co., and for Stanton & Hopkins, attorneys, the 1st loft at 743 Broadway to Nathan Trivers & Brothers.

Goodwin & Goodwin leased for Samuel Weill the 4-sty private dwelling at the northeast corner of 121st st and Lenox av to Madame Bulkin Arenberg for a term of three years; for a term of five years for Jacob & Mary Shradly the 4-sty private residence at 25 West 120th st; for the Tamsen estate the 4-sty private residence at 208 Lenox av to Dr. A. G. Allan for a term of five years.

Worthington Whitehouse has leased for J. & J. Slater to Phong Fat & Co. wholesale and retail importers of Oriental ware for a period of years the store and basement and sub-basement in the Townsend Building, 1125 Broadway, formerly occupied by The American Specialty Co. and having a street frontage of 30 feet. On completion of extensive alterations they will occupy the same.

M. & L. Hess have leased for M. L. & C. Ernst the 8th loft at No. 11 West 20th st to Vienna Novelty Co; for estate of Guy Witthaus the 8th loft at No. 15 West 4th st to Ohlbaum Brothers; for Robert Burns Realty Co. the 11th loft at No. 67 Irving pl to Stadler Photographing Co; for M. L. & C. Ernst the 6th loft at No. 4 West 16th st to London Waist & Dress Co., and for Fullerton Electric Co. part of store and basement at 109-115 West 26th st.

#### REAL ESTATE NOTES.

H. M. Weill Co. state that Patrick J. Ryan is no longer in their employ.

There being so many inquiries for the exact tax rate for 1910, we print the same. For Manhattan and the Bronx, 1.75790; for Brooklyn, 1.81499; for Queens, 1.81079; for Richmond, 1.87501.

John R. Drexel is the buyer of 11 East 54th st, sold some weeks ago, and which rumor credited William Rockefeller as being the buyer. Mr. Drexel owns 13 and 15 adjoining which he purchased in 1902.

Julius Scott has been appointed agent for the 6-sty elevator apartment house, 100x100, known as the "Hudson Grant View," at 126 Claremont av, adjoining the (new) Musical Institute, corner of 122d st, and facing Grant's Tomb.

William A. White & Sons have secured for Highwood Realty Co. from the Title Insurance Co. of New York two loans of \$140,000 each, covering premises on the south side of 157th st, east of Broadway. These properties have been recently improved with two 6-sty elevator apartments.

Frederick Zittel & Sons have secured for Paterno Brothers from the Title Insurance Co. a loan of \$300,000, covering premises at the southeast corner of Riverside Drive and 116th st. Paterno Brothers have just improved the opposite corner with a similar high-class fireproof apartment.

Sidney Harris Jones, a real estate broker at 950 Anderson av, High Bridge, a brother of former Building Superintendent Joseph Harris Jones, of the Bronx, was drowned in a pond at Old Town, Maine, last Saturday afternoon. His son, Sidney Harris Jones, Jr., was drowned at the same time. Mr. Jones and his son were fishing from a canoe when the boat capsized. The father was a strong swimmer, but the ice-cold water benumbed him and he was unable to hold up his son. Several guides were swimming to his assistance when Mr. Jones was seen to sink and did not reappear again. Mrs. Jones, who witnessed the drownings from the shore, collapsed. The bodies were brought home on Monday.



# HOUSING PROBLEM SOLVED IN BIRMINGHAM.

**Bournville Village Trust Has Evoked Wide spread Interest—Successful Suburb for Workingmen.**

TO get people away from the crowded portions of the cities, well laid out suburbs with the best possible means of transit to the manufacturing and business centres have been established in European countries; of these the "Bournville Village Trust," near Birmingham, is one of the most successful schemes. The founder, George Cadbury, stated in the deed by which he established the Trust, that he was desirous of alleviating the evils which arise from the unsanitary and insufficient accommodation supplied to large numbers of the working classes, and of securing to workers in factories some of the advantages of outdoor village life, with opportunities for the natural and healthful occupation of cultivating the soil. The object is declared to be the amelioration of the condition of the working-class and laboring population in and around Birmingham, and elsewhere in Great Britain, by the provision of improved dwellings, with gardens and open spaces to be enjoyed therewith.

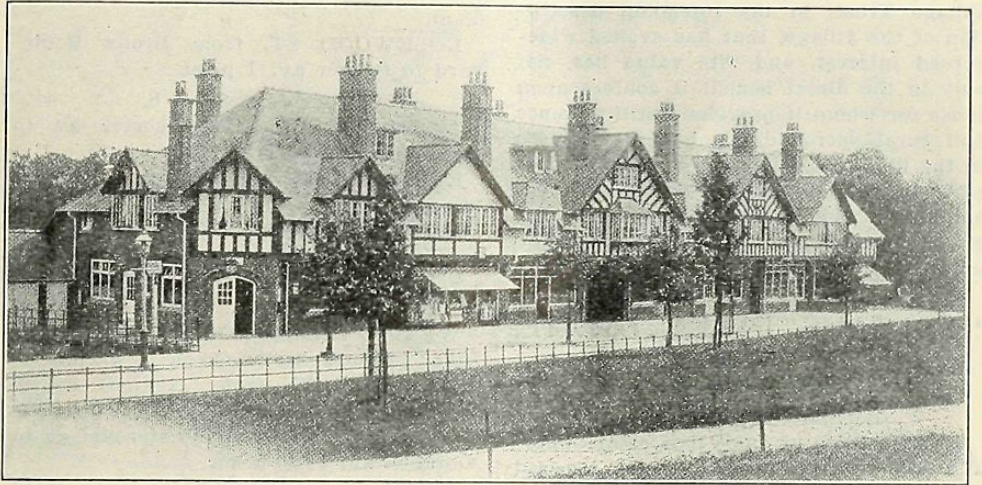
The problem to be faced in Birmingham was the same as in all other large manufacturing centres. Population overcrowded in houses; houses overcrowded on land; streets and houses in many cases in an unsanitary condition. These facts were open to all, but Mr. Cadbury was specially impressed with them through his intercourse with the workingmen of Birmingham. As an employer of a large number of people and as a teacher of a largely attended Bible Class he found himself in direct contact with the housing problem.

The most hopeful solution that presented itself was to give an opportunity for people to remove from the crowded city and settle amid the wholesome surroundings of the country. To carry out his project every precaution was taken to avoid a repetition of the evils which he sought to remedy. There must be no crowding either of cottages on the land,

covenants in the leases to secure the accomplishment of the purpose of the lessor. To assist those who wished to avail themselves of this opportunity, but had not sufficient capital, mortgages were granted on the property and money advanced on most favorable terms. To those who paid less than 2½ per cent. those who paid less than half the cost of the house, 3 per cent. was charged; and to those who paid half or more, the rate was 2½ per cent. In this way about 140 cottages were sold.

The property is administered by trustees, the income, whether from rents or any other source, is employed in laying out the estate, building houses and pur-

as healthful. Where possible the timber has been preserved, and a large number of young trees have also been planted. The cottages are semi-detached, or in blocks of three or four. Long, straggling extensions at the back have been avoided, the houses being remarkably compact, and the architects have endeavored to avoid monotony by introducing great variety of treatment. There are about six houses to the acre. The majority of the houses have two sitting rooms, a kitchen and three bedrooms. There are others with one large living-room instead of two smaller ones, and a few with only two bedrooms. There are also some houses of a larger type. Several of the houses



A STREET IN BOURNVILLE.

chasing other estates, to be developed in the same way as Bournville.

The following are some of the modes suggested for applying the Trust property: "The provision, erection, adaptation, or improvement of buildings, and the acquisition of land in any part of Great Britain," such buildings to be used as dwellings for the laboring and working classes. "It is the desire of the founder that, so far as possible, such dwellings may occupy about one-fourth part of the sites on which they are respectively erected, the remaining portions to be used as gardens or open spaces in connection with such dwellings," and the founder desires that the rents may, "if practicable, be fixed on such basis as to make them accessible to persons of the laboring and working classes, whom it is his desire to attract from the crowded and unsanitary tenements which they now inhabit, without, however, placing them in the position of being recipients of a bounty." Subject to a clause, which relates to the sale of alcoholic drinks, any part of the property may be used for shops or factories, but the founder suggests "that no such factories shall occupy in area more than one-fifteenth part of the total area of the estate on which they may be built."

The trustees are empowered to make arrangements with railways and other companies for cheap means of transit. They may lease land, develop it and prepare it for building, borrow money, invest funds, give land, or erect buildings for places of worship, hospitals, schools, technical institutes, libraries, gymnasiums, laundries, baths and kindred objects. But all "such schools and institutions which the trustees may build must be so organized as carefully to exclude sectarian influences, and so conducted as to avoid denominational jealousy."

Care has been taken in laying-out the village that it shall be picturesque as well

have bath-rooms, with hot and cold water. In others the bath is in the kitchen, either sunk in the floor and covered with a trap door, or set at the side of the room, and fitted with a lid, so as to form a table, or arranged so as to work on a hinge and shut up into a cabinet. The last—known as the Cabinet Bath—has so far proved decidedly the most satisfactory.

The cheapest houses are let at \$1.10 per week and the largest houses, which contain stores, are let at \$1.95 per week. Water rates and sewer taxes are paid by the tenants.

The average plot contains 600 square yards. The gardens are laid out by the estate gardeners, so that the tenant finds his garden already prepared, instead of having to begin by breaking up uncultivated land. Lines of fruit trees—pear, apple, plum—are planted, and these, besides yielding a good supply of fruit, form a pleasant screen between the gardens. A trained gardener, with a staff of men, is in charge of the gardening department, and is always glad to give whatever information and advice may be required. There are two gardening classes for boys and young men, the pupils taking a keen interest in their work. The roads are 42 feet wide, and are planted with trees. The houses are set back at least 20 feet from the roads, so that there is a space of 82 feet from house front to house front. In addition to the ample gardens, care has been taken to preserve open spaces, and there is a village green, a small wood, known as "Camp Wood."

Building is going steadily forward year after year, and there are now 681 houses in the village. Outside the Trust property, but immediately adjoining it, are 38 houses belonging to the "Alms House Trust," and 22 houses belonging to Messrs. Cadbury Bros., which are always included under the name Bournville. Taking all together there are 741



A TYPE OF DWELLING.

or of people in the cottages. Each house must have a good-sized garden; no building must occupy more than about one-fourth part of the site on which it is erected; the roads must be wide and tree bordered, and about one-tenth of the land, in addition to roads and gardens, must be reserved for parks and recreation grounds. On these lines the Village of Bournville was rapidly brought into existence, nearly 200 houses being built in one year.

Mr. Cadbury's first intention had been to sell the sites and cottages outright. It was, however, found that this would be open to many objections, the chief being the difficulty of insuring that the property thus sold would be administered by the new owners in harmony with the motives and wishes which inspired the vendor. The plan was, therefore, not carried into effect. Instead, it was decided to sell the houses and land on leases of 999 years, charging ground rent, and inserting



houses, with a population of 3,520. The village is still young, but the following facts may be noted regarding it. There is a great demand for houses, and tenants rarely leave unless they are removing from the district altogether. New houses are usually let long before they are completed.

In a report issued in 1906 by the Housing Committee of the Birmingham City Council the following reference to Bournville occurs: "This . . . shows that the proposal to plan out suburban areas in order to secure their proper development is not only a common-sense suggestion, but has actually been successfully carried out within a very few miles of Birmingham itself. The plan fairly indicates what a healthy suburban district should be like."

The founder of Bournville describes his scheme as a "small contribution toward the solution of a great problem." It is certainly a contribution, says John H. Barlow, the secretary of the Bournville Village Trust, in the foregoing description of the village, that has evoked widespread interest, and "its value lies, not only in the direct benefit it confers upon those for whom it provides healthy homes and rural surroundings, but much more in the illustration it gives of what is possible in this direction. Should the example be widely followed, the solution of the housing problem will be brought appreciably nearer."

## "CON GAME" IN REAL ESTATE.

### Giving Away Long Island Lots Gets Schemers into Trouble.

A NUMBER of fake real estate operators have recently been exposed and arrested by employees of the Federal Government. Postal inspectors in New York and Philadelphia who have investigated the methods of these operators state that men who formerly made their living by selling green goods and the stock of fake mining companies have turned their attention to real estate. It is a much more lucrative proposition to sell or "give away" through puzzle contests or similar bunco games a lot than the old wild-cat mining swindle.

The first conviction of fake real estate operators took place in Brooklyn. Charles McCarthy and Albert P. Stewart bought 194 acres of land on the south shore of Long Island, near Westhampton, at about \$25 an acre. They divided this tract into 2,200 lots, each 25x100 feet, made a map showing streets and avenues and offered their lots to guileless buyers. Through the puzzle game they got the names of persons who seemed likely to "bite." When a solution to their puzzle, which was a jumbling of the letters in "Westhampton Park," came in, the solver of the puzzle was informed by mail that he had been awarded a lot, and was asked to send \$6 to cover up the cost of drawing up and recording the deed. Then the recipient of the lot was persuaded to buy the adjoining lot for \$50. If this scheme had not been stopped before all the land was disposed of, the promoters would have "given away" six lots to each acre for \$6 a lot and sold six for \$50 a lot, netting for each acre \$336. The cost having been in all about \$30 an acre, the profit would have been \$306 an acre, or \$59,564 for the tract.

A part of the property was advertised in New York and Philadelphia newspapers as "warranted high, dry and level." They were all of this being on sand dunes. Other parts were advertised to contain "plenty of water," were found to be in the swamp section of the tract. McCarthy and Stewart were convicted of fraudulent use of the mails and sentenced to a fine of \$300 each and three months' imprisonment.

## HEARINGS FOR THE COMING WEEK.

### BUREAU OF STREET OPENINGS, 90 WEST BROADWAY.

Tuesday, Sept. 6.

ROSEDALE AV, from Westchester av to West Farms road; 11.45 a. m.

BOSTON ROAD AND BEAR SWAMP ROAD, between Bronx Park and White Plains road; 2.30 p. m.

4TH AV, from Monroe av to Tompkins av (Richmond); 10 a. m.

EAST 222D ST, from the Bronx River to 7th av; 2 p. m.

A NEW STREET, from the Bowery to Elm st; 10 a. m.

Wednesday, Sept. 7.

THROGG'S NECK ROAD, from Eastern Boulevard to Shore drive; 2.30 p. m.

LACOMBE AV, from Bronx River to Westchester Creek; 2 p. m.

3D AV WIDENING, between Washington av and Lorillard pl (assessment); 10 a. m.

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

Thursday, Sept. 8.

LANE AV, from Westchester av to West Farms road; 11 a. m.

EAST 222D ST, from 7th av to Hutchinson River; 3 p. m.

HILLSIDE AV, from Nagle av to Nagle av; 1 p. m.

PIERCE AV (Queens), from Jackson av to East River; 2 p. m.

WEST FARMS ROAD, from Bronx River to Westchester Creek; 3 p. m.

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

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

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

ZEREGA AV, from Castle Hill av to Castle Hill av; 1 p. m.

STUYVESANT PL, from U. S. Government property to Weiner pl; 1 p. m.

BAKER AV, from Baychester av to the city line; 11 a. m.

CRUGER AV, from Williamsbridge Road to South Oak Drive (assessment); 10 a. m.

Friday, Sept. 9.

HILLSIDE AV (assessment), from Nagle av to Nagle av; 1 p. m.

MORRIS AV, from N. Y. & H. R. R. to Concourse; 3 p. m. (Closing.)

## ASSESSMENTS.

The Board of Assessors hereby give notice to the owners of property affected thereby that the following assessments have been completed. All persons opposed to the assessments are requested to present their objections in writing before October 4, to the Board, 320 Broadway.

Borough of The Bronx.

MACOMBS RD.—Regulating, grading, curbing, flagging, laying crosswalks, etc., in Macombs road, from Inwood av to Featherbed lane.

BROADWAY. — Regulating, grading, curbing, flagging, etc., Broadway, from Spuyten Duyvil Creek at W. 230th st, to the northerly line of The City of New York, together with a list of awards for damages caused by a change of grade.

KOSSUTH PL.—Regulating, grading, curbing and flagging, etc., Kossuth pl, from Mosholu parkway to DeKalb av.

177TH ST.—Regulating, grading, curbing and flagging, etc., W. 177th st, from Sedgwick av, to Aqueduct av.

ST. MARY'S ST.—Regulating, grading, curbing and flagging, etc., St. Mary's st, from Robbins av to Southern Boulevard.

VALENTINE AV.—Regulating, grading, curbing and flagging, etc., Valentine av, from E. 194th st to E. 204th st.

MACOMBS RD.—Regulating, grading, curbing and flagging, etc., Macombs road, from Featherbed lane to Aqueduct av.

WESTCHESTER AV. — Regulating, grading, curbing and flagging, etc., public place at the intersection of Westchester av and Tremont av. The area of the above-mentioned matters extends to half the block at the intersecting streets.

RANDALL AV.—Sewers in Randall av, between Tiffany st and Coster st, and in Manida st, between Randall and Spofford avs. Affecting property bounded by the south side of Randall av, Spofford av, Tiffany st and Faile st.; also by the north side of Lafayette av, Spofford av, Manida st and Hunts Point av.

LIND AV.—Sewer in Lind av, between W. 167th st and the first summit south of W. 170th st.

ANDREWS AV.—Receiving basins at the southwest corner of Andrews av and Fordham road. Affecting the west side of Andrews av, between Fordham road and E. 183d st.

TOWNSEND AV.—Sewer in Townsend av, between E. 176th st and E. 175th st.

## Morris Park Taxpayers.

The following named have been elected as officers of the Morris Park Taxpayers' Association for the ensuing year: George N. Fischer, president; Martin Bariffi, first vice-president; William M. Morgan, second vice-president; Henry Nordheim, secretary; William L. Schaaf, treasurer.

The association has instructed legal counsel to take action to have gas mains laid in "Section One" of the Fidelity Development Company's tract, formerly included in the Morris Park racetrack.

## NEW REAL ESTATE CORPORATIONS.

Abbey Real Estate Co., inc. July 20, 1910; capital, \$50,000; directors, Thomas L. Jones, 515 Madison st; Richard N. Roberts, 1402 Broadway; Edward F. Phillips, 25 Broad st.

Alexon Land Co., inc. July 25, 1910; capital, \$10,000; directors, Jas. Brown, Jr., 55 Liberty st; James J. Scallion, 541 Manhattan av; J. Wilbur Smith, 56 Hamilton pl.

Arbris Realty Co., inc. July 15, 1910; capital, \$5,000; directors, Robert N. King, 601 West 168th st; Wm. E. Conley, 309 West 129th st; Laurence E. Sherwood, 236 West 76th st.

The Baumann Realty Co., inc. July 15, 1910; capital, \$1,000; directors, Joseph Shorwitz, 121 Van Buren st, Brooklyn; Louis S. Haut, 129 Vernon av, Brooklyn; Louis Baumann, 185 Hewes st, Brooklyn.

Benton Realty Co., care Colby & Goldbeck, 111 Broadway; inc. July 20, 1910; capital, \$1,000; directors, Bainbridge Colby, Edward D. Brown, John Kochendorfer.

C. W. L. Realty Co., inc. July 14, 1910; capital, \$1,000; directors, Chas. W. Logeling, 213 East 58th st; Henrietta Logeling, 213 East 58th st; Maria Logeling, 213 East 58th st.

Chester Trading Co., inc. July 16, 1910; capital, \$8,000; directors, Samuel Lax, 112 Chester st, Brooklyn; Mary Lax, 112 Chester st, Brooklyn; Frederick Hausvater, 1870 Pitkin av, Brooklyn.

Cosmall Realty Co., inc. July 15, 1910; capital, \$5,000; directors, Jacob Klein, 439 10th av; Sarah Klein, 439 10th av; Morris Hertz, 455 East 86th st.

Fairbox Building Co., inc. July 16, 1910; capital, \$10,000; directors, John F. Sheridan, 149 Broadway; Frank J. Spencer, 1362 Boston road; George J. Sweeney, 29 West 135th st.

Fritschy Brothers, 188 Washington st, inc. July 27, 1910; capital, \$3,000; directors, A. J. Fritschy, C. F. Fritschy, A. L. Fritschy.





PROPOSED BROADWAY-LEXINGTON AVENUE SUBWAY.

List of Stations Will Be Found in Record and Guide of May 7, 1910.



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Real Estate

284 COLUMBUS AVENUE

**ADVERTISED LEGAL SALES.**  
Sales to be held at the Real Estate Exchange, 14 and 16 Vesey St., except as elsewhere stated.  
Sept. 3 & 5.  
No Legal Sales advertised for these days.

13th st, No 161, n s, 100 e 7th av, 20x103.3, 3-sty & b bk dwg. American Swedenborg Printing & Publishing Society agt Antonia A Rost et al; F J Worcester, att'y, 280 Bway; Wm J Murray, ref. (Amt due, \$6,666.58; taxes, &c, \$300.) Mt recorded Oct 1, 1903. By Saml Marx.  
226th st, n s, 305 e White Plains rd, 25x114. Wakefield. Jos S Brown agt Michele Costabile et al; Hillquit & Hillquit, att'ys, 320 Bway; Jos Gallagher, ref. (Amt due, \$590.68; taxes, &c, \$162.26.) Mt recorded June 20, 1906. By Jos P Day.  
Water st, No 428, n s, 71 w Market st, 20x60, 5-sty bk tnt & str. Fannie Cronheim agt Erna Herz et al; Strouse & Strauss, att'ys, 261 Bway; Jas Kearney, ref. (Amt due, \$6,175.06; taxes, &c, \$25; sub to a first mt of \$8,000.) Mt recorded Feb 1, 1910. By Chas A Berrian.  
Sept. 7.  
Clay av, No 1059, w s, 275 n 165th st, 25x100, 2 & 3-sty bk dwgs. Emma C Bernhardt agt Mary P Kugel et al; Edw J Glennon, att'y, 42 Bway; Irving M Dittenhoefer, ref. (Partition.) By Jos P Day.  
Walton av, w s, 468.9 s Fordham rd, 318 9x 101.5x317.11x101.6, vacant. Hamilton Securities Co et al agt Walton Building Co et al; Fletcher, Sillocks & Leahy, att'ys, 165 Bway; Colin W MacLennan, ref. (Amt due, \$93,843.63; taxes, &c, \$—.) Mt recorded Jan 8, 1910. By Herbert A Sherman.  
172d st, No 1221, w s, 200 n Gleason av, 25x 100, 2-sty fr dwg. An Association for the Relief of Respectable Aged Indigent Females in the City of N Y agt Thos R Brown et al; Frederic deP Foster, att'y, 44 Wall st; Chas

E F McCann, ref. (Amt due, \$4,634.01; taxes, &c, \$252.07.) Mt recorded Sept 10, 1906. By Jos P Day.  
31st st, No 330, s s, 245 w 1st av, 20x98.9, 4-sty bk tnt & str. Emigrant Industrial Savings Bank agt Anton Fresher et al; R & E J O'Gorman, att'ys, 51 Chambers st; Jno G Pheil, ref. (Amt due, \$4,472.93; taxes, &c, \$1,017.08.) By Danl Greenwald.  
142d st, No 291, n s, 125 e 8th av, 25x99.11, 5-sty bk tnt & str. Jonas Weill et al agt Anna Goldstein et al; Malcolm Sundheimer, att'y, 34 Nassau st; Jos Gallagher, ref. (Amt due, \$7,130.44; taxes, &c, \$46; sub to a first mt of \$21,000.) By Jos P Day.  
Cherry st, No 429, s s, 75.4 w Jackson st, 24.11 x92.9x24.10x94.9, 5-sty stn tnt. Abraham J Dworsky agt Jacob Jablons et al; Davis & Dworsky, att'ys, 170 Bway; Jno H Taylor, ref. (Amt due, \$12,174.56; taxes, &c, \$443.44; sub to a first mt of \$16,000.) Mt recorded Sept 18, 1899. By Danl Greenwald.  
Sept. 8.

151st st, s s, 175 w 7th av, 75x99.11, vacant. B Aymar Sands trustee agt Fannie Hamlin et al; Bowers & Sands, att'ys, 31 Nassau st; Thos J L McManus, ref. (Amt due, \$24,733.58; taxes, &c, \$501.87.) By Jos P Day.  
151st st, s s, 100 w 7th av, 75x99.11, vacant. Chas E Sands et al as trustees agt Fannie Hamlin et al; Bowers & Sands, att'ys, 31 Nassau st; Thos J L McManus, ref. (Amt due, \$24,820.58; taxes, &c, \$501.87.) By Jos P Day.  
82d st, No 128, s s, 305 w Columbus av, 20x 102.2, 4-sty & b bk dwg. United States Trust Co of N Y agt Anna K Daniel et al; Stewart & Shearer, att'ys, 45 Wall st; Alexander Brough, ref. (Amt due, \$19,825.79; taxes, &c, \$1,204.91.) By Danl Greenwald.  
13th st, No 605, n s, 88 e Av B, 25x103.3, 6-sty bk tnt & str. Anna Amend agt Julius Karlsberg et al; Amend & Amend, att'ys, 119 Nassau st; Ambrose A O'Connell, ref. (Amt due, \$8,435.12; taxes, &c, \$—; sub to a first mt of \$27,000.) Mt recorded Feb 15, 1906. By Jos P Day.  
96th st, No 204, s s, 117.3 w Amsterdam av, 27x100.8, 5-sty bk tnt. Sheriff's sale of all right, title, &c, which Mary B Cunningham had on June 17, 1910, or since; Wm A Goodhart, att'y, 93 Nassau st; John S Shea, sheriff. By Danl Greenwald.  
Clinton av, No 1421, w s, 100 s Crotona Park South, runs s w 50 x w 50.6 x s 16.7 x e 100

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x n 24 to beg, 2-sty fr dwg. Clara Lion agt Moses Salm et al; Kantowitz & Esberg, att'ys, 320 Bway; Theodore K McCarthy, ref. (Amt due, \$2,265.00; taxes, &c, \$155.71.) Mt recorded Dec 3, 1906. By Jos P Day.  
120th st, Nos 325 & 327, n s, 275 e 2d av, 50x 100.11, vacant. Lawyers Mortgage Co agt Frank Cecil et al; Guy Cary, att'y, 59 Wall st; Albt P Massey, ref. (Amt due, \$21,951.36; taxes, &c, \$811.60.) Mt recorded Feb 20, 1906. By Jos P Day.  
Allen st, No 163, w s, 175 s Stanton st, 25x 87.6, 5-sty bk tnt & str. Jos L Buttenwieser agt David Greenfest et al; Strouse & Strauss, att'ys, 261 Bway; Augustine R McMahon, ref. (Amt due, \$9,884.50; taxes, &c, \$57.75; sub to a first mt of \$22,000.) Mt recorded Aug 21, 1909. By Jno L Parish.  
Henry st, No 89, n s, 185.7 w Pike st, 29x75, 3-sty bk synagogue. Schalam Goldberg agt Chebra Anshei Borisoff Uminsk et al; Louis Goldberg, att'y, 170 Bway; Albt W Ransom, ref. (Amt due, \$4,809.27; taxes, &c, \$501.92; sub to a prior mt of \$18,000.) Mt recorded Dec 10, 1908. By Danl Greenwald.  
Sept. 9 & 10.  
No Legal Sales advertised for these days.

Sept. 12.  
Cathedral Parkway, n s, 375 e 7th av, 150x 70.11, vacant. Equitable Life Assurance Society of the United States agt Harry L Toplitz et al; Action No 2; Alexander & Green, att'ys, 120 Bway; Henry P Keith, ref. (Amt due, \$63,555.51; taxes, &c, \$2,962.86.) Mt recorded Feb 20, 1900. By Saml Marx.  
117th st, Nos 523 & 525, n s, 248 e Pleasant av, 37.6x100.10, 6-sty bk tnt & str. Jared W Bell agt Louvre Realty Co et al; Bowers & Sands, att'ys, 31 Nassau st; Eugene A Philbin, ref. (Amt due, \$25,815.75; taxes, &c, \$917.60.) Mt recorded Aug 4, 1908. By Jos P Day.  
3d av, No 3621, n w s, abt 280 n 169th st, 25 x118, 3-sty fr tnt & str. Theresa Shuler agt Addie Levy et al; Goldfogle, Cohn & Lind, att'ys, 271 Bway; Alexander Wolf, ref. (Amt due, \$3,674.35; taxes, &c, \$—.) Mt recorded Jan 16, 1906. By Danl Greenwald.

**AUCTION SALES OF THE WEEK.**  
The following is the complete list of property sold, withdrawn or adjourned during week ending Sept. 2, 1910, at the New York Real Estate Salesroom, 14 and 16 Vesey St. Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertisd Legal Sales.  
\*Indicates that the property described was bid in for the plaintiff's account.

JOSEPH P. DAY.  
Grand st, No 594, n s, 25.9 e Mangin st, 25.9x75, 5-sty bk tnt & str. (Amt due, \$7,027.63; taxes, &c, \$440.29; sub to a prior mt of \$15,000.) Albt Seligman .....22,718  
Thompson st, Nos 218 & 220, e s, 225 n Bleecker st, 50x85, 6-sty bk tnt & str. (Amt due, \$51,919.95; taxes, &c, \$1,230.) Adj to Sept 20. ....  
Weeks av, No 1665, w s, 34 s 173d st, 50x95, 2-sty fr dwg, 1-sty fr bldg & vacant. (Partition.) Marcus Rosenthal, defendant.....3,950  
\*Mapes av, No 2115, w s, abt 190 n 180th st, 25x145, 2-sty fr dwg. (Amt due, \$4,458.28; taxes, &c, \$162.04.) Jas S Bryant....3,500  
DANIEL GREENWALD.  
8th av, Nos 750 & 752 | n e cor 46th st, 50.5x125 x irreg, 6-sty office 46th st | & str bldg. (Sheriff's sale of all right, title, &c.) Adj to Sept. 13.....

8th av, No 750 | n e cor 46th st, 25.5x100.....  
46th st, No 249.....  
8th av, No 752, e s, 25.5 n 46th st, 25x100.....  
46th st, No 247, n s, 100 e 8th av, 25x100.5, 6-sty bk office loft & store bldg .....  
Sheriff's sale of all right, title, &c. Adj to Sept. 13.....  
Madison av, Nos 778 & 780, w s, 60.5 n 66th st, 40x80, 10-sty bk tnt. Sheriff's sale of all right, title, &c. Adolph Shapiro.....75

BRYAN L. KENNELLY.  
\*Franklin av, No 1407, w s, 44 n 170th st, 16.10x100, 3-sty fr tnt. (Amt due, \$418.47; taxes, &c, \$25; sub to a prior mt of \$7,000.) Adelia Jenkins .....7,480  
HUGH D. SMYTH.  
\*Madison av, Nos 1772 & 1774, w s, 60 n 116th st, 40.11x110, two 5-sty bk tnts & str. (Amt due, \$14,287.92; taxes, &c, \$—; sub to a mt of \$55,000.) Lucius H Beers.....65,937  
Total ..... \$103,660  
Corresponding week, 1909..... 473,286  
Jan. 1st, 1910, to date..... 40,040,706  
Corresponding period, 1909..... 46,186,186

REAL ESTATE RECORDS

**CONVEYANCES**  
Aug. 26, 27, 29, 30, 31 and Sept. 1.  
**BOROUGH OF MANHATTAN.**  
Allen st, No 118 | n e cor Delancey st, runs e 73.6 x n 25 x Delancey st, Nos 74 & 76 | e 14 x n 25 x w 87.6 to e s Allen st x s 50 to beg, 6-sty bk tnt & str, with all title to strip at c l blk bet Allen & Orchard sts, being 87.8 e Allen st & 50 n Delancey st, runs s 25 x w 0.2 1/2 x n 25 e 0.2 1/2 to beg. Jacob Kahn to Saml Kaufman. Mts \$99,750. Sept 1, 1910. 2:415-43. A \$55,000-\$110,000. O C & 100  
Broome st, No 274 | n e cor Allen st, 22.4x75, 5-sty bk tnt & Allen st, Nos 90 & 92 | str. Saml Mann to Sarah R Rosenthal. Mts \$45,000. Aug 22. Aug 26, 1910. 2:414-66. A \$28,000-\$40,000. O C & 100  
Cannon st, No 131, w s, 100 s Houston st, 20x100, 5-sty bk tnt & str. Sarah Goodman to Louis Berman. Mts \$17,550. Aug 26, 1910. 2:335-68. A \$10,000-\$18,000. O C & 100  
Christopher st, No 16 | begins Christopher st, s s, 21 w Gay st, runs Gay st, No 18 | s 48.9 x s e 11.6 to n w s Gay st x s w 18 x n 23.5 x n 55.3 to Christopher st x e 21 to beg, 3-sty fr (br ft) tnt & 4-sty bk tnt. Chester A Luff to Henry J Heidenis. B & S. Mt \$— & all liens. Aug 16. Aug 30, 1910. 2:593-44. A \$13,000-\$14,500. nom

Christopher st, No 16 | s s, 21 w Gay st, runs s 48.9 x s e 11.6 to n Gay st, No 18 | w s Gay st x s w 18 x n 23.5 x n 55.3 to Christopher st x e 21 to beg, 3-sty fr (bk ft) tnt & 4-sty bk tnt. Henry J Heidenis EXR Arnold J Heidenis to Alex I Rorke. Mt \$6,000. July 15. Aug 30, 1910. 2:593. 15,600  
Same property. Alex I Rorke to Henry J Heidenis individ. C a G. July 15. Aug 30, 1910. 2:593-44. A \$13,000-\$14,500. nom  
Cherry st, No 67, s s, 102.7 w James Slip, 21.7x63.2x27.11x62.7, 4-sty bk tnt & str. Mary Jackson widow to Catherine & Matilda Jackson. Mt \$9,000. July 14. Aug 30, 1910. 1:110-52. A \$6,300-\$10,000. nom  
Chrystie st, No 213, w s, 86.10 n Stanton st, runs n 28.10 x w 100 x s 15.8 x e 25.10 x e 35 x e 41.4 to beginning, 5-sty bk tnt & str. Louis Briefner to Edward E Calder & Georgiana L Calder. Mt \$28,100. Aug 31, 1910. 2:427-40. A \$17,000-\$37,000. O C & 100  
Church st, No 277 (187), e s, 50.2 s White st, 25x75, 4-sty stn loft & str bldg. Wm Einstein to Jennie Heyman. 5-10 parts. B & S. Aug 29. Sept 1, 1910. 1:175-15. A \$32,000-\$40,000. nom  
Delancey st, Nos 242 & 244, n s, 25 w Sheriff st, 50x75, 2 5-sty bk tnts & str. Louis E Stander to Esther Langer. All liens. Apr 13. Aug 26, 1910. 2:338-73 & 74. A \$34,000-\$50,000. O C & 100  
Greenwich st | n w cor Morton st, runs n 38 x s w on curve — x e Morton st | 38 to beg. Agreement as to easement for tunnels, etc. The Rector, etc, of Trinity Church to the N Y & Jersey R R Co. Feb 21, 1905. Aug 29, 1910. 2:603. nom



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Ints. Richard M Jacobus of Wyoming, N J to Katharine C Jacobus his wife, 1/4 part, all title. Aug 20. Aug 30, 1910. 2:602—34 to 43. A \$68,000—\$75,500. O C & 100

3d st E, Nos 404 & 406, s s, 136.1 e Goerck st, 45.4x77x45x82.9, 7-sty bk loft bldg. Abraham Kassel to Villa-Site Realty Co. Mt \$52,000. Aug 25. Aug 30, 1910. 2:356—36. A \$16,000—\$44,000. 100

3d st E, No 245, n e s, 164.3 n w Av C, 24.9x96.2, 5-sty brk tnt & strs. the building only. Saml Mann to Sarah R Rosenthal. Mt \$3,000. Aug 22. Aug 26, 1910. 2:386—48. A \$17,000—\$27,000. O C & 100

5th st E, Nos 309 & 311, on map Nos 305 & 311, n s, 100 e 2d av, 50x97, 6-sty bk tnt & strs. Levin Const Co to Fannie Kahr, of Bklyn. Mt \$102,000 and all liens. Aug 24. Sept 1, 1910. 2:447—53. A \$40,000—\$80,000. O C & 100

5th st E, No 314, s s, 228.5 e 2d av, 21.7x96, 4-sty bk tnt & str. Herman Brill to Max Bierman. Mt \$18,000. Aug 31. Sept 1, 1910. 2:446—15. A \$15,000—\$21,000. 100

10th st E, No 410, s s, 173 e Av C, 20x92.3, 6-sty bk stable. Jacob Moersfelder to Pauline Nechols. Mt \$13,000. Aug 25. Aug 26, 1910. 2:379—14. A \$10,000—\$20,000. O C & 100

17th st W, No 343, n s, 275 e 9th av, 25.4x92, 4-sty bk tnt & strs. Mary Valentine to Jno & Abr Harvey. Sept 1, 1910. 3:741—13. A \$10,500—\$15,000. O C & 1,000

18th st E, Nos 520 & 522, s w s, 295.6 s e Av A, 50x92, 2 & 4-sty bk stable. Jos Johnson, EXR Mary Marrin to Jas J Larkin. 1/2 part. Aug 30. Sept 1, 1910. 3:975—41 & 42. A \$13,000—\$22,000. nom

18th st E, No 534, s s, 95.6 w Av B, 43.9x92. 18th st E, No 532, s s, 139.3 w Av B, 43.9x92. two 6-sty bk tnts. Fidelity Realty Co to Leah Cohn, of Cedarhurst, L I. Mts \$90,625 & all liens. Aug 24. Aug 26, 1910. 3:975—32 & 34. A \$21,000—\$88,000. nom

18th st E, No 532, s s, 139.3 w Av B, 43.9x92, 6-sty bk tnt. Leah Cohn to Thomas Crump, of Greenwich, Conn. B & S. Mts \$44,000. Aug 25. Aug 26, 1910. 3:975—34. A \$10,500—\$44,000. nom

18th st E, No 534, s s, 95.6 w Av B, 43.9x92, 6-sty bk tnt. Leah Cohn to Thomas Crump, of Greenwich, Conn. 1-3 part. B & S. Mts \$44,000. Aug 25. Aug 26, 1910. 3:975—32. A \$10,500—\$44,000. nom

Same property. Same to Paul Hellmann. 1-3 part. B & S. Mts \$44,000. Aug 25. Aug 26, 1910. 3:975. nom

18th st E, No 534, s s, 95.6 w Av B, 43.9x92, 6-sty bk tnt. Leah Cohn to Saml & Jacob Kahn, of Trenton, N J. 1/2 part. B & S. Mts \$44,000. Aug 25. Aug 29, 1910. 3:975—32. A \$10,500—\$44,000. nom

20th st E, Nos 335 & 337, n s, 222.7 w 1st av, 35.8x92, 6-sty bk tnt & strs. Leo Weinman to Nathan Reisler & Jacob Klein. All liens. Aug 23. Aug 27, 1910. 3:926—22. A \$17,500—\$45,000. nom

21st st W, No 87, on map No 131, n s, 437.6 e 7th av, 22.6x98.9, 3-sty & b bk dwg. Chas F Osborne to Mary J & Anne E Osborne. Q C. Feb 10, 1859. Sept 1, 1910. 3:797—23. A \$24,000—\$27,000. nom

26th st E, Nos 109 & 111, n s, 141.8 e 4th av, 41.8x98.9, 2 3-sty bk tnts & strs. 26th st E, No 113, n s, 183.4 e 4th av, 20.10x98.9, 3-sty bk tnt & str. Jno Palmer to A Fillmore Hyde. Mt \$75,000 & all liens. Aug 8. Sept 1, 1910. 3:882—9 to 11. A \$55,500—\$68,500. O C & 100

27th st W, n s, 243 w 7th av, —x—x1.11x98.9. Jennie Orr TRUSTEE Robt Orr et al to Wm Goldstone. B & S. Apr 20. Aug 31, 1910. 3:777. nom

29th st E, Nos 230 & 232, s s, 160 w 2d av, 40x98.9, 2 5-sty bk tnts & strs & 2 5-sty bk tnts in rear. Ninfia G wife of & Antonio Capace to Jos Been, of Carroll Co, Indiana. Mt \$20,000. Aug 31. Sept 1, 1910. 3:909—38 & 39. A \$17,000—\$31,000. nom

Same property. Power of attorney. Jos Been to Abner T Bowen. Aug 16. Sept 1, 1910. —

31st st W, No 342, s s, 420 w 8th av, 20x98.9, 3-sty bk tnt. Dietrich Ruter to Chas I Taylor, of East Orange, N J. Sept 1, 1910. 3:754—64. A \$9,000—\$. 100

31st st W, No 340, s s, 400 w 8th av, 20x98.9, 3-sty bk tnt. Henry Reipschlagel to Chas I Taylor, of East Orange, N J. Sept 1, 1910. 3:754—63. A \$9,000—\$. 100

31st st E, No 209, n s, 135 e 3d av, 18.9x98.9, 3-sty bk dwg. John G Coyle to Fredk W Sherman. Mt \$7,500. Aug 25. Aug 26, 1910. 3:912—7. A \$8,000—\$11,500. O C & 100

33d st W, Nos 416 to 422, s s, 212.6 w 9th av, 56.3x98.9, 3 4 & 1 3-sty bk dwgs. Philip Levey to Margt E Weill. A 40% interest. Mt \$35,900. Aug 15. Sept 1, 1910. 3:730—59 to 62. A \$20,500—\$26,500. O C & 100

Same property. Philip Levey to Henry Harburger. A 20% interest. Mt \$35,900. Aug 15. Sept 1, 1910. 3:730. O C & 100

Same property. Philip Levey to Florence Cahen. A 40% interest. Mt \$35,900. Aug 15. Sept 1, 1910. 3:730. O C & 100

34th st E, No 109, n s, 120.6 e Park av, 21x98.9, 4-sty & b stn dwg. Edw L Keyes to Edw L Keyes Jr. Aug 25. Aug 30, 1910. 3:890—8. A \$42,000—\$53,000. nom

35th st E, No 340, s s, 75 w 1st av, 25x98.9, 3-sty bk tnt & 1 & 2-sty bk & fr stable in rear. Saml Lennig to New York Assn for the Blind. July 12. Sept 1, 1910. 3:940—39. A \$11,000—\$13,000. O C & 100

37th st E, No 128, s s, 19 w Lex av, 18.9x49.5, 4-sty & b bk dwg. Lillie G Field to Kath E wife Wm M Seabury. Mt \$15,000. Aug 2. Aug 30, 1910. 3:892—69. A \$22,000—\$30,000. O C & 100

38th st E, No 204, —x—. Release judgment. Jesse J Goldberg to Peter F Kane. July 29. Aug 31, 1910. 3:918. nom

38th st W, No 227, n s, 510.8 e 8th av, 20.7x98.9, 5-sty bk dwg. Edw A Quin to Realty Holding Co. Mt \$21,000. Sept 1, 1910. 3:788—33. A \$18,000—\$22,000. 100

41st st E, Nos 229 to 245, n s, abt 75 w 2d av, runs w 234.2 x n 117.11 x w 25.3 x n e 31.4 x s e abt 273.4 to beg, 3 3-sty bk tnts, 3 4-sty bk loft & str bldgs & 3-sty bk factory. Grace K Brotherly to Brainard T & Noah Norris. Q C. All liens. Dec 14, 1909. Aug 26, 1910. 5:1315—15, 18, 21, 22 & 23. A \$67,500—\$89,500. nom

Same property. John P Kip to same. Q C. All liens. Jan 8, 1910. Aug 26, 1910. 5:1315. nom

Same property. Eliz K Coale to same. Q C. All liens. Dec 29, 1909. Aug 26, 1910. 5:1315. nom

Same property. Irene K Obergfell to same. Q C. All liens. Jan 8, 1910. Aug 26, 1910. 5:1315. nom



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Passaic River

Same property. Maud Kip to same. Q C. All liens. Jan 8, 1910. Aug 26, 1910. 5:1315. nom

Same property. Mary H wife Thos C Kip to same. Q C. All liens. Jan 4, 1910. Aug 26, 1910. 5:1315. nom

Same property. Chas H Kip to same. Q C. All liens. Jan 7, 1910. Aug 26, 1910. 5:1315. nom

Same property. Eliz K Everett to same. Q C. All liens. Dec 14, 1909. Aug 26, 1910. 5:1315. nom

Same property. Harold Kip et al to same. Q C. All liens. Jan 11, 1910. Aug 26, 1910. 5:1315. nom

Same property. Ethel K Carbrey to Bainnart T Norris & Noah Norris. Q C. All liens. Nov 26, 1909. Sept 1, 1910. 5:1315. nom

Same property. Geo C Kip to same. Q C. All liens. Jan 5, 1910. Sept 1, 1910. 5:1315. nom

Same property. Saml M Kip to same. Q C. All liens. Dec 14, 1909. Sept 1, 1910. 5:1315. nom

43d st W, No 324, s s, 300 w 8th av, 25x100.5, 5-sty bk tnt. Peter H Alnor to Mary Levy. Mt \$21,000. Sept 1, 1910. 4:1033-45. A \$15,000-\$31,000. O C & 100

45th st W, No 69, n s, 157.6 e 6th av, 18.9x100.5, 3-sty & b bk dwg. Frank E Rafel to Will Rafel. All right, title & interest to 1/2 part. Feb 15, 1907. Aug 29, 1910. 5:1261-7. A \$35,000-\$39,000. O C & 100

53d st W, No 506, s s, 100 w 10th av, 25x100.5, 1 & 2-sty bk & fr stable. Herman A Heydt to Arbutus Realty Co. Mt \$2,000. Aug 22, Aug 26, 1910. 4:1081-37. A \$9,000-\$9,000. O C & 100

54th st E, No 11, n s, 225 e 5th av, 20.10x100.5, 5-sty bk dwg. Robt F Weir to Fredk W Fieder, Jr. B & S. All liens. Aug 11, Sept 1, 1910. 5:1290-10. A \$70,000-\$105,000. O C & 100

Same property. Fredk W Fieder, Jr. to Alice T wife Jno R Drexel. Mt \$70,000. Aug 16, Sept 1, 1910. 5:1290. O C & 100

55th st W, Nos 147 & 149, n s, 125 e 7th av, 50x121.2x50.2x117.2, 2 & 3-sty bk garage. Barney Estate Co to Philip Krauss. Mt \$50,000. Sept 1, 1910. 4:1008-6. A \$70,000-\$85,000. O C & 100

57th st W, No 561, n s, 66.8 e 11th av, 16.8x100.5, 3-sty bk tnt & str. Guardian Realty Co to Sarah E Dunham. B & S. Aug 16, Aug 26, 1910. 4:1086-1B. A \$7,000-\$7,500. omitted

61st st W, No 241, n s, 200 e West End av, 25x100.5, 5-sty stn tnt. Lottie Goldberg to Sophie Knepper. Mt \$15,000. Aug 19, Aug 27, 1910. 4:1153-9. A \$6,000-\$16,000. O C & 100

63d st E, No 42, s s, 214.7 e Madison av, 14.2x100.5, 4-sty & b stn dwg. A Wright Post to Ada Van Tassel Billington. Mt \$15,000. Aug 18, Sept 1, 1910. 5:1377-44. A \$23,000-\$30,000. O C & 100

64th st W, No 227, n e s, 350 n w Ams av, 25x100.5, 1-sty fr shop. Robt Bader to Abram L Libman. Mt \$20,000. Aug 26, Sept 1, 1910. 4:1156-18. A \$6,000-\$6,500. O C & 100

64th st W, No 227, n e s, 350 n w Ams av, 25x100.5, 1-sty fr shop. Abram L Libman to Robt Bader. Mt \$12,500. Aug 26, Aug 31, 1910. 4:1156-18. A \$6,000-\$6,500. O C & 100

65th st W, No 12, s s, 180 w Central Park West, 20x100.5, 5-sty bk tnt. Clarence D Baldwin to Fredk W Hottenroth. Mts \$23,500. July 6, Aug 30, 1910. 4:1117-40. A \$16,000-\$25,000. O C & 100

Same property. Fredk W Hottenroth to Blackwood Realty Co. All liens. Aug 27, Aug 30, 1910. 4:1117. O C & 100

66th st E, Nos 348 to 352, s s, 100 w 1st av, 50x100.5, 6-sty bk tnt & str. Max J Kramer to Geo Mundorff. Mts \$56,000. Aug 29, Sept 1, 1910. 5:1440-31. A \$19,000-\$60,000. O C & 100

67th st W, Nos 7 & 9, n s, 100 w Central Park West, 150x100.5, 1-sty fr shop & vacant. A L Mordecai & Son Corp to 67th St Co Corp. Mt \$155,000. Aug 24, Aug 31, 1910. 4:1120-23 to 28. A \$135,000-\$135,000. 100

69th st W, No 26, s s, 292 w Central Park West, 20x100.5, 4-sty & b bk dwg. Henry Ruhlender to Geo H Gould. Mt \$26,000. Sept 1, 1910. 4:1121-45. A \$18,000-\$38,000. nom

70th st E, Nos 519 & 521, n s, 323 e Av A, 50x200.10 to s s 71st st, 3-sty bk ice plant. 71st st E, Nos 520 & 522, st, 3-sty bk ice plant. 71st st E, No 514, s s, 248 e Av A, 75x100.5, vacant. With all title to pipe line laid under sidewalk of 71st st. Seventieth St Hygeia Ice Co to American Ice Co. Mts \$313,800. Aug 25, Aug 26, 1910. 5:1482-14 & 40 to 42. A \$-\$. O C & 100

70th st W, No 273, n s, 70 e West End av, 15x100.5, 3-sty & b bk dwg. Veda E Snyder to Wm H Yawkey. Mt \$8,000. Aug 23, Aug 30, 1910. 4:1162-44. A \$9,000-\$14,000. O C & 100

70th st E, No 171, n s, 158.4 w 3d av, -x-. 70th st E, No 169, n s, -x-. Party wall agreement. Georgiana H Stevens with Gertrude H Smith. July 7, Aug 26, 1910. 5:1405. agreement

73d st E, No 227, n s, 225 w 2d av, 25x102.2, 5-sty stn tnt. FORECLOS, Aug 18, 1910. Geo F Roesch, ref. to Van Norden Trust Co. Mt \$16,000. Aug 29, Aug 30, 1910. 5:1428-15. A \$11,000-\$22,500. 2,000 in excess of 1st mt

73d st E, No 229, n s, 200 w 2d av, 25x102.2, 5-sty stn tnt & str. FORECLOS, Aug 18, 1910. Geo F Roesch, ref. to Van Norden Trust Co. Mt \$16,000. Aug 29, Aug 30, 1910. 5:1428-16. A \$11,000-\$23,000. 2,000 in excess of 1st mt

74th st E, No 135, n s, 68.6 w Lex av, 17x72.2, 3-sty stn dwg. Edw L Keyes to Eleanor Du Vivier. Aug 2, Aug 30, 1910. 5:1409-13. A \$13,500-\$17,500. nom

74th st E, No 137, n s, 51.6 w Lex av, 17x72.2, 3-sty stn dwg. Edw L Keyes to Eleanor Du Vivier. Aug 25, Aug 30, 1910. 5:1409-14. A \$13,500-\$17,500. nom

77th st W, No 163, n s, 168 e Ams av, 17.6x102.2, 3-sty & b stn dwg. Helen K Kimberley to Jno F McIntyre. Mt \$15,000. Aug 29, Sept 1, 1910. 4:1149-8. A \$12,000-\$19,000. O C & 100

78th st E, No 212, s s, 145 e 3d av, 13.4x102.2, 3-sty bk dwg. Michael Haas et al to Abraham Haas. All title. B & S. All liens. Feb 2, 1907. Aug 31, 1910. 5:1432-42. A \$5,500-\$6,500. nom

80th st W, No 171, on map No 185, n s, 80 e Ams av, 19.6x102.2, 5-sty bk tnt. Mary Jackson widow to Catherine & Matilda Jackson. Mt \$18,000. July 14, Aug 30, 1910. 4:1211-4. A \$11,000-\$21,500. O C & 100

81st st E, No 115, n s, 165 w Lex av, 20x102.2, 3-sty bk dwg. Emma F Mulvany widow to James R Kingsley. Mt \$21,700. Aug 23, Aug 26, 1910. 5:1510-10. A \$13,000-\$19,500. nom

86th st W, s s, 550 e Col av, 35x102.2, vacant. Release mt. Stephen C Clark to Wm W Hall. Aug 15, Aug 26, 1910. 4:1199-pt lot 40. A \$-\$. 30,000

90th st W, No 32, s s, 405 w Central Park West, 20x100.8, 3 & 4-sty & b stn dwg. Amanda Heyman to Nellie Meyer. Sept 1, 1910. 4:1203-49. A \$13,500-\$22,500. O C & 100

91st st E, No 162, s s, 191.8 w 3d av, 33.4x100.8, 5-sty bk tnt. Geo Mundorff to Max J Kramer. Mts \$38,000. Aug 31, Sept 1, 1910. 5:1519-45. A \$17,000-\$41,000. O C & 100

91st st E, No 115, n s, 165 e Park av, 15x100.8, 3-sty stn dwg. Albertina Schellhammer to Lizzie J Spillane & Bridget Jones. Aug 30, 1910. 5:1520-8. A \$9,000-\$11,000. O C & 100

92d st E, No 333, n s, 450 e 2d av, 25x100.8, 5-sty bk tnt. Chas Weitz to Danl Homberger. Mt \$12,000. Aug 31, Sept 1, 1910. 5:1555-19. A \$8,500-\$19,500. O C & 100

95th st W, s s, about 100 e Bway, deed reads being plot bounded n by s s 95th st, s by line 75.6 s from s s 95th st, e by c l Bloomingdale rd (closed) & w by w s Bloomingdale rd (closed), vacant. Pedro Smythe et al by GUARDIAN to Chelsea Realty Co. All title. Aug 29, Aug 31, 1910. 4:1242-38B. A \$17,500-\$17,500. 232.37

99th st W, n s, 125 w West End av, 75x100, vacant. Barkin Construction Co to Jacobs Construction Co. Correction deed. Aug 24, Aug 31, 1910. 7:1883-63 to 65. A \$45,000-\$45,000. nom

100th st E, No 403, n s, 50 e 1st av, 50x63.5, 6-sty brk tnt & str. Louis Recht to Donato Vitelli. Mt \$28,000. Aug 24, Aug 26, 1910. 6:1694-5. A \$10,000-\$38,000. nom

100th st W, No 241, n s, 140 e West End av, 15x100.11, 4-sty stn dwg. Jas D W Cutting to Chas Spiegel. Aug 26, Aug 27, 1910. 7:1872-6. A \$8,400-\$19,000. nom

101st st E, No 306, s s, 433.3 w 1st av, 38.10x100.11, 6-sty brk tnt & str. Julius Berman to Thos D Adams. Q C. Aug 25, Aug 27, 1910. 6:1672-44. A \$12,000-\$43,000. nom

Same property. Abraham Lewis to same. Q C. Aug 25, Aug 27, 1910. 6:1672. nom

104th st W, No 251, n s, 131.6 e West End av, 18.6x100.11, 3 & 4-sty & b stn dwg. Elsie W Christie & ano EXRS. &c. David Christie to Wm B Ellison. Mt \$17,000. Aug 30, Sept 1, 1910. 7:1876-6. A \$10,000-\$20,000. 24,000

105th st E, No 340, s s, 159.4 w 1st av, 34.4x100.11, 6-sty bk tnt & str. 105th st E, No 344, s s, 125 w 1st av, 34.4x100.11, 6-sty brk tnt & str. 101st st E, No 306, s s, 433.3 w 1st av, 38.10x100.11, 6-sty bk tnt & str. Arthur H Ryan to Thos D Adams. Aug 24, Aug 27, 1910. 6:1676-32 & 34. A \$20,000-\$76,000; 6:1672-44. A \$12,000-\$43,000. nom

105th st E, Nos 72 & 74, s s, 80 w Park av, 50x100.11, 2 5-sty bk tnts. Betsey Jurkowitz to Rachel Shenfeld. All liens. Aug 25, Aug 26, 1910. 6:1610-42 & 43. A \$22,000-\$42,000. O C & 100

105th st E, No 340, s s, 159.4 w 1st av, 34.4x100.11, 6-sty bk tnt & str. Abraham Lewis to Thomas D Adams. Q C. Aug 25, Aug 27, 1910. 6:1676-34. A \$10,000-\$38,000. nom

Same property. Julius Berman to same. Q C. Aug 25, Aug 27, 1910. 6:1676. nom

105th st E, No 344, s s, 125 w 1st av, 34.4x100.11, 6-sty brk tnt & str. Julius Berman to Thos D Adams. Q C. Aug 25, Aug 27, 1910. 6:1676-32. A \$10,000-\$38,000. nom

Same property. Abraham Lewis to same. Q C. Aug 25, Aug 27, 1910. 6:1676. nom

108th st E, Nos 231 to 235, n s, 385 e 3d av, 75x100.11, 3 4-sty stn tnts & str. De Goode Realty Co a corp to Llewellyn Realty Co a corp. Mts \$35,900. Aug 30, Aug 31, 1910. 6:1658-16 to 18. A \$24,000-\$51,000. nom

109th st E, s s, 100 w 1st av, runs s 10 x n w - to 109th st, x e 9.2 to beg, vacant. FORECLOS, July 14, 1910. Chas F McLean, ref. to Metropolitan Impt Co. Aug 12, Aug 27, 1910. 6:1680-32. A \$500-\$500. 700

109th st E, No 232, s s, 360 e 3d av, 25x100.11, 5-sty bk tnt & str. Lena Drnek to Carolina Cupola. All liens. Aug 31, Sept 1, 1910. 6:1658-34. A \$8,000-\$23,000. nom

112th st E, Nos 164 & 166, s s, 211.8 w 3d av, 33.4x100.11, 5-sty bk tnt & str. Carl Krantztohr to Arpad Wellish. Mt \$20,000. Sept 2, 1909. Aug 29, 1910. 6:1639-45. A \$14,000-\$33,000. O C & 100

113th st E, Nos 339 & 341, n s, 200 w 1st av, 33.4x100.11, 6-sty bk tnt & str. Louis C Tiffany GDN Dorothy T Tiffany to Frank Garofalo. C a G. July 26, Aug 30, 1910. 6:1685-20. A \$10,000-\$38,000. O C & 100

114th st W, No 208. Assing rents. Helene Realty & Const Co to Mary Ehrmann. Sept 1, 1910. 8:2131. nom

116th st W, No 610, on map Nos 608 & 610, s s, 175 w Broadway, 50x100.11, 10-sty bk tnt. Madeleine L Ottmann to Idella Hanna. Mt \$140,000 and all liens. Sept 1, 1910. 7:1896-77. A \$38,000-\$165,000. O C & 100

117th st E, Nos 446 & 448, s s, 122.11 w Pleasant av, 41.11x100.11, 6-sty bk tnt & str. Matilde Pesca to Concetta De Franco. Mt \$40,000. Aug 9, Aug 31, 1910. 6:1710-31. A \$10,500-\$46,000. nom

117th st E, No 304, s s, 105 e 2d av, 20x100.11, 4-sty stn tnt. Emily Beerman to Saml Schweitzer. Mt \$10,000. Sept 1, 1910. 6:1688-49. A \$6,000-\$14,000. O C & 100

117th st E, Nos 441 to 445, n s, 394 e 1st av, runs n 100 x e 48.10 x s e 1.7 x s 98.10 to st x w 50 to beg, 6-sty bk tnt & str. Levin Const Co to Josephine Miller. Mts \$54,300 & all liens. Aug 31, Sept 1, 1910. 6:1711-17. A \$13,000-\$53,000. O C & 100

119th st E, Nos 60 & 62, s s, 100 e Madison av, 50x100.11, 6-sty bk tnt & str. Julius Praglin to Marcus King. 1/2 part. Mt \$57,000. Aug 29, 1910. 6:1745-47. A \$22,000-\$68,000. 100

119th st E, Nos 60 & 62, s s, 100 e Madison av, 50x100.11, 6-sty bk tnt & str. Marcus King to Bertha wife Marcus King. Mt \$57,000. Aug 29, Aug 30, 1910. 6:1745-47. A \$22,000-\$68,000. 100

121st st E, Nos 433 & 435, n s, 242.11 w Pleasant av, 44.7x100.11, 6-sty bk tnt & str. Levin Const Co to Josephine Miller. Mt \$44,000 & all liens. Aug 31, Sept 1, 1910. 6:1809-16. A \$11,000-\$48,000. O C & 100

121st st E, Nos 427 & 429, n s, 287.6 w Pleasant av, 44.7x100.11, 6-sty bk tnt & str. Levin Const Co to Josephine Miller. Mt \$44,000 & all liens. Aug 31, Sept 1, 1910. 6:1809-14. A \$11,000-\$48,000. O C & 100

121st st E, Nos 330 & 332, s s, 310.10 e 2d av, 49.1x100.11, 6-sty bk tnt & str. Levin Const Co to Josephine Miller. Mt \$60,000 and all liens. Aug 31, Sept 1, 1910. 6:1797-42. A \$15,000-\$57,000. O C & 100

123d st W, No 541, n s, 225 e Bway, 37.6x100.11, 5-sty bk tnt. Abr J Crystal et al to Isidor Dreyfus & David Crystal. Mts \$48,000 & all liens. July 5, Sept 1, 1910. 7:1978-11. A \$16,500-\$44,000. O C & 100



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123d st W, No 541, n s, 225 e Bway, 37.6x100.11, 5-sty bk tnt. David Crystal to Max Tischler. 1/4 part. Mt \$38,000. Aug 27. Aug 31, 1910. 7:1978-11. A \$16,500-\$44,000. O C & 100

123d st E, Nos 333 to 341, n s, 220.3 w 1st av, 103.9x100.11, 3 6-sty bk tnts & str. Cornelius Daniels to Jacob Klingenstein. Mt \$87,000. July 29. Sept 1, 1910. 6:1800-14 to 17. A \$34,000-\$120,500. O C & 100

124th st E, No 318, s s, 192.6 e 2d av, 16.6x100.11, 3-sty stn dwg. Maria Smith to Willard M Smith & Maria G Nash. Aug 27. Aug 29, 1910. 6:1800-44 1/2. A \$5,000-\$8,000. nom

126th st W, No 321, n s, 242.11 w 8th av, 16.8x74.5, 3-sty & b bk dwg. Margt T Osborne to Mary A, Lillian G, Florence V & Augustine S Osborne as joint tenants. Aug 11. Aug 27, 1910. 7:1953-23. A \$6,200-\$8,500. O C & 100

126th st W, No 225, n s, 225 w 7th av, 12.6x99.11. 1/2 part. 126th st W, No 223, n s, 212.6 w 7th av, 12.6x99.11. 1/2 part, 2 3-sty & b bk dwgs. DeWitt C Judson to Charlotte Judson his wife. Sub to mts \$12,000. Aug 25. Aug 31, 1910. 7:1932-22 1/2 & 23. A \$11,000-\$13,000. 100

126th st E, No 34, s s, 56 w Mad av, 18x83, 3-sty stn dwg. FORECLOS. Aug 12, 1910. Jas C Meyers, ref. to Annie Dinkel. Mts \$10,240.68. Sept 1, 1910. 6:1750-58 1/2. A \$10,500-\$14,500. 900

127th st W, No 259, n s, 477 w 7th av, 16x99.11, 3-sty & b stn dwg. Hubbard H Upham to Mary J Leahy. Mt \$9,500. Aug 29. Aug 30, 1910. 7:1933-12. A \$7,000-\$10,500. O C & 100

130th W, Nos 645 & 647, n e s, 125 s e 12th av, 50x99.11. Power of attorney. Waldo S Godwin & Anna F his wife to Raynor Godwin. Aug 3. Sept 1, 1910.

131st st W, No 139, n s, 391 w Lenox av, 18x99.11, 3-sty & b stn dwg. Nathalie Schreiner to Louis Cohen. Mt \$13,000. Aug 22. Aug 26, 1910. 7:1916-15 1/2. A \$7,900-\$13,500. O C & 100

131st st W, Nos 640 to 644, s s, 125 e 12th av, 75x99.11, 1 & 2-sty fr office & stable. Geraldine Realty Co a corp to Frederick F Sampson. Mt \$15,000. Aug 31, 1910. 7:1997-57 to 59. A \$19,500-\$19,500. O C & 100

134th st W, No 183, n s, 250 e 7th av, 25x99.11, 5-sty bk tnt & str. Pauline Nechols to Jacob Moersfelder. Mt \$17,000. Aug 25. Aug 26, 1910. 7:1919-12. A \$11,000-\$19,500. O C & 100

138th st W, s s, 325 e Lenox av, 225x99.11, vacant. FORECLOS. (Aug 25, 1910) L Harding Rogers (ref) to Mutual Life Insurance Co of N Y. Aug 29. Aug 30, 1910. 6:1735-50 to 58. A \$45,000-\$45,000. 50,000

147th st W, No 422, s s, 276 w St Nicholas av, 19x99.11, 3-sty & b stn dwg. Olive A Trask to Margt F Murphy, of Philadelphia, Pa. All title. Confirmation deed. July 25. Aug 29, 1910. 7:2061-44. A \$5,300-\$16,000. 7,166.66

149th st W, n s, 160 w Bway, 173.1 to e s Riverside Drive x Riverside Drive 102x193.8x99.11, 2-sty fr dwg & vacant. Max Marx to A Feldmann Constrn Co. Mts \$100,000 & all liens. Aug 29. Aug 30, 1910. 7:2096-23 & 17. A \$-\$. O C & 100

152d st W, No 533, n s, 450 w Ams av, 16.8x99.11, 3-sty & b bk dwg. Thos J Meehan to Mary Becker. Mt \$10,000. Aug 31. Sept 1, 1910. 7:2084-14 1/2. A \$6,500-\$11,500. nom

162d st W, Nos 520 & 522, s s, 440 e Bway, 40x99.10, 5-sty bk tnt. Jannett Sutcliffe to Fredk R Hasselman of East Orange, N J. Mts \$44,500. Aug 23. Aug 30, 1910. 8:2120-24. A \$14,500-\$43,000. nom

162d st W, No 432, s s, 22 w Jumel Terrace, 19.6x98, 3-sty & b stn dwg. Emma L Chadwick to John M Davies. Aug 16. Aug 26, 1910. 8:2109-97. A \$5,800-\$15,000. O C & 100

169th st W, n s, bet Bway & Riverside Drive. Release of covenants made in deeds recorded Aug 6, 1868, as to private road 30 ft wide from Kingsbridge road to proposed Public Drive through land purchased by Harrison & Ackermann from Ann Parsons. Wm Hayes with Henry Dreyer et al. Mar 17, 1906. Aug 26, 1910. 8:2138-3139 & 2140. nom

Same property. Release covenants as above. Henry W de Forest mortgagee with same. June 2. Aug 26, 1910. 8:2138-2139 & 2140. nom

Same property. Release covenants as above. Charlotte C Trudeau mortgagee with same. June 30. Aug 26, 1910. 8:2138-2139 & 2140. nom

171st st W, No 562, s s, 150 e St Nicholas av, 25x95, 2-sty fr dwg. FORECLOS. (Aug 23, 1910) Colin W MacLennan (ref) to Emma L Simpson. Aug 29. Aug 31, 1910. 8:2127-11. A \$6,000-\$8,000. 8,250

176th st W, No 506, s s, 144 w Ams av, 43.6x100, 5-sty bk tnt. Francis Colety to Robt F McCoy. Mt \$46,000. May 14. Aug 31, 1910. 8:2132-84. A \$8,700-\$35,000. 100

182d st W, Nos 521 & 523, n s, 70 e Audubon av, 50x79.9, 5-sty bk tnt. Danl E Hanlon to Edw F Morris. 1/3 part. Mt \$43,000. Aug 23. Aug 27, 1910. 8:2155-63. A \$10,000-\$42,000. O C & 100

Av B, No 44, n w s, 72.2 n e 3d st, 24x80, 5-sty bk tnt & str. Benj Abend to Leopold Eigner. All title. Mt \$32,750 & all liens. Aug 26. Aug 27, 1910. 2:399-35. A \$19,500-\$33,000. O C & 100

Av D, No 42, s e s, 24 n e 4th st, 24x100, 5-sty bk tnt & str. Fannie Orner to Anie Lustgarten. Mt \$27,200. Jan 5, 1909. Aug 27, 1910. 2:360-2. A \$17,000-\$24,000. nom

Amsterdam av, No 2132, w s, 100 s 166th st, 30x101.4x12.4x100, 6-sty bk tnt & str. Carrie W Solomon to Saml Schweitzer. Mt \$31,500. Aug 24. Aug 26, 1910. 8:2123-42. A \$12,000-\$32,000. nom

Amsterdam av, No 2132, w s, 100 s 166th st, 30x101.4x12.4x100, 6-sty bk tnt & str. Saml Schweitzer to Emily Beerman. Mts \$31,500. Aug 25. Sept 1, 1910. 8:2123-42. A \$12,000-\$32,000. O C & 100

Broadway being plot bounded n by n s said road West End av or lane, s by s s said private road Private road or lane (closed) or lane, e by w s Bway & w by e s West End av. being plot bounded n by n s said road Riverside Drive or av or lane, s by s s said road or lane, Private road or lane (closed) e by West End av & w by Riverside Drive or av. Broadway being plot bounded n by n s said road West End av or lane, s by s s said road or lane, Private road or lane (closed) e by w s Bway & w by e s West End av. Pedro Smythe et al by GDN to Ezra O McDowell. All title. Aug 27. Aug 30, 1910. 4:1251 & 1239. 1,957.64

Broadway, No 2915 s w cor 114th st, 25.11x100, 5-sty bk tnt & 114th st, No 600 str. Jno W Butler to Geo F Johnson. Aug 29. Sept 1, 1910. 7:1895-62. A \$4,000-\$55,000. nom

Columbus av, No 324, w s, 51.2 n 75th st, 25.6x100, 5-sty bk tnt & str. Morris I Maibrunn et al exrs, &c, Henry Maibrunn to Morris I Maibrunn, Pauline Bloch, Jacob Maibrunn, Henrietta Greenspecht, Ray Spero & Sidney R & Eliza Maibrunn DEVISEES will of Henry Maibrunn. All liens. Aug 24. Sept 1, 1910. 4:1147-31. A \$30,000-\$45,000. O C & 50

Same property. Morris I Maibrunn et al to Hannah Maibrunn. All liens. Sept 1, 1910. 4:1147. O C & 50

Same property. Hannah Maibrunn to Morris I Maibrunn, Pauline Bloch, Jacob Maibrunn, Henrietta Greenspecht, Ray Spero, Sidney R Maibrunn & Eliza Maibrunn DEVISEES Henry Maibrunn. Mt \$32,500 & all liens. Sept 1, 1910. 4:1147. O C & 50

Claremont av, Nos 29 & 31, w s, 281.8 s 119th st, 56.8x100, 12-sty bk tnt. Release mt. Wm H Douglas to B Crystal & Son, a corp. Sept 1, 1910. 7:1990-part lots 52 & 53. A \$-\$. 52,500

Same property. Release mt. State Realty & Mort Co to same. Sept 1, 1910. 7:1990. O C & 100

Same property. Release mt. Same to same. Sept 1, 1910. 7:1990. O C & 100

Convent av/s w cor 133d st, 50x100, vacant. John W Haaren to 133d st Golde & Cohen a corp. Aug 30. Aug 31, 1910. 7:1970-59 & 60. A \$20,000-\$20,000. 100

Fort Washington av, w s. Agreement as to release of covenants in deeds as to laying out of 30 ft road from Kingsbridge road to proposed Public Drive, &c. James A Mahony with Wm Hayes et al. Mar 17, 1906. Aug 30, 1910. 8:2138, 2139 & 2140. nom

Fort Washington av, w s, 100 n 180th st, 82.1x107.7x82.1x108.5, except strip 0.8x25 on north, 6-sty bk tnt. Mt \$82,500. 8:2177-91. A \$-\$. 180th st W, Nos 508 & 510, s s, 175 w Amsterdam av, 50x100, 5-sty bk tnt. Mt \$45,000. 8:2152-part lot 39. A \$-\$. Pinehurst av s e cor 181st st deed reads Proposed st (bet Fort 181st st Washington & Haven avs), e s, 175 n 180th st, runs n 128.10 to s s 181st st x e 103.9 to pt 106.7 w Fort Washington av x s 118.2 x w 102.6 to beg, 6-sty bk tnt. Mt \$175,000 & all liens. 8:2177-105. A \$-\$. Pinehurst Realty Co to Mark Ash. 2-3 parts. Aug 9. Aug 26, 1910. O C & 100

Same property. Same to Max Gratzner. 1/3 part. Sub as above. Aug 9. Aug 26, 1910. 8:2152, 2177. O C & 100

Haven av/n e cor 179th st, 100x100, vacant. Alex P W Kinnan 179th st to R H M Realty Co a corp. Mt \$21,000. Aug 9. Aug 17, 1910. 8:2177-166. A \$-\$. Corrects error in issue of Aug 20, when block No was 2176. O C & 100

Lenox av, No 22, e s, 33.11 n 111th st, 33.6x100, 7-sty bk tnt. FORECLOSURE. Apr 26, 1910. Herman Joseph, ref. to Henry H Jackson. Apr 26. Aug 30, 1910. 6:1595-3. A \$28,000-\$70,000. 77,000

Same property. Henry H Jackson to Abraham B Cohen of Bklyn, N Y. Aug 30, 1910. 6:1595. 100

Same property. Abraham B Cohen, of Bklyn, N Y, to Jessie E Van Ausdall of same place. Mt \$84,000. Aug 30, 1910. 6:1595. nom

Lexington av, Nos 1726 to 1730 s w cor 108th st, 60.11x75, 3 3-sty 108th st, Nos 128 & 130 bk tnts & str & 2 1-sty bk str in st. Gertrude V Winter to Max Lukather. Mts \$40,000 & all liens. Aug 30. Sept 1, 1910. 6:1635-56 1/2 to 57 1/2. A \$29,500-\$33,000. nom

Lexington av, Nos 2021 to 2025 s e cor 123d st, 100.11x35, 5-sty bk 123d st, No 146 tnt & str. Chas Wynne et al to Wm Manning. Mt \$58,000. Aug 31. Sept 1, 1910. 6:1771-52. A \$27,000-\$60,000. O C & 100

Manhattan av, No 23, w s, 27.6 n 101st st, 27x99.11, 5-sty bk tnt. Sam Lederer to Hermann Rixmann. Mt \$25,000. Sept 1, 1910. 7:1837-12. A \$14,000-\$29,000. nom

Madison av, No 1539, e s, 67.7 n 104th st, 16.8x70, 3-sty bk dwg. Mamie Levin to Louis Levin. Mts \$10,000. Aug 22. Aug 29, 1910. 6:1610-21 1/2. A \$9,000-\$11,500. O C & 100

Nagle av, c l, 380 s w of c l of Ellwood st, runs s e 250 x s w 50 x n w 250 x n e 50 to beg, except part for av, vacant. Willard H Gildersleeve to Chas W Lindsley, of Pompton Lakes, N J. Mt \$8,000. Aug 20. Aug 29, 1910. 8:2171-16. A \$20,000-\$20,000. O C & 100

Old Kingsbridge road w s, 49.11 s 160th st, a strip, 50x-, to w s St Nicholas av St Nicholas av x50x-. Theo A Knapp, INDIVID, EXR, &c, of Peter K Knapp to Phebe W Banks DEVISEE Anthony B Banks. Aug 18. Aug 30, 1910. 8:2109. 30

Prescott av, s e s, 814.3 n e Bolton rd, lot 201 map (No 725) part 3d of Dyckman Homestead, runs s e along n e s of lot 455 141.4 x n e 151.9 x n w 202.8 to av x s w 75.11 to beg, 2-sty fr dwg & vacant. Howard F Carlson et al to Gertrude C Tebbutt, of Croton, Westchester Co, N Y. B & S. June 28. Aug 30, 1910. 8:2248-61. A \$4,000-\$6,000. nom

Same property. Gertrude L C Tebbutt to City Real Estate Co. Mt \$5,000. Aug 29. Aug 30, 1910. 8:2248. nom

Riverside av, e s, bounded s by line 113.11 s 92d st, e by line 125 e of av & n by land party 2d part. Ezra O McDowell to Townsend Odell Co. Q C & C a G. Aug 29. Aug 30, 1910. 4:1251. O C & 100

Riverside av, e s, bounded on n by line 113.11 s 92d st, e by line 125 e said av & s by land party 2d part. Ezra O McDowell to Townsend Realty Co. Q C & C a G. Aug 29. Aug 30, 1910. 4:1251. O C & 100

St Nicholas av, No 649, w s, 314.9 n 141st st, 56.5x53.3x54.11x63.7. St Nicholas av, Nos 645 & 647, w s, at c l 142d st, if continued, runs w 75.11 x n 79.11 x e 62 to av x s 81 to beg. St Nicholas av, No 643, w s, 202.7 n 141st st, runs w 172.9 x n e 165.4 x e 78.4 x s 134.10 x e 76.1 to av x s 30.5 to beg, 1 & 2-sty bk & fr garages, except plot begins 204.4 n 141st st & 74.5 e Hamilton terrace, runs e 25.6 x n 160.5 x w 14.1 x s 165.4 to beg. FORECLOS. July 1, 1910. Wm C Arnold, ref. to Geo B Schneider. Mts \$63,568.80 & all liens. Aug 1. Aug 27, 1910. 7:2050-157, 158, 160. A \$35,200-\$53,200. 98,100

St Nicholas av, No 767, w s, 81.9 s 149th st, 20.4x118.5x20x114.2, 3 & 4-sty bk dwg. Mary E Harrington to Jno F Olive. Mt \$14,000 & all liens. Sept 1, 1910. 7:2063-33. A \$8,500-\$21,000. nom

Sherman av, s s, 200 e Dyckman st, 50x160, vacant. Blanche M wife Arthur W Corse to Thos L Reynolds Co, a corp. Mt \$10,000. Sept 1, 1910. 8:2220-9. A \$9,000-\$9,000. O C & 100

West End av, w s, lot bounded w by line 225 e Riverside av, s by line 113.11 s 92d st, e by West End av & n by land formerly of party 2d part. Ezra O McDowell to Henry Oppenheimer. Q C & C a G. Aug 29. Aug 30, 1910. 4:1251. O C & 100





Tel., 1094 Rector

# WATER-FRONT PROPERTIES

FACTORIES, FACTORY SITES

FLOYD S. CORBIN, 10 Wall St.

- West End av, e s, being plot bounded on w s by West End av, on s by line 143 s 92d st, on e by line 100 e West End av, on n by land party 2d part. Ezra O McDowell to Chas & Henry Minners. Q C & C a G. Aug 29. Aug 30, 1910. 4:1239. O C & 100
- West End av, e s, bounded n by line 143 s 92d st, e by line 100 e of av & s by land party 2d part. Ezra O McDowell to Adelaide Y Townsend & Geo W Odell. Q C & C a G. Aug 29. Aug 30, 1910. 4:1239. O C & 100
- West End av, w s, lot bounded on w by line 300 e Riverside av, n by line 113.11 s 92d st, e by West End av & s by party 2d part. Ezra O McDowell to Beatrice C, Genevieve F, Jas Jr, Wm M & Pierce H Butler. Q C & C a G. Aug 29. Aug 30, 1910. 4:1251. O C & 100
- West End av, No 764, e s, 37.11 n 97th st, 18x89, 3-sty & b bk dwg. John Dwyer to Flow Realty Co a corpn. Aug 25. Aug 31, 1910. 7:1869-2½. A \$12,900-\$19,000. nom
- West End av, Nos 747 to 751, w s, 76.2 n 96th st, 50x100, 3 3-sty & b bk dwgs. Reliant Holding Co to Gertrude J Levy. Mt \$47,500. July 20. Aug 30, 1910. 7:1887-16 to 21. A \$69,500-\$115,000. O C & 100
- 1st av, No 2285, w s, 88.3 s 118th st, 18.9x100, 4-sty stn tnt & str. Hanny Rosen to Rachel Amoroso. Sept 1, 1910. 6:1689-26½. A \$6,500-\$12,500. O C & 100
- 2d av, No 2024 n e cor 104th st, 25.11x75. 104th st, No 301
- 2d av, No 2026, e s, 25.11 n 104th st, 25x75. two 4-sty stn tnts & str. Abraham Kassel to Villa-Site Realty Co. Mt \$39,500. Aug 25. Aug 30, 1910. 6:1676-1 & 2. A \$21,500-\$42,000. 100
- 2d av, No 2074, e s, 50.4 s 107th st, 25x99.2, 4-sty bk tnt & str. Thos J Byrnes to Josephine Miller. Mts \$14,500. Aug 27. Aug 29, 1910. 6:1678-51. A \$10,000-\$15,500. nom
- 2d av, Nos 1237 & 1239 s w cor 65th st, 47x-31.4x100, 4 5-sty 65th st, Nos 248 to 252 bk tnts & str. Carl Krantztohr to Arpad Wellish. Mt \$54,000. Sept 2, 1909. Aug 29, 1910. 5:1419-28. A \$30,000-\$60,000. nom
- 5th av, e s, 50.9 n 97th st, strip 0.2x100. Isabella S Jennings by Maria E Jennings her COMMITTEE to Lloyd S Bryce, of Roslyn, L I, & Wm B Cockran, N Y. All title. Aug 27, 1910. 6:1603. 150
- 5th av | n e cor 97th st, 100.11x200, 2 1-sty bk & fr bldgs & va-97th st | cant. Florence & Wm B Dunning HEIRS Smith Dunning to Lloyd S Bryce, of Roslyn, L I, & Wm B Cockran, N Y. Q C. Feb 3. Aug 27, 1910. 6:1603-1 to 8. A \$225,000-\$225,000. 150
- 5th av, No 1463, e s, 25.5 n 118th st, 25x83, 5-sty bk tnt & str. Louis Cohen to Arthur Schreiner. Mt \$24,500. Aug 22. Aug 26, 1910. 6:1745-2. A \$13,000-\$27,000. O C & 100
- 8th av, No 2859, w s, 40 s 153d st, 40x100, 5-sty bk tnt & str. FORECLOS. Aug 16, 1910. Marcus J Waldheimer, ref to Sophie Krebs. Aug 31. Sept 1, 1910. 7:2046-61. A \$13,500-\$43,500 49,000
- 8th av, No 2144 s e cor 116th st, 25.11x18, 5-sty bk bldg. Central 116th st, No 262 | tral Park Improvement Co to Robt P Fairing. Q C. Aug 25. Aug 31, 1910. 7:1831-61½. A \$12,000-\$20,000. 100
- 9th av | n e cor 204th st, 199.10 to 205th st x100, vacant. Gus-204th st | tave E Beyer to Chelsea Exchange Bank. Mt \$30,000. 205th st | Aug 30, 1910. 8:2185-25 & 28. A \$36,000-\$36,000. nom
- Certified copy of judgment. Henry De F Weekes & ano EXRS Benigno S Suarez agt Maria Del C S S De Carvajal et al. July 26. Aug 30, 1910.
- MISCELLANEOUS.**
- Assignment of all right, title & interest in estate of Edw P Hatch to extent of \$12,000 at 6%. Lucia P Tucker to Windsor Trust Co. Aug 29. Aug 31, 1910. nom
- Exemplified copy of last will & testament of Wm J Winghart & Order of Probate. June 3, 1907. Aug 27, 1910.
- Order of court amending judgment. Same agt same. Aug 5. Aug 30, 1910.
- Power of attorney. Carl Gneist to Richd M Bruno. Aug 10, 1909. Aug 27, 1910.
- Power of attorney. Franziska L Schweitzer et al to Rudolf Frank- sen or Carl Gneist. May 28. Aug 27, 1910.
- Power of attorney. Jas D W Cutting to Walter D Robinson. Apr 21. Aug 27, 1910. 7:1872.
- Power of attorney. Lewis L Silvester to Alma Silvester. Oct 11, 1909. Aug 31, 1910.
- Release all claims under contract to install ice plant. The Fred W Wolf Co, of Chicago, Ill, to Seventieth St Hygeia Ice Co. Aug 23. Aug 29, 1910. 5:1482. 47,182.99
- BOROUGH OF THE BRONX.**
- Under this head the \* denotes that the property is located in the new Annexed District (Act of 1895).
- Brown pl, Nos 3 & 5 on map Nos 133 & 135, w s, 60 s 134th st, 40 x100, 4-sty bk tnt. Gustav Haut to Bertha Haut. 1-6 part. All title. Mt \$18,000 on whole. Aug 9. Aug 26, 1910. 9:2278. O C & 100
- \*Coster st, n s, 618.6 w Kingsbridge rd, 50x100. Otto Ehrlich, Jr, to Anna Ehrlich. Mt \$1,800. Aug 26. Aug 29, 1910. O C & 100
- Crotona Park East, No 1602, s s, 66 e Suburban pl, runs s 105.2 x e 26.8 x s 20.3 x e 43.11 x n 130.1 to st x w 50 to beg, 3-sty fr dwg & vacant. Jane Boyd to Ellen McLean. Mt \$4,000. Aug 30. Aug 31, 1910. 11:2939. O C & 100
- \*Elm st, w s, 150 n Locust av, 25x100, with all title to strip in front of Cruger av, Bronxwood Park. Elizabeth Koerner to Peter A Petkovich. Mt \$5,375. Aug 15. Sept 1, 1910. O C & 100
- Fox st, e s, 110 n Longwood av, 100x100, vacant. Winnie Realty & Construction Co to Wm Daub. Mt \$52,500. Aug 30. Aug 31, 1910. 10:2721. 100
- Fox st, Nos 1184 to 1192 e s, 280 n Home st, runs e 100 x n 120 Intervale av | x w 91.9 to e s Intervale av x s w 14.3 to Fox st x s 108.6 to beginning, 3 5-sty bk tnts with str in No 1192. The Picone & Oliva Construction Co to Jos Picone and Vincenzo Oliva. Mt \$118,000 & all liens. Aug 20. Aug 26, 1910. 11:2974. nom
- Fox st, Nos 1184 to 1188, e s, 280 n Home st, 80x100, two 5-sty bk tnts. Jos Picone et al to Vincenzo Oliva. All liens. Aug 22. Aug 26, 1910. 11:2974. O C & 100
- Fox st, No 1192, e s, 360 n Home st, runs e 100 x n 40 x w 91.9 to e s Intervale av x s w 14.1 to Fox st x s 28.6 to beginning, 5-sty brk tnt & str. Same to Jos Picone. All liens. Aug 22. Aug 26, 1910. 11:2974. nom
- Grote st, late road from Fordham to West Farms, s w s, lot 101, map (No 325 in Westchester Co) of South Belmont, 50.3x126x 50x119.7, except part for Grote st & Prospect av. Joseph P Schwab to Henry G Silleck Jr. All liens. June 29. Sept 1, 1910. 11:3100. O C & 100
- Jennings st | s w cor Chisholm st, 16.6x25. Reassignment of rents Chisholm st | recorded Apr 8, 1910. Nathan J & Moses Packard to Adelina Gollubier. Aug 26. Aug 27, 1910. 11:2971. nom
- Kingsbridge Terrace, No 2560, s e s, 194 s w Kingsbridge rd, 25.6 x166x25x161.
- Kingsbridge Terrace, s e s, 219.6 s w Kingsbridge rd, 25.3x169.7 x25x126, two 2-sty fr dwgs. Sarah W H Christopher to Geo W Royall. Mt \$4,000 & all liens. Aug 24. Aug 26, 1910. 11:3237. nom
- \*Louise st, e s, 200 s Columbus av, 25x100. James W Clancy to Domnick Rottkamp. Mt \$3,500. Aug 29. Aug 31, 1910. O C & 100
- Ritter pl, No 821, n s, about 225 e Union av, 25x102, 2-sty fr dwg. Thos De Grasse to Frederick H Meyer. Mt \$4,000. Aug 30. Aug 31, 1910. 11:2969. O C & 100
- \*Seton st, w s, 100.5 s 1st st, 60x244x62.8x239, Westchester. Seton st, e s, 102 n Elliott av, runs n w 53.1 x n e 239 x s e 52.11 x s w 150.6 x n w 2 x s w 84.8 to beginning. Cath A Gleason to Michael Gleason & Mary his wife. All liens. Aug 25. Aug 27, 1910. nom
- \*Same property. Michael Gleason & Mary his wife to Cath A Gleason. All liens. Aug 25. Aug 27, 1910. nom
- \*Van Buren st, No 1632, e s, 125 s Columbus av, 25x100. Lena Schwartz to Jacob Becher. ½ part. Mts \$3,200 & all liens. Aug 2. Aug 30, 1910. O C & 100
- \*Van Buren st, No 1716, e s, 150 n Columbus av, 25x100. Jacob Becher to Lena Schwartz. ½ part. Mts \$2,800 & all liens. Aug 2. Aug 30, 1910. O C & 100
- 136th st, No 301 (551), n s, 225 w Alexander av, 25x100, 4-sty bk tnt. Annie Wirth to Carl E Randrup. Mt \$9,750. Aug 26. Aug 27, 1910. 9:2312. O C & 100
- 137th st, Nos 752 to 766 | s s, 330.5 e Southern Boulevard, 100 to Willow av | Willow av x100, 8 2-sty fr dwgs. Clarence D Baldwin to Fredk W Hottenroth. Mt \$19,000 & all liens. July 6. Aug 30, 1910. 10:2565. O C & 100
- Same property. Fredk W Hottenroth to Blackwood Realty Co. All liens. Aug 27. Aug 30, 1910. 10:2565. O C & 100
- 137th st, Nos 425 to 443 | n s 300 e Willis av, 150x200 to s s 138th 138th st, Nos 428 to 446 | st, 10 6-sty bk tnts & 10 7-sty bk tnts with str in 138th st. Llewellyn Realty Co to De Goode Realty Co. Mts \$240,000 & all liens. Aug 30. Aug 31, 1910. 9:2282. nom
- Same property. Assign rents. De Goode Realty Co to Packard & Co. Aug 30. Aug 31, 1910. 9:2282. 2,200
- 152d st, No 385, n s, 300 e Courtlandt av, 25x100, 3-sty fr tnt & str & 2-sty fr tnt in rear. Chas G A Hohle et al to Alex Friede- berg. Mt \$5,000. Aug 30. Sept 1, 1910. 9:2399. O C & 100
- 165th st, No 589, n s, 145.5 e Boston av, runs n 8 x n e 42.4 x e 13 x s w 50 x w along st 16.4 to beg, 2-sty & b fr dwg. FORECLOS. (Feb 1, 1910) Chas A Flammar to Emma wife Wm H Mount of Locust, N J. Apr 25. Aug 26, 1910. 10:2622. 4,450
- 169th st, No 625 (869), n s, abt 35 e Franklin av, 16.8x71, 2-sty & b fr dwg. Matilda Holmes to Thos McCarthy. Aug 31. Sept 1, 1910. 11:2933. O C & 100
- \*174th st, w s, 331 s Gleason av, 25x100. Edw L Garrow to Blanche wife Edw L Garrow. ½ part. Mt \$600. Aug 27. Aug 29, 1910. O C & 100
- 180th st, n s, 70.1 e Mohegan av, 37.6x118.2, vacant. Release mt. Enoch C Bell to Hoffmann-Deyenberg Constn Co. Aug 25. Aug 31, 1910. 11:3124. 16,750
- Same property. Release mt. Rockland Realty Co to same. Aug 31, 1910. 11:3124. 8,250
- 183d st late Columbia av | n w cor Crotona av late Washington av, Crotona av | 100x100, vacant. Harry Aronson to Au- dubon Impt Co. Mt \$7,035. June 17. Sept 1, 1910. 11:3103. O C & 100
- 187th st (Jacob st) | s s, 71 w Crescent av, deed reads lot 54 map Crescent av | S Cambreling et al at Fordham, bounded n by 187th st, 25 ft e by lot 53, 88.4 ft & partly by Crescent av 20.6, s by part lot 61, 15.8 ft & w by lot 55, 100 ft, vacant. FORE- CLOS. July 6, 1910. Lawrence E Sexton, ref, to Walter Grant. All liens. July 13. Aug 31, 1910. 11:3074. 1,000
- \*214th st, n s, 100 e 6th av, 25x100, Laconia Park. Nicolo Rug- geri to Antonino Sindoni, of Philadelphia, Pa. undivided part. Correction deed. July 7. Aug 26, 1910. nom
- \*215th st, s s, 275 e 6th av, 25x100, Laconia Park. Release mt. Frank C Mayhew & ano, TRUSTEES Levi H Mace to Antonio Suezzi. Aug 2. Aug 26, 1910. 285
- \*220th st (6th av), n s, 105 w 5th av, 100x114, Wakefield. Edw L E Phipps to Jos Sliwkoski, of Brooklyn. Q C. Aug 18. Aug 29, 1910. nom
- \*Same property. Joseph Sliwkoski to Albert Wawrzyniak. Aug 18. Aug 29, 1910. O C & 100
- \*222d st, s s, 180 w Barnes av, 25x89. Louis Frankenthaler to Gaspar Polz. Mt \$5,000 and all liens. Aug 31. Sept 1, 1910. nom
- 242d st | n e cor Katonah av, runs e 95 x n e 124.5 to line Mt Vernon av or Kimball av | s e s at line between N Y & Yonkers, Katonah av | av x s w 162.3 to e s Katonah av x s 9 to begin- ning.
- Mt Vernon av or Kimball av | s e s at line between N Y & Yonkers, Duke pl | runs n e along av 4.5 x e 98.11 to s w s Duke pl x s e 1.2 x s w 50.9 to City line x n w — to av at beginning, vacant. Moser Arndtstein to Anthony W Eustis. Aug 22. Aug 26, 1910. 12:3390. 100
- 259th st, late Rock st, s s, 150 e Tyndall av (Hill st), 50x154.6x 54.8x177.4, vacant. Edward F Maloney to Mary Montgomery. May 26. Aug 31, 1910. 13:3423. O C & 100
- Aqueduct av | e s, 762.6 s 183d st, 37.6x96.7 to w s Macombs Macombs Dam Road | Dam road x37.6x98, with all title to said road, vacant. Wm C Bergen to Andrew L Barrett. Aug 29. Aug 30, 1910. 11:3211. O C & 100
- Aqueduct av | e s, 800 s 183d st, runs e 96.7 to w s Macombs Macombs Dam Road | Dam road x s 50 x w 88.5 to e s of Plaza x n 38 to av x n 12.7 to beg, with all title to said road, vacant. Wm C Bergen to Herman F Bindseil. Mt \$15,000. Aug 29. Aug 30, 1910. 11:3211. O C & 100
- \*Ash av, s s, 276 e Elm st, 25x100, Laconia Park. Release mt. Workmen's Sick & Death Benefit Fund of the U S of A to Gio- vanni Pellegrini. Aug 25. Aug 30, 1910. 400



# INTERIOR MARBLE

## CORK & ZICHA MARBLE CO.,

Material and work the standard for 14 years. Our reputation the best positive evidence as to our superiority.

325-327 East 94th St., New York

Bathgate av, No 1668, e s, 32.11 s 173d st, 16.8x81.1, 3-sty bk dwg. Henry G Autenrieth to Ericson Realty Co. Mt \$2,750. Aug 30, 1910. 11:2920. O C & 100

Burnside av | n e cor 178th st, runs n 128.9 x e 80 x n 4.3 x or Valentine av | e 15 x s 138.5 to n s 178th st x w 60.1 to beg, 178th st | vacant. C Adelbert Becker et al to John Rendall. Feb 1. Aug 30, 1910. 11:2815. nom

Same property. John Rendall to Irvine Realty Co. Feb 1. Aug 30, 1910. 11:2815. O C & 100

Bryant av, No 1335, old No 1435, w s, 175 s Jennings st, 25x100, 3-sty bk dwg. Frank J Schweizer to Otto Wehner. Mt \$10,000. Aug 29, 1910. 11:2994. O C & 100

Bathgate av, No 2179, w s, 223 s 182d st, 20x94.5, 2-sty fr dwg. Anthony W Eustis to Moser Arndtstein. Mt \$3,000. Aug 13, 1910. 11:3049. O C & 100

Briggs av, No 2974, s s, 225 w 201st st, 25x110, 2-sty fr dwg. John T Smith to Edw H Kelly. Mts \$6,500. June 9. Aug 26, 1910. 12:3298. nom

Same property. Edw H Kelly to Margaret Hartnack. Mt \$5,600. Aug 15. Aug 26, 1910. 12:3298. 100

\*Broadway | n w cor Middletown rd, 87.11x50x92.1x52.1. Tre-Middletown d | mont Terrace. Bankers Realty & Security Co to Pasquale Monaco. All liens. May 24. Aug 27, 1910. nom

Beech Terrace, s s, 111 e Crimmins av, 75x100, vacant. Wm Nelson Land & Impt Co to Constantin Wagner. Mts \$50,000. Sept 1, 1910. nom

Boston Post rd or Morse av, No 1051, w s, abt 295 n 165th st, 72x117.7x67.8x116.5, except part for road, 6-sty bk tnt. Minuit Realty Co to The Lotus Realty Co. Mts \$97,000. Aug 31. Sept 1, 1910. 10:2607. O C & 100

Clay av, No 1045, w s, 100 n 165th st, 25x100, 2 & 3-sty & b bk dwg. Amalie A Dilg to Emma Frankfurter. Mt \$13,500. Aug 29, 1910. 9:2428. nom

College av, No 254, s e s, 75 n e 141st st, 25x100, 2-sty fr dwg & 1 & 2-sty fr stable in rear. Hugh J Lawler to Mary A McCormack. Q C. July 25. Sept 1, 1910. 9:2323. nom

Crotona av, No 2166, s e s, 99.7 s w 182d st, 25.7x90.7x25.5x88.1, 3-sty fr tnt. Chas C Goode to Albt J Adobody. Mts \$7,500. Aug 26, 1910. 11:3098. 100

Crotona av, No 1981, w s, 175 s 179th st, 16.8x95.6x17.4x100.5, 2-sty fr dwg. Carl E Randrup to Annie Wirth. Mt \$3,500. Aug 3. Aug 27, 1910. 11:3079. nom

Clay av, No 1138, e s, 147.8 s 167th st, 39x80, 5-sty brk tnt. Mathias Goeren to Edw Erickson & Erika his wife, tenants by entirety. Mts \$26,500. Aug 27, 1910. 9:2426. O C & 100

Concord av, No 511, w s, 158 n 147th st, 19.9x100, 3-sty fr tnt. D J Dillon Co to Henry C E Hintz. Mts \$5,500 and all liens. (Oct 1, 1908, re-recorded from Oct 5, 1908.) Aug 27, 1910. O C & 100

Same property. Henry C E Hintz to Bertha Hinck. Mts \$8,000. Aug 26, 1910. 10:2579. O C & 100

Concord av, No 327, w s, 60 n 141st st, 20x80. Concord av, No 329, w s, 80 n 141st st, 20x80. Concord av, No 333, w s, 120 n 141st st, 20x100. Concord av, No 337, w s, 173.4 s 142d st, 16.8x100. Concord av, No 339, w s, 156.8 s 142d st, 16.8x100. Concord av, No 341, w s, 140 s 142d st, 16.8x100. Concord av, No 349, w s, 60 s 142d st, 20x100. Concord av, No 351, w s, 40 s 142d st, 20x100. Seven 3-sty bk dwgs & one 2-sty & b bk dwg. Bronx Heights Land Co to Trebor Realty Co. Mts \$49,700. July 18. Aug 26, 1910. 10:2573. nom

College av | e cor 168th st, 200x100, 1-sty fr stable & vacant. 168th st | Thos H Roff to John Schaefer. Mt \$15,500. Aug 23. Aug 30, 1910. 9:2435. O C & 100

\*Cornell av, n s, 25 e Cedar st, 25x100, Westchester. North New York City Realty Co to John Goergen. Q C. June 8. Aug 30, 1910. nom

\*Cornell av, n s, 25 e Cedar st, 25x100. Release mt. Walter W Taylor to John Goergen. June 15. Aug 30, 1910. nom

Same property. Geo P Shirmir to same. Q C. June 8. Aug 30, 1910. nom

Crotona av, No 1823, w s, 120.7 n 175th st, 18.9x100, 2-sty fr dwg. Julia Drescher widow to Nathan Jacobs. 1/2 interest. Sub to mt \$3,000. Aug 10. Aug 31, 1910. 11:2960. 100

Clay av, No 1130, e s, 225.8 s 167th st, 39x80, 5-sty bk tnt. A J Schwarzer Co a corpn to Eleanor Goll. Mts \$27,000. Aug 31, 1910. 9:2426. O C & 100

Clay av, No 1106, e s, 69.8 n 166th st, 39x80, 5-sty bk tnt. A J Schwarzer Co to Catherine Weldon. Mt \$22,000. Aug 22. Aug 31, 1910. 9:2426. O C & 100

\*Classon av, w s, 284.5 s West Farms road, 50x100. Mary Wellbrock to Jas McNamara. Sub to mts \$5,000. Aug 31, 1910. 100

Devoe Terrace, No 2465 (Park View pl), w s, — s 190th st, 25x—, 2-sty fr dwg. Mons Johnsen to Helen Patrick. Mt \$5,250. Aug 31. Sept 1, 1910. 11:3219. O C & 100

\*Ellison av, e s, 325 n Marrin st, 25x100. Chester Impt Co to James Fowles. Mt \$3,000. May 25. Aug 30, 1910. O C & 100

Elton av, No 677, w s, 75 n 153d st, 25x100, 2-sty bk stable; also strip land Elton av, w s, 72 n 153d st, 3x100. Fredk A Olpp to Hermine Olpp his wife. Sub to mt \$6,500. Aug 29. Aug 31, 1910. 9:2375. nom

\*Eastern Boulevard | n e cor Quincy st, 25x100, Westchester. Augustus M Field to John R Peterson. Mt \$690. Aug 30. Sept 1, 1910. nom

\*Edison av, e s, 465 n Liberty st, 50x57x76x115, Westchester. Bertha Kaufmann to Simon Goldberger & Simon B Hess. Sept 1, 1910. nom

Fulton av, No 1729 on map No 1739, w s, 54.6 n 174th st, 42.5x93.9x92.2, 5-sty bk tnt. Ericson Realty Co to Henry G Autenrieth. Mt \$28,000. Aug 30. Aug 31, 1910. 11:2930. O C & 100

Fulton av, No 2020, on map No 1719, w s, 36.11 s 174th st, 18x86.2x18x86.11, 2-sty fr dwg. Izak Barr to Rebecca Barr. All liens. Aug 27. Aug 30, 1910. 11:2930. nom

Fulton av, No 2019, on map No 1717, w s, 54.10 s 174th st, 18x85.6x18x86.2. Charles Gruber to Rebecca wife Charles Gruber. All liens. Aug 27. Aug 30, 1910. 11:2930. nom

Hughes av, No 2464, e s, 145 n 188th st, 25x87.6, 5-sty bk tnt & str. Gabriele Del Gaudio to Domenico Caracciolo. Mts \$15,500. Aug 29. Aug 30, 1910. 11:3076. O C & 100

Hughes av, No 2146, e s, 254.7 n 181st st, runs s 36 x e 90.10 x n 18 x e 4.2 x n 17.11 x w 95 to beginning, 2-sty fr dwg. Sophie Knepper to Lottie Goldberg. Mts \$10,000 & all liens. Aug 19. Aug 27, 1910. 11:3082. nom

Hoe av, No 1158, e s, 275 n 167th st, 25x100, 2-sty fr dwg. Johanna Schlosser to Abraham Kaufman. Feb 8. Aug 27, 1910. 10:2752. O C & 100

Intervale av, w s, 428.9 s Home st, 25x123.9x25x125.2. Jos P Schwab to Henry G Silleck Jr. June 29. Sept 1, 1910. 10:2692. 100

Jackson av, Nos 859 & 861, w s, 100 s 161st st, 72.7x75, 5-sty bk tnt. Alex Friedeberg to Chas G A & Wm J Hohle. Mt \$47,500. Aug 31. Sept 1, 1910. 10:2637. O C & 100

\*Kinsella av, s s, 226.4 w Bronxdale av, 25x100, Van Nest. Saml J Smith to Thos Monaghan & Mary his wife as tenants by entirety. Sept 1, 1910. O C & 100

\*Kingsbridge road, s s, at line bet property hereby described & west point of lot 1 blk 5 sec A of Edenwald, contains 9 116-1,000 acres. Lawrence E French to Hudson P Rose. Q C. July 29. Aug 31, 1910. nom

Same property. Marie T Dunn-Rousset to same. Q C. Aug 18. Aug 31, 1910. nom

Mt Vernon av | s e s, at city line between City N Y & City of Yon-Katonah av | kers, runs s w 161.6 to Katonah av x s 9 to n s 242d st | 242d st x e 95 x n e 124.5 x n w — to beginning, vacant. Release mt. Grace T Ely to Moser Arndtstein. Aug 3. Aug 26, 1910. 12:3390. 4,308

\*Madison av, n s, 50 w Robin av, 50x100. Tremont Terrace. Jos H Esterly to Jas H Surridge. 1/2 part. July 19. Aug 26, 1910. nom

\*Monaghan av, e s, 325 s Jefferson av, 50x100, Edenwald. Jacob Fine to Solomon Mishnun. All liens. Aug 26, 1910. nom

\*Madison av | s w cor Ams av, 50x100. Amsterdam av | s e cor Ams av, 50x100. Madison av | s e cor Ams av, 50x100. Amsterdam av | s w cor Williams av, 50x100. Williams av | Williams av, w s, 375 s Mad av, 100x100. Madison av, s e cor Williams av, 50x100. Tremont rd, n e cor Williams av, 50x100, Tremont Terrace. Bankers Realty & Security Co to Josephine T Deady of Belle Harbo; L I. All liens. July 6, 1909. Aug 27, 1910. 100

\*Morris Park av, s s, 75 e Hancock st, 25x100. Desiderio Triulzi to Duilia wife Desiderio Triulzi. B & S & C A G. All liens. Aug 15. Sept 1, 1910. nom

\*Olinville av, No 3407, w s, 50 n Juliana st, 25x100. Poldow Const Co to Michele Santoro. Mt \$5,500. Aug 25. Aug 29, 1910. 7,000

Prospect av, No 980 n e cor 164th st, 74.7x75, 6-sty bk tnt. Nev-164th st, No 851 | elson-Goldberg Realty Co to Solomon M Schatzkin. Aug 26, 1910. 10:2690. O C & 100

\*Prospect Terrace, e s, 153 n 226th st, 93x125, Wakefield. Peter A Petkovich to Eliz Koerner of Mt Vernon, N Y. Mt \$3,200. Aug 15. Sept 1, 1910. O C & 100

\*Rosedale av, e s, 75 n Merrill st, 25x100. Wm Balkin to Annie Balkin. All liens. Aug 29. Aug 30, 1910. O C & 100

\*Richardson av | n e cor 236th st, 100x120, Eastchester. Mt \$4,200 236th st | & all liens. Richardson av, e s, 100 n 236th st, 30x120x25x120. Mt \$800 & all liens. Saml Erdreich to Edw H Kelly. Aug 9. Aug 26, 1910. O C & 100

\*Robin av, e s, 325 s Tremont rd, 25x100. Abraham I Kantrowitz to Hulda Davidson. 1/2 part. Aug 27, 1910. nom

Southern Boulevard, No 547 on map No 549, n s, 587.6 w Av St John, 37.6x105, 5-sty brk tnt & str. Jos Picone et al to Jos Picone. All liens. Aug 22. Aug 26, 1910. 10:2683. nom

Southern Boulevard, e s, 205 s 167th st, 35x100, vacant. Release mt. New York Trust Co to Schoefer Const Co. Aug 30. Sept 1, 1910. 10:2744. O C & 1,000

St Anns av, No 595, w s, 180.4 s Westchester av, 27x111.5x29.9x124, 5-sty bk tnt. Marie Menkhoff to Domenico Malfetano. Mt \$24,500. Aug 31. Sept 1, 1910. 9:2276. 100

St Anns av, No 141, w s, 26.6 n 134th st, 24.6x100, 5-sty brk tnt & str. Saml Manges to Henrietta Ebb. Mt \$19,000. Aug 24. Aug 27, 1910. 9:2262. O C & 100

Sedgwick av, w s, 268.7 n 167th st, 25x100, 2-sty fr dwg & str. Elmer Realty Co to Anna Cohn. Mt \$8,000. Aug 23. Aug 29, 1910. 9:2540. O C & 100

St Anns av, No 141, w s, 26.6 n 134th st, 24.6x100, 5-sty bk tnt & str. Henrietta Ebb to Saml Manges. Mt \$19,000. Aug 25. Aug 29, 1910. 9:2262. O C & 100

\*Starling av, s s, being lot 11, map No 1288, property Colorado Realty Co Sub-division lot No 40, 25x111. Wm Buhl to Edw Zuffrass. Mt \$5,000. Aug 30. Aug 31, 1910. O C & 100

Tinton av, No 764, e s, 151.7 n Westchester av, runs e 75 x n 25 x e 10 x n 12.6 x w 85 to av x s 37.6 to beg, 5-sty bk tnt. Roth Const Co to Chas Kronske. Mt \$22,000. Aug 27. Aug 29, 1910. 10:2655. O C & 100

Tinton av, No 764, e s, 151.7 n Westchester av, runs e 75 x n 25 x 10 x n 25 x w 85 to av x s 50 to beginning, 5-sty brk tnt. Herman D Junge to Roth Construction Co. Q C & correction deed. Aug 15. Aug 26, 1910. 10:2655. nom

Tyndall av | s e cor 259th st, 50x100, except part for 259th st, va-259th st | cant. Chas G A Hohle to Alex Friedeberg. Mt \$3,000. Aug 30. Sept 1, 1910. 13:3423. O C & 100

Union av, No 668, on map No 670, e s, 100 n 152d st, 37.6x95, 5-sty brk tnt. Bertha Scheer to John Schaefer. Mt \$34,800. Aug 30. Aug 31, 1910. 10:2675. O C & 100

Willis av, Nos 477 to 481, w s, 75 s 147th st, old line, runs s 75 x w 105.4 x n 9.8 x w 0.8 x n 65.3 x e 106 to st, 2-sty fr dwg, 2-sty fr str & 3-sty bk shop in rear. Robt J Mahoney to Emma L Mahoney. Mts \$50,000. Aug 24. Aug 31, 1910. 9:2307. O C & 1,000

Washington av, w s, 100 s 169th st, 35x150, except part for av, vacant. FORECLOS. (June 16, 1910. Saml Marks (Ref) to Sophie Knepper. Aug 24. Aug 27, 1910. 9:2390. 100

Same property. Sophie Knepper to Sarah Cohen. Mt \$12,700 & all liens. Aug 25. Aug 27, 1910. 9:2390. 100

Washington av, Nos 1937 & 1939, w s, 160 s w 178th st, 56x150, except part for av, 2-sty fr dwg & 1-sty fr str. The G H Lester Realty Co of N Y to J C Julius Langbein. Mt \$30,000. Sept 19, 1908, re-recorded from Sept 28, 1908. Aug 27, 1910. 11:3034. nom

Washington av | s e cor 188th st, runs e 96.10 x s 100 x e 95 x s 188th st | 73 x w 191.10 to av x n 173 to beginning, with all title to proposed Willman pl, lying in front of extreme east 73 ft, vacant. Celestine L Man, INDIVID & EXTRX Wm Man to Powellton Realty & Construction Co. Q.C. July 23. Aug 26, 1910. 11:3057. nom



# HECLA IRON WORKS

North 10th, 11th and 12th Streets

BROOKLYN,

NEW YORK

# Architectural Bronze AND IRON WORK

Woodlawn rd | se cor Bainbridge av, 25x100, 4-sty bk tnt. Riley & Bainbridge av | Loughney Realty Co to Carrie L Weldon. All liens. June 29. Sept 1, 1910. 12:3334. nom  
Webb av (Tee Taw), e s, 275 n on curve Park View pl (Devoe Terrace), runs e 100 x n 15 x w 100 to av x s 25 to beg, vacant. Louis Eickwort to Annie A Collins. Mt \$3,000. Aug 15. Sept 1, 1910. 11:3219. nom  
\*9th av | e cor 2d st or av, 105x114. Williamsbridge. Herman L 2d av | Rosenthal to Hale J Berlinsky. Mt \$2,300. Aug 25. Aug 26, 1910. O C & 100  
\*Lot 88, map (No 647 in Westchester Co) of S L Haight at Westchester. Edward Haight Jr EXR Edward Haight to Geo A Minasian. Q C to all interest under tax sale of Oct 7, 1877. July 22. Aug 30, 1910. 8:02  
\*Lots 1 & 2, revised map of Seneca Park. Wm Seymour to Sarah Seymour. Aug 30. Aug 31, 1910. nom  
\*Plot begins 840 e White Plains road at point 320 n along same from Morris Park av, runs e 100 x n 25 x w 100 x s 25 to beg, with right of way over strip to Morris Park av. John W Downing to John F Ettlinger. Aug 29. Aug 30, 1910. O C & 100  
\*Plot begins 740 e White Plains rd at point 1345 n along same from Morris Park av, runs n 17.6 x e 102.1 x s 55.4 x n w 28.1 x w 77.10 to beg. Ellen K Lente to Regent Realty Co. Aug 2. Aug 26, 1910. nom  
Plot begins 50.2 e Mapes av, old line of Johnson av & 560 n e Tremont (Locust) av as widened to a pt in n w s Marmion (Marion) av, runs s e 25 x n e 133 x n w 25 x s w 133 to beg, except part for 179th st. Albt J Adobody to Chas C Goode. Mts \$5,000. Aug 26. Aug 27, 1910. 11:3108. 100

## LEASES

Under this head Leases recorded, Assignment of Leases and Leasehold Conveyances will be found. The expressed consideration following the term of years for which a lease is given means so much per year.

Aug. 26, 27, 29, 30, 31 and Sept. 1.

### BOROUGH OF MANHATTAN.

Ann st, No 19 | n w cor Theatre alley. Assign lease. Wm Zoll to Theatre alley | Bernheimer & Schwartz Pilsener Brewing Co. All title. June 3. Aug 31, 1910. 1:90. nom  
Same property. Assign lease. Louis Jacobs to Stephen Conway. All title. Aug 17. Aug 31, 1910. 1:90. nom  
Barrow st, outer south side of Pier 43 N R. The City of N Y by Comr of Docks to The Catskill & N Y Steamboat Co; 10 yrs from Jan 1, 1902. Sept 1, 1910. 2:657. 6,666.66  
Corlears st, e s, 5 s South st runs n 140.6 x e 40.6 x s 137.7 x w 37.6 with wharves, lands under water, &c. City of N Y by Comr of Docks to Crane Co; 10 yrs from May 1, 1907. Sept 1, 1910. 1:264. 1,500  
Crosby st, No 35, store. Alessandro Delli Paoli to Antonio Riccardone; 3 yrs, from June 1, 1910. Aug 30, 1910. 2:473. 660  
Same property. Assign lease. Antonio Riccardone (signs Riccardone) to Michele Riccardone. Mt \$1,500. Aug 24. Aug 30, 1910. 2:473. nom  
Cherry st, No 39, str & part b. Vincenzo Di Pasquale to Antonietta Carpineto; 3 5-12 yrs from Dec 1, 1910. Aug 29, 1910. 1:109. 300  
Division st, part of Nos 82 & 84 | n s, 24.7 w Eldridge st, runs n 52.11 x w 36.3 x s 1.6 x w 8.8 x s 6.5 to beg, the land. Kath Wilson & Adelaide Lyons to Sand Realty Co; 5 10-12 yrs, from July 1, 1910. Sept 1, 1910. 1:292. 1,000  
Henry st, Nos 278 to 282. Assign lease. Louis Bochner to Davis Cohen. Aug 23. Aug 27, 1910. 1:267. 1,143.75  
Maiden lane, No 133. Assign lease. Grace La Forge to Catherine Senior, of Bklyn. Aug 24. Aug 30, 1910. 1:70. nom  
Montgomery st, No 73 | cor Cherry st. Re-assign lease. Davies J Cherry st | Marshall to Max Carmel & ano. All title. Mt \$1,685. Aug 4. Aug 30, 1910. 1:259. nom  
Mott st | n e cor Delancey st. Assign lease. Nicholas Polito Delancey st | to Giuseppe Alfano. Sept 1, 1910. 2:479. nom  
St Marks pl No 28 or | str. Thos Powell to Stein & Sauter; 3 yrs 8th st | from Sept 1, 1910. Sept 1, 1910. 2:463. 1,000  
3d st, Nos 230 to 234 E. all. Davis Rosenkrantz to Louis Fortgang; 3 years from Sept 1, 1910. Aug 26, 1910. 2:385. 11,868  
3d st, No 308 E, rear house. Mindel Leichtag to David Rogitsky & Abraham Leichtag; 2 yrs, from Oct 1, 1910. Aug 26, 1910. 2:372. 225  
4th st, No 61 E, top floor. Isaac Yagoda & ano to Isaac Goldberg; 3 yrs from Dec 20, 1909. Aug 29, 1910. 2:460. 336  
16th st, No 510 E, west str. Danl J Murphy to Fritz Danzeisen; 4 yrs from May 1, 1911. Aug 31, 1910. 3:937. 360  
17th st, No 508 E, str. Filippo Neglia to Bertha Wijuker; from Oct 1, 1909, to Sept 30, 1914. Sept 1, 1910. 3:974. 600  
18th st, No 4 W, stoop floor & part cellar. Minnie Palmer to Isadore Messner & Leon Sobel; 4 9-12 years, from Aug 1, 1910. Aug 26, 1910. 3:819. 1,500  
19th st, n e s, 166.8 n w 8th av, 16.8x91.11, the lot. Katharine T Moore to Emma M Coles & Jennie E & Carrie L Cumming; 21 yrs from May 1, 1910 (21 yrs renewal). Aug 30, 1910. 3:743. taxes, &c. & 350 to 500  
22d st W or wharf property on N R at n line pier 62 or West 22d st, with bulkhead, &c. contains 2,169 sq ft. City of N Y by Comr of Docks to the Central R R of N J. Dec 29, 1903; 10 yrs from completion of bulkhead, &c. Sept 1, 1910. 3:663. 542.25  
29th st, Nos 230 & 232 E, s s, 160 w 2d av, 40x98.9. Jos Been to Ninfa G wife of & Antonio Capace; 4 yrs from Aug 31, 1910 (with option to purchase for \$26,000). Sept 1, 1910. 3:909. 360  
34th st, No 40, s s, 250 e 6th av, 25x98.9 all. Sol Bloom to Era L Gerber & Lee Levy; from Sept 1, 1910 to Aug 31, 1915 (privilege of 12 yrs renewal). Aug 31, 1910. 3:835. taxes, &c. & 18,000 to 25,000  
42d st, No 153 E, all. Alice M & John J O'Brien to Arthur B Fulton; 6 9-12 years, from Aug 1, 1910. Aug 27, 1910. 5:1297. 2,400 & 2,700  
47th st, n s, of pier N R, extending from inner end of pier out-shore 200 ft. City of N Y by Comr of Docks to Bouker Contracting Co; 5 yrs, from Nov 25, 1907. Sept 1, 1910. 4:1108. 1,575  
47th st, n s of pier N R, begins at w end of dumping board & runs w 165. The City of N Y by Comr of Docks to Bernard Campbell & Co; from Jan 1, 1909, to Nov 25, 1912. Sept 1, 1910. 4:1108. 2,000  
50th st, No 48, s s, 601 w 5th av, 20x100.5, the land. TRUSTEES of Columbia College to Eugene & Delos Palmer; 21 yrs from Nov 1, 1910 (option of renewal). Sept 1, 1910. 5:1265. taxes, &c. & 1,758  
Same property. Assign lease. Robt H Wylie & ano EXRS Eugene Palmer to Delos Palmer. 1/2 part. All title. July 1, 1908. Sept 1, 1910. 5:1265. 1,000  
51st st W, No 60, s s, 771 w 5th av, 18.2x100.5, 4-sty & b stn dwg, leasehold. Isaac F Russell, ref, to Isiah N Wheeler (all title of Julia R Davies for her own benefit under will Henry E Davies). June 27. Aug 29, 1910. 5:1266. 12,300  
Same property. Leasehold. Julia R & Henry E Davies to same. Q C. Aug 10. Aug 29, 1910. 5:1266. nom  
60th st, s s of pier, East River. The City of N Y by Comr of Docks to Bouker Contracting Co; 5 yrs from Nov 25, 1907. Sept 1, 1910. 5:1474. 8,550  
64th st, No 227, n s, 350 w Ams av, 25x100.5. Subordination of lease to mort. Robt Bader et al with Lawyers Title Ins & Trust Co. Aug 29. Aug 31, 1910. 4:1156. nom  
83d st, Nos 158 to 162 West s s, 56x108 on 1st floor, 56x42.6 on 2d floor & 54x106 in b of the 2-sty bk bldg. Walter A Wells to U S of A by C P Grandfield acting P G of the U S; 10 yrs, from July 1, 1910. Sept 1, 1910. 4:1213. 12,500  
91st st | bet 91st & 92d sts with upland in rear, contains Marginal st & | 19,456 sq ft. The City of N Y by Comr of Docks Bulkhead, E R | to American Ice Co; 5 yrs from Dec 1, 1908. Sept 1, 1910. 5:1588. 3,500  
105th st, Nos 315 & 317 E, all. Nathan Lamport to Frank Canizio; 3 yrs from Sept 1, 1910. Aug 31, 1910. 6:1677. 3,600  
106th st, Nos 161 & 163 E. Assign lease. Myer Gitlin to Gussie Gitlin. Aug 17. Aug 31, 1910. 6:1634. nom  
109th st, No 70 W, west str. Jas Claudius to Morris Weisenberg; 2 6-12 yrs from July 1, 1910. Aug 31, 1910. 7:1844. 360  
114th st, Nos 437 & 439 E, all. The Amerigo Vespucci Realty Co to Gavino Scotti; 3 yrs from Sept 1, 1910. Aug 29, 1910. 6:1708. 4,620  
114th st, Nos 208 & 210 E, all. Jos Golding to Abr Sacks; 3 yrs from July 1, 1910. Sept 1, 1910. 6:1663. 4,456  
116th st, Nos 11 & 13 W. Assign lease. Danl A Doran to Mary A McConville. Aug 31. Sept 1, 1910. 6:1600. nom  
138th st, No 227 W, all. Lillian G Hart to Reuben Fleig; 5 yrs from Oct 1, 1910. Sept 1, 1910. 7:2024. 1,000  
181st st, s s, 100 e Aud av, 45x119.6. Agreement subordinating lease to mt. Max Marx & ano with Robt L Stix. July 18. July 21, 1910. 8:2153. Reprinted from issue of July 23, when this appeared in Bronx Leases. nom  
Amsterdam av, No 149 all. John Dunning to Peter J McDowell & Morris Sturman; 10 years, from Oct 1, 1909. Aug 26, 1910. 4:1138. 2,000  
Same property. Consent to assign above lease. Same to same. Aug 10. Aug 26, 1910. 4:1138. —  
Amsterdam av, Nos 1109 & 1111, north store. Mathilda Bosselman to Vincent & Pasquale Benedetti; 5 yrs from July 1, 1910. Aug 30, 1910. 7:1867. 1,900 & 1,320  
Broadway, No 3902 | str & b. Medford Realty Co to C Botengoff; 163d st, No 561 W | 5 1-12 yrs from Sept 1, 1910. Sept 1, 1910. 8:2122. Total rent \$5,360  
Lexington av, No 103, parlor floor. Max Berkowitz to Rosie Kaminsky doing business as Madame Zara; 3 yrs from Sept 1, 1910. Sept 1, 1910. 3:883. 720 to 900  
Lexington av, No 1225, 3-sty b s dwg. John Fleming to Saml Lese; 5 yrs from Sept 15, 1910. Aug 29, 1910. 5:1512. 1,000  
Park av, Nos 1665 & 1671, all. Saml Williams & ano to Jos & Michl V Rosenberg; from July 1, 1910, to June 30, 1913. Aug 29, 1910. 6:1645. 8,200  
Park av, No 1548 | all. Jennie Spanner & ano to Ascher Berkel-117th st, No 74 E | hammer; 3 yrs from June 1, 1910. Sept 1, 1910. 6:1617. 2,760  
St Nicholas av, Nos 641 to 651, w s, 202.7 n 141st st, runs w 125 x n 112 x n 54.2 x e 115.10 to av x s 167 to beginning, all. Geo B Schneider to August Paul Jr; 5 years, from Sept 1, 1910. Aug 26, 1910. 7:2050. 9,000  
St Nicholas av, No 1402 | n e cor 180th st, 2d store and basement 180th st | from corner. Susan B Livingston to Saml L Ettlinger. Aug 27, 1909; 5 years, from Oct 1, 1910. Aug 27, 1910. 8:2153. 1,000 & 1,200  
Same property. Assign lease. Saml L Ettlinger to Chas E Cathie. All title. Feb 15, 1910. Aug 27, 1910. 8:2153. nom  
1st av, Nos 2301 & 2303, all. The Amerigo Vespucci Realty Co to Gavino Scotti; 3 yrs from Sept 1, 1910. Aug 29, 1910. 6:1795. 4,800  
2d av, No 2312. Re-assign lease. John D Haase to Rudolph Steiner. All title. Aug 30, 1910. 6:1795. nom  
2d av, No 157, all. John Palmieri to Jacob Lichtenstein; 3 yrs, from Sept 1, 1910. Aug 30, 1910. 2:465. 1,680  
2d av, No 157, parlor floor & basement. Jacob Lichtenstein to Isaac Turetzky; 3 yrs, from Sept 1, 1910. Aug 30, 1910. 2:465. 876  
3d av, No 319 | s e cor 24th st, bldg. Stanton Co to Frank J Keves; 24th st | 10 years, from July 1, 1910. Aug 27, 1910. 3:904. 2,500 to 3,400  
3d av, No 525, all. Louis Kempner et al to Jno Shady; from Sept 1, 1910, to May 1, 1925. Sept 1, 1910. 3:916. 3,250 & 3,500  
5th av, No 2170, str, &c. Lisette Meyer EXTRX Louis Meyer to Jos Weiss; 5 yrs from Oct 1, 1910. Aug 31, 1910. 6:1730. 1,020 & 1,080  
6th av, No 637, store & basement. Solomon May to William McDonald; 1 year & 9 1/2 mos, from July 15, 1910 (5 yrs renewal at \$3,000). Aug 30, 1910. 3:813. 2,000  
7th av, No 2501 | n e cor 145th st. Re-assign lease. Wm Zoll to 145th st | Burton F Stines. All title. Aug 25. Aug 30, 1910. 7:2014. nom



# THE GEORGE A. JUST CO.

## 239 VERNON AVENUE

### LONG ISLAND CITY

# IRON WORK

## FOR

### BUILDINGS

## NEW YORK

Sth av, No 2110. Bill of sale and assigns two leases. Martin Lynch to Hermann Korschner. Aug 23. Aug 31, 1910. 7:1830.

8th av, No 212. Assign lease. Henry P F Pleinas to Jno O'Brien. 21st st, No 270. Feb 14. Sept 1, 1910. 3:770. nom

9th av, No 573, str. &c. Rachel Lederer to D S Rouss Co; 5 yrs. from May 1, 1910. Aug 31, 1910. 4:1051. 1,980

11th av, No 190. s e s, 24.8x75, all. Clement C Moore to Francis J McCooley; 21 yrs. from May 1, 1910 (21 yrs renewal). Aug 30, 1910. 3:695. taxes, &c. & 1,100

Bulkhead bet 25th & 26th sts E R. The City of N Y by Comr of Docks to Geo M Smith & Francis N Howland; 10 yrs from Nov 1, 1904. Sept 1, 1910. 3:981. 5,000

Bulkhead, N R, begins 188 s 96th st, runs s 172, with upland in rear. 96th st, s s, 100 e bulkhead, runs s 158 x w 50 x sw — x e 162 to N Y C & H R R Co x n — to st x w 52 to beg. 96th st, s s, 12 w of w line 2d parcel, runs s 40 x s e — x n 50 x w 12 to beg. Lot begins at w line of 2d parcel & 148 s 96th st, runs w 50 x s w — to N R x s 10 x n e, e & n — to beg. Also land covered by coal screen, 17.6x8. The City of N Y by Comr of Docks to Curtis-Blaisdell Co; 10 yrs from Jan 1, 1905. Sept 1, 1910. 4:1256. 3,500

Bulkhead E R, begins 270 n E 64th st, runs s 150, ice bridge, &c. The City of N Y by Comr of Docks to American Ice Co; 5 yrs from Aug 1, 1907. Sept 1, 1910. 5:1471. 1,732.50

Bulkhead extending from n s Watt st pier North No 32 north a distance of 87.2 with upland in rear of bulkhead extending inshore 50 ft from bulkhead. City of N Y by Comr of Docks to Central R R of N J; 10 yrs from July 1, 1904. Sept 1, 1910. 2:655. 2,800

Pier 24 N R & bulkhead. City of N Y by Comr of Docks to Central Hudson Steamboat Co; 10 yrs from Feb 1, 1909 (10 yrs renewal). Sept 1, 1910. 1:184. 34,294.90

Pier 10 (New) North River. Pier 11 (New) North River. & bulkhead in front of said piers. City of N Y by Comr of Docks to Central R R of N J; 10 yrs from date when property is ready for occupation, with privilege of two renewals of 10 yrs each. Sept 1, 1910. 1:16. 74,000

Pier 41 N R & bulkheads. The City of N Y by Comr of Docks to the D. L. & W R R Co; 10 yrs from June 1, 1910 (10 yrs renewal). Sept 1, 1910. 2:656. 39,690

Piers 14 & 15 N R and bulkhead in front of said piers. City of N Y by Comr of Docks to Brunswick Steamship Co; 10 yrs from Feb 25, 1910 (10 yrs renewal). Sept 1, 1910. 1:57. 120,000

Piers 20 & 21 North River (extension of). City of N Y by Comr of Docks to Erie R R Co; from completion of extension until May 1, 1913 (10 yrs renewal). Sept 1, 1910. 1:130. 5 1/2% per annum on cost of construction of said extension plus 25c per sq ft per annum for land under water.

Piers 53, 54 & 56 N R at foot of West 14th, 13th & Little West 12th st, bulkheads, &c. City of N Y by Comr of Docks to Cunard Steamship Co. July 10, 1907; 10 yrs from completion of premises. Sept 1, 1910. 2:659. 177,500

Pier No 7 East River & 1/2 of bulkhead. City of N Y by Comr of Docks to Erie R R Co; 10 yrs from Aug 1, 1907 (10 yrs renewal). Sept 1, 1910. 1:2. 25,000

W s of old pier 34 (Catharine slip pier West) & bulkhead & small pier bet old piers 33 & 34 E R. City of N Y by Comr of Docks to Sound Transportation Co; 10 yrs from July 1, 1908. Sept 1, 1910. 1:240. 8,000

### BOROUGH OF THE BRONX.

138th st, No 351 E, str. &c. Marie L Worch to Filippo Fascetta; 5 yrs from May 1, 1911. Sept 1, 1910. 9:2301. 540

151st st, Nos 247 & 249 E, 2-sty bldg. Giuseppe Fusco to Simon Buttner & Morris Levy. Apr 12, 1910; 5 yrs. from completion of bldg. (5 yrs renewal). Aug 30, 1910. 9:2441. 3,000

180th st, No 734 E, str. Brook Const Co to Ludwig Steitz; 10 yrs from May 1, 1910. Aug 31, 1910. 11:3036. 780 to 1,020

187th st [s w cor Hoffman st, corner store, &c. Jos A Faiella to Hoffman st] Nicholas Suozzo; 8 years, from June 1, 1910. Aug 27, 1910. 11:3054. 600 & 900

Arthur av, No 2331. Assign lease. Pasquale Manfredo to Luigi Di Giulio. Aug 25. Aug 27, 1910. 11:3065. nom

Belmont av [s w cor 181st st, cor str. Checchina Carucci to Nicholas Soskin; 5 yrs from Nov 1, 1910. Sept 1, 1910. 11:3081. 600

Same property. Assign lease. Nicholas Soskin to Minnie Soskin. Aug 20. Sept 1, 1910. 11:3081. nom

Prospect av, No 907, south str. &c. Diedrich Bohling & ano to David Weiss; 2 yrs from Oct 1, 1910. Sept 1, 1910. 10:2677. 1,020

Stebbins av, No 1251. Assign lease. Fredericka Howard to Jacob Kallfelz. Aug 25. Aug 30, 1910. 10:2694. nom

Willis av, No 486, store, &c. Eliz C Doherty EXTRX John H Doherty to Fredericka Howard; 6 10-12 years, from July 1, 1910. Aug 27, 1910. 9:2291. 1,500

Washington av, w s, 100 s 169th st, 35x150, all. Sarah Cohen to Erusaalp Amusement Co of N Y; 21 yrs from Sept 1, 1910. Aug 29, 1910. 9:2390. 1,250

3d av, No 3221, south str. Robt H Bergman to Louis Kaplan; 5 yrs from May 1, 1910. Aug 31, 1910. 9:2367. 840 to 960

3d av, No 3221, str. Louis Kaplan to Morris Karmazin & Abraham Siegel; 4 8-12 yrs from Sept 1, 1910. Aug 31, 1910. 9:2367. 840 to 960

## MORTGAGES

Aug. 26, 27, 29, 30, 31 and Sept. 1.

### BOROUGH OF MANHATTAN.

American Ice Co to Seventieth St Hygeia Ice Co. 70th st, Nos 519 & 521, n s, 323 e Av A. 50x200.10 to 71st st, Nos 520 & 522; 71st st, No 514, s s, 248 e Av A. 75x100.5, with all title to franchise, fixtures, &c. P M. Prior Mt, \$60,000. Aug 25, in-stalls, 6%. Aug 26, 1910. 5:1482. notes, \$253,800

American Electric Furnace Co to FIDELITY TRUST CO as trustees. Certificate as to mt or deed of trust dated Aug 1, 1910. Aug 1. Aug 26, 1910. Gen Mts.

Arco Realty Co with Albt B & Max Gross & Wm M Engel. 27th st, Nos 115 & 117 W. Agreement modifying terms of mt. Aug 31. Sept 1, 1910. 3:803. nom

Amoroso, Rachel to Hanny Rosen. 1st av, No 2285, w s, 88.3 s 118th st, 18.9x100. P M. Sept 1, 1910. 5 yrs, 5%. 6:1689. 8,700

Arabol Mfg Co to TITLE GUARANTEE & TRUST CO. Certificate as to mt for \$25,000 covering land in Kings Co. Jan 12. Sept 1, 1910.

Borst, Wm A & Geo M to Wm S Borst. Park av, No 1681, n e cor 118th st, No 109, 25.5x90. Prior mt \$22,000. Sept 1, 1910. 4 yrs, 5%. 6:1767. 4,250

Bierman, Max to Herman Brill. 5th st, No 314, s s, 228.5 e 2d av, 21.7x96. P M. Prior mt \$18,000. Aug 31, 5 yrs, 6%. Sept 1, 1910. 2:446. 3,500

Baake, Chas C & Otto C with Elias A Cohn. 100th st, No 149, n s, 250 e Ams av, 25x100.11. Extension of \$20,500 mt until Sept 15, 1914, at 5%. June 17. Aug 31, 1910. 7:1855. nom

Blumenthal, Benj & Edwin Epstein to Jerome Wile. 5th st, No 806, s s, 102 e Av D, runs s 56 x e 2 x s 40 x e 22.3 x n 96 to 5th st x — 24 to beg. Aug 29, 3 yrs, 5%. Aug 30, 1910. 2:360. 4,000

Brown, Mary C to Trustees of Eastern Star Hall & Home of State of N Y. 34th st, No 140, s s, 95 e Lex av, runs s 98.9 x w 5 x s 30.9 x e 25 x n 129.6 to st x w 20 to beg. Prior mt \$18,000. Aug 30, 5 yrs, 5%. Aug 31, 1910. 3:889. 10,000

Bader, Robt to LAWYERS TITLE INS & TRUST CO. 64th st, No 227, n s, 350 w Ams av, 25x100.5. Aug 30, 5 yrs, 5%. Aug 31, 1910. 4:1156. 15,000

Same & Laura Hays with same. Same property. Subordination agreement. Aug 29. Aug 31, 1910. 4:1156. nom

Casella, Maria to Francesco Genovese. 11th st, Nos 416 & 418, s s, 319 w Av A. 50x1/2 blk. Prior mt \$43,000. Aug 30, due, &c. as per bond. Aug 31, 1910. 2:438. 8,000

City of New York to Royal Holding Co, of 128 Bway. Transfer of tax lien for yr 1901 assessed to Sam McMillan, covering lot 10 on Bway, n w cor 91st st. July 1, 1909, 3 yrs, 5 1/2%. Aug 31, 1910. 4:1239. 101.82

City of N Y to Royal Holding Co, of 128 Bway. Transfer of tax lien for yr 1903 assessed to A Levisson, covering lot 27 on Elizabeth st, w s, bet Canal & Bayard sts. June 10, 1909, 3 yrs, 7%. Aug 31, 1910. 1:201. 154.25

Corporation for the Relief of Widows and Children of Clergymen of the P E Church in State of N Y with Eliza J Wiggins. 76th st, No 321 W. Extension of \$28,000 mt until June 5, 1912, at 5%. July 7. Aug 27, 1910. 4:1185. nom

Cruikshank, Jas H, of Freeport, L I, to Rector, &c, Trinity Church. Morton st, Nos 91 & 93, n w cor Greenwich st, Nos 636 to 642, 92.6x100x98.4x100.3. P M. Aug 22, 2 yrs, 5%. Aug 29, 1910. 2:603. 61,000

Cruikshank, Jas H, of Freeport, L I, to Rector, &c, Trinity Church. Barrow st, Nos 115 to 121, s e cor Washington st, Nos 625 to 631, 100x100x100x100.1. P M. Aug 22, 2 yrs, 5%. Aug 29, 1910. 2:603. 63,000

Cruikshank, Jas H, of Freeport, L I, to Rector, &c, Trinity Church. Barrow st, Nos 111 & 113, s w cor Greenwich st, Nos 644 to 654, 104.1x100x98.4x100.3. P M. Aug 22, 2 yrs, 5%. Aug 29, 1910. 2:603. 63,000

Cruikshank, Jas H, of Freeport, L I, to Rector, &c, Trinity Church. Morton st, Nos 95 & 97, n e cor Washington st, Nos 617 to 623, 100x100x100x100.1. P M. Aug 22, 2 yrs, 5%. Aug 29, 1910. 2:603. 63,000

CENTRAL TRUS TCO with Chas Kaufmann. 5th av, No 2174, s w cor 133d st, Nos 2 & 4, 25x107. Extension of \$30,000 mt until Aug 29, 1915, at 5%. Aug 29. Aug 30, 1910. 6:1730. nom

Cohen, Abraham B of Bklyn, N Y, to Henry H Jackson et al exrs Peter A H Jackson. Lenox av, No 22, e s, 33.11 n 111th st, 33.6x 100. P M. Prior mt \$—. Aug 30, 1910, due Oct 1, 1915, 5%. 6:1595. 78,500

Same to Arnold S Furst. Same property. P M. Prior mt \$78,500. Aug 30, 1910, 2 yrs, 5 1/2%. 6:1595. 5,500

Crystal (B) & Son, a corpn to E Matilda Ziegler et al exrs, &c, Wm Ziegler. Claremont av, Nos 29 & 31, w s, 281.8 s 119th st, 56.8x 100. Sept 1, 1910, due July 1, 1915, 5%. 7:1990. 200,000

Same to same. Same property. Certificate as to above mt. Sept 1, 1910. 7:1990.

Cone, Josephine to TITLE GUARANTEE & TRUST CO. 29th st, No 49, n s, 69.8 e 6th av, 30.4x24.8. Aug 31, due, &c. as per bond. Sept 1, 1910. 3:831. 8,000

City of New York to Simon Cyge, of 74 E 104th st. Transfer of tax lien for yr 1903 assessed to Heather Realty Co covering lot 6 on 29th st, n s, bet 4th & Lex avs. July 1, 1909, 3 yrs, 5 1/2%. Sept 1, 1910. 3:885. 54.62

Cohen, Elias A with David Cohen. 113th st, No 65, n s, 76.5 e Mad av, 43.7x100.11x irreg x75. Extension of \$4,000 mt until Nov 1, 1913, at 6%. Aug 30. Sept 1, 1910. 6:1619. nom

Danahar, Jno J to Lawrence C Hafner & ano exrs Francis McCabe. Jane st, Nos 94 & 96, s e cor Washington st, Nos 777 to 781, 88.5 x70.2x91.10x70.5. Sept 1, 1910, due, &c. as per bond. 2:641. 40,000

Donnellan, Geo L as trustee Jas Wall, & John J Wall to EMIGRANT INDUSTRIAL SAVINGS BANK. 31st st, No 106, s s, 100 w 6th av, 20.10x90.6x21.4x86.4. Aug 26, 1910; 5 years, 5%. 3:806. 5,000

EMIGRANT INDUSTRIAL SAVINGS BANK with Geo L Donnellan, trustee Jas Wall. 31st st, No 106, s s, 100 w 6th av, 20.10x 90.6x21.4x86.4. Extension of \$18,000 mt until Aug 25, 1915, at 5%. Aug 22. Aug 26, 1910. 3:806. nom

EMIGRANT INDUSTRIAL SAVINGS BANK with Roman Catholic Church of St John the Evangelist a corpn. 1st av, s w cor 56th st, 52.6x100. Extension of \$17,000 mt until Aug 18, 1913, at 4 1/2%. Aug 8. Aug 29, 1910. 5:1348. nom

EQUITABLE LIFE ASSURANCE CO OF THE U S with Irving I Kempner. 84th st, No 150 E. Extension of \$17,000 mt until Oct 1, 1913, at 5%. Aug 30. Aug 31, 1910. 5:1512. nom

EMIGRANT INDUSTRIAL SAVINGS BANK with Jacob M Ehrlich. 148th st, No 540, s s, 324.11 e Broadway, 17.1x99.11. Extension of \$10,000 mt until Aug 15, 1913, at 5%. Aug 10. Sept 1, 1910. 7:2079. nom

Fredericks, Henry to BROADWAY SAVINGS INSTN. 146th st, No 603, n s, 100 w Bway, 25.6x99.11. Aug 31, 1910, due Nov 1 1913, 5%. 7:2093. 21,000

Fellows, Jas. Amelia M E Huber & Lena B Fellows, exrs, &c, Geo H Beyer to FARMERS LOAN & TRUST CO. 6th av, Nos 265 & 267, s w cor 17th st, Nos 100 & 102, 46x100. Aug 29, 1910, 5 yrs, % as per bond. 3:792. 125,000



# JOHN C. ORR CO., India, Java and Huron Sts., and East River City of New York, Borough of Brooklyn

## SASH, DOORS, BLINDS LUMBER OF ALL KINDS FOR BUILDERS

Telephone 948 Greenpoint

Flow Realty Co to Jno Dwyer. West End av, No 764, e s, 37.11 n 97th st, 18x89. P M. Aug 25, 3 yrs, 5%. Aug 31, 1910. 7:1869. 17,000

Fink, Saml H with Aaron H Levine, Jos M Levie, John Van Praag & Abr Shulman. 101st st, Nos 125 & 127, n s, 225 w Col av. 37.6x100.11. Extension of \$7,000 mt until July 27, 1913, at 6%. Aug 17, Aug 26, 1910. 7:1856. nom

Feiner, Benj F with Saml M Fischer. 81st st, No 235 E. Participation agreement. Aug 29. Aug 30, 1910. 5:1527. nom

Feldmann (A) Construction Co to Max Marx. 149th st, n s, 160 w Bway, 173.1 to Riverside Drive x102x193.8x99.11. P M. Prior mt \$100,000 & all liens. Aug 29, due Feb 7, 1912, 6%. Aug 30, 1910. 7:2096. 82,500

Fieder, Fredk W, Jr, to TITLE GUARANTEE & TRUST CO. 54th st, No 11, n s, 225 e 5th av, 20.10x100.5. P M. Aug 16, due, &c, as per bond. Sept 1, 1910. 5:1290. 70,000

Goldenblum, Abr, of Bklyn, N Y to Jos L Bittenwieser. 33d st, No 205, n s, 105.9 e 3d av, 24.8x107.5x24.5x107.6. Prior mt \$35,500. Aug 31, installs, 6%. Sept 1, 1910. 3:914. 1,500

Guffanti, Jos with Giovanni Canova. 3d st, No 88, s s, 50.1 e Sullivan st, 25x76.3. Extension of \$15,000 mt until Aug 31, 1915, at 5%. Aug 31, 1910. 2:539. nom

Garone, Martin to LAWYERS TITLE INS & TRUST CO. Mulberry st, No 3, w s, abt 45 n Park row, 30x25x29.9x25. Aug 31, 5 yrs, 5 1/2%. Sept 1, 1910. 1:161. 11,000

Same & PEOPLES TRUST CO with same. Same property. Subordination agreement Aug 31. Sept 1, 1910. 1:161. nom

Gray, Lizzie E, of New Rochelle, N Y, to EMIGRANT INDUSTRIAL SAVINGS BANK. 123d st, Nos 118 to 122, s s, 190 e Park av, 50x100.11. Aug 31, 3 yrs, 5%. Sept 1, 1910. 6:1771. 15,000

Garofalo, Frank to Louis C Tiffany gdn Dorothy T Tiffany. 113th st, Nos 339 and 341, n s, 200 w 1st av, 33.4x100.11. P M. July 26, 5 yrs, 5%. Aug 30, 1910. 6:1685. 30,000

Georgian Const Co to Bay Ridge Lumber Co & ano. Certificate, consent & resolution as to mt for \$5,500 dated Aug 19, 1910. Aug 19, Aug 29, 1910. nom

GREENWICH SAVINGS BANK with Lucy M Rice and Charlotte R Lowery. Broadway, No 433. Extension of \$70,000 mt until Sept 1, 1913, at 5%. Aug 23, Aug 26, 1910. 1:231. nom

Goetschius, Jno H, of Montclair, N J, to Franz Sigel. 11th st, No 358, s s, 202 e West st, 22x100.3; 11th st, No 360, s s, 180 e West st, 22x100.3. Aug 29, due, &c, as per bond. Aug 31, 1910. 2:637. 4,000

Grossmann Investing Co to Sarah Wohlgemuth. Av C, No 146, e s, 22.11 n 9th st, 21.3x58. Prior mt \$—. Aug 30, 3 yrs, 5%. Aug 31, 1910. 2:379. 15,000

Same to same. Same property. Certificate as to above mt. Aug 29, Aug 31, 1910. 2:379. nom

Same & NORTHERN BANK of N Y with Sarah Wohlgemuth. Same property. Subordination agreement. Aug 22. Aug 31, 1910. 3:379. nom

Galland, Eugene & Jacob H Loewenstine to United Hebrew Charities of City of N Y. 7th av, Nos 1961 to 1969, n e cor 118th st, No 159, 100.11x100. July 22, 3 yrs, 4 1/2%. July 26, 1910. 7:1903. Corrects error in issue of July 30 when property was 7th av, Nos 1961 to 1969, n e cor 18th st. 117,000

Hansen, Aug with Kate A wife Chas E Johnson. 99th st, No 245 W. Extension of \$12,000 mt until Nov 1, 1913, at 4 1/2%. Aug 25, Aug 31, 1910. 7:1871. nom

Same with same. Same property. Extension of \$3,500 mt until Nov 1, 1913, at 4 1/2%. Aug 25, Aug 31, 1910. 7:1871. nom

Harrington, Mary L to Chas May. Hancock pl, No 4 (Manhattan st), s s, 101.5 w Manhattan av, runs s 83.7 x w 32.6 x n 20.11 x w 2.6 x n 80.11 to pl x e 39.5 to beginning. Prior mt \$38,000. July 20, due, &c, as per bond. Aug 26, 1910. 7:1950. 2,000

Harris, Albert to Isadore Harris. 119th st, Nos 111 & 113, n s, 90 e Park av, 2 lots, each 25x100.10. 2 mts, each \$3,000. 2 prior mts \$— each. Aug 25, 2 years, 6%. Aug 27, 1910. 6:1768. 6,000

Hanna, Idella to Madeleine L Ottmann. 116th st, No 610, s s, 175 w Bway, 50x100.11. P M. Prior mt \$140,000. Sept 1, 1910, 5 yrs, 6%. 7:1896. 65,000

Hyde, A Fillmore to Jno Palmer. 26th st, Nos 109 & 111, n s, 141.8 e 4th av, 41.8x98.9; 26th st, No 113, n s, 183.4 e 4th av, 20.10x98.9. P M. Prior mt \$75,000. Aug 30, due Dec 1, 1912, 6%. Sept 1, 1910. 3:882. 25,000

Helene Realty & Const Co to Mary Ehrmann. Pinehurst av, n w cor 177th st, 125x92.8x125x98. Prior mt \$—. Sept 1, 1910, due, &c, as per bond. 8:2177. 10,000

Same to same. Same property. Certificate as to above mt. Sept 1, 1910. 8:2177. nom

Hornberger, Danl to Charles Weitz. 92d st, No 333, n s, 450 e 2d av, 25x100.8. P M. Aug 31, 1 yr, 5%. Sept 1, 1910. 5:1555. 1,000

Hoffmann, Emanuel to Fredk Herrmann. 5th av, No 1326, w s, 75.11 n 111th st, 25x100. Prior mt \$20,000. Aug 31, 3 yrs, 6%. Sept 1, 1910. 6:1617. 10,000

Harvey, John & Abr to NEW YORK SAVINGS BANK. 17th st, No 343, n s, 275 e 9th av, 25.4x92. P M. Sept 1, 1910, due, &c, as per bond. 3:741. 10,000

Same to Jno Webber. Same property. P M. Prior mt \$10,000. Sept 1, 1910, 3 yrs, 6%. 3:741. 2,000

Hamilton, Schuyler V C to Wm Loeb. 29th st, s s, 100 w 11th av, 75x98.9; 11th av, n w s, 49.4 s w 29th st, 24.8x100; 13th av, e s, 50.8 s 29th st, runs s 50.8 x e 97.7 x n 98.9 to 29th st x w 25 x s 49.2 x w 83.11 to beg. Aug 31, 1 year, 6%. Sept 1, 1910. 3:674. 12,000

Johnson, Geo F to Jno W Butler. Bway, No 2915, s w cor 114th st, No 600, 25.11x100. P M. Aug 29, 3 yrs, 5%. Sept 1, 1910. 7:1895. 80,000

Judson, De Witt C to Almira J Paisley. 126th st, Nos 223 & 225, n s, 212.6 w 7th av, 2 lots, each 12.6x99.11. Two mts, each \$1,000. Two prior mts, \$5,000 each. Aug 25, demand, 6%. Aug 30, 1910. 7:1932. 2,000

Jacobs Const Co to GERMANIA LIFE INS CO. 99th st, n s, 125 w West End av, 75x100. Aug 30, due, &c, as per bond. Aug 31, 1910. 7:1888. 200,000

Same to same. Same property. Certificate as to above mt. Aug 26, Aug 31, 1910. 7:1888. nom

Konovitz, Sarah to Geo R Smith. Stanton st, No 257, s e cor Sheriff st, Nos 98 & 100, 24.10x75. Prior mt \$38,000. Aug 29, 5 yrs, 6%. Aug 30, 1910. 2:334. 11,000

Keyes, Frank J to Henry Elias Brewing Co. 3d av, No 319. Saloon lease. Aug 23, demand, 6%. Aug 27, 1910. 3:904. 8,000

Krauss, Philip to Barney Est Co. 55th st, Nos 147 & 149, n s, 125 e 7th av, 50x121.2x50.2x117.2. P M. Prior mt \$50,000. Sept 1, 1910, 2 yrs, 6%. 4:1008. 25,000

Keil, Jennie F to Anna Katzner. Attorney st, No 100, e s, 100 s Rivington st, 25x75. Prior mt \$28,325. Sept 1, 1910, 20 yrs, 4%. 2:343. 1,000

Krebs, Sophie to Mary Kranich. 8th av, No 2859, w s, 40 s 153d st, 40x100. P M. Aug 31, 5 yrs, 5%. Sept 1, 1910. 7:2046. 30,000

Same to Chas F Bauerdorf. Same property. P M. Prior mt \$—. Aug 31, 3 yrs, 6%. Sept 1, 1910. 7:2046. 15,000

Kean, John, of Elizabeth, N J, & J Kennedy Tod with Thos P McKenna. 97th st, No 39 W. Extension of mt for \$15,000 to Jan 29, 1913, at 5%. Mar 28. Sept 1, 1910. 7:1833. nom

Kahn, Isidor to METROPOLITAN SAVINGS BANK. Greene st, No 128, e s, 25x100. Estoppel certificate. Aug 31. Sept 1, 1910. 2:513. nom

Levy, Mary to Peter H Alnor. 43d st, No 324, s s, 300 w 8th av, 25x100.5. P M. Prior mt \$21,000. Sept 1, 1910, 5 yrs, 5 1/2%. 4:1033. 13,500

Leichtag, Mindel to David Rogitsky. 3d st, No 308 E. Leasehold. All title. Aug 26, 1910, due, &c, as per bond. 2:372. 1,500

LAWYERS TITLE INSURANCE & TRUST CO with Ernest O Jacobsen. 71st st, No 304 W. Extension of \$18,000 mt until Sept 16, 1915, at 5%. July 29. Aug 27, 1910. 4:1182. nom

Litwin, Gussie to Clara Levin. 97th st, No 213, n s, 213.6 e 3d av, 24.6x100.11. Prior mt \$13,000. July 15, 3 yrs, 6%. Aug 30, 1910. 6:1647. 5,000

McDonald, Wm to Lion Brewery. 6th av, No 637. Saloon lease. Aug 25, demand, 6%. Aug 30, 1910. 3:813. 2,000

Marlton Realty Co to METROPOLITAN TRUST CO. 17th st, Nos 113 to 119, n s, 170 w 6th av, runs n 92 x w 60 x s 15.2 x w 17.2 x s 30 x w 0.6 x s 46.9 to st x e 77.8 to beg. Aug 29, due Oct 1, 1911, 6%. Aug 30, 1910. 3:793. 125,000

Same to same. Same property. Certificate as to above mt. Aug 29, Aug 30, 1910. 3:793. nom

Mullaney, Sarah E to EMIGRANT INDUSTRIAL SAVINGS BANK. 30th st, No 239, n s, 190 w 2d av, 20x98.9. Aug 29, 1910, 5 yrs, 5%. 3:911. 3,000

McKnight Realty Co to Abraham L Werner. Certificate as to mt for \$12,000 covering land in Queens Co, N Y. Aug 24. Aug 26, 1910. Gen Mts. nom

MERCANTILE TRUST CO with Dietrich W Wehrenberg. 7th av, No 2039. Extension of \$27,000 mt until Sept 27, 1913, at 4 1/2%. Aug 19, Aug 31, 1910. 7:1906. nom

Meyer, Nellie to Amanda Heyman. 90th st, No 32, s s, 405 w Central Park West, 20x100.8. P M. Sept 1, 1910, 5 yrs, 4 1/2%. 4:1203. 21,750

Maibrunn, Hannah to Bernhard Freund & ano exrs, &c, Herman Freund. Col av, No 324, w s, 51.2 n 75th st, 25.6x100. Sept 1, 1910, due Sept 1, 1915, 5%. 4:1147. 32,500

Mundorf, Geo to Ida Sattler. 10th st, No 275, n s, 254 e Hudson st, runs e 25.9 x n 95.2 x w 1.4 x n 14.11 x w 22 x s 110.3 to beg. Aug 31, 3 yrs, 6%. Sept 1, 1910. 2:620. 4,000

Meyer, Rachel & Lesser S, & Eva Levy to Gussie Isaacs. Columbia st, No 83, w s, 150 n Rivington st, 25x100. Certificate as to payment of \$2,000 on account of mt. Aug 26. Sept 1, 1910. 2:334. nom

NEW YORK LIFE INS CO with Henry Ruhlender. 69th st, No 26 W. Extension of \$26,000 mt until July 1, 1912, at 4 1/2%. July 14. Sept 1, 1910. 4:1121. nom

Nichols, Pauline to Jacob Moersfelder. 10th st, No 410, s s, 173 e Av C, 20x92. P M. Prior mt \$13,000. Aug 25, 3 years, —% as per bond. Aug 26, 1910. 2:379. 2,750

NEW YORK LIFE INSURANCE CO with Max Lipman & Max Gold. 126th st, Nos 510 & 512 W. Extension of \$43,000 mt until June 21, 1913, at 5 1/2%. July 22. Aug 27, 1910. 7:1980. nom

Openhym, Christine G & Augustus W, & Robt B Hirsch exrs, &c, Adolph Openhym with Theo A Kohn. 3d av, No 1007. Extension of \$8,000 mt until Oct 27, 1913, at 4 1/2%. Aug 16. Aug 30, 1910. 5:1414. nom

Same with same. Same property. Extension of \$7,000 mt until Oct 27, 1913, at 4 1/2%. Aug 16. Aug 30, 1910. 5:1414. nom

Oppenheim, Albert & Benj as exrs, &c, Herman Oppenheim to Saml M Fischer. 81st st, No 235, n s, 175 w 2d av, 24.11x 102.2. Aug 29, 5 yrs, 5%. Aug 30, 1910. 5:1527. 24,000

Same & Geo L & Anna M Hein with same. Same property. Subordination agreement. Aug 20. Aug 30, 1910. 5:1527. nom

Olive, Jno F to Mary E Harrington. St Nicholas av, No 767, w s, 81.9 s 149th st, 20.4x118.5x20x114.2. P M. Sept 1, 1910, 3 yrs, 5%. 7:2063. 4,000

O'Brien, Jas to Laura S Carey. 156th st, Nos 617 to 623, n s, 250 e Riverside Drive, 100x99.11. Aug 31, 5 yrs, 5%. Sept 1, 1910. 8:2134. 150,000

PEOPLES TRUST CO with Martin Garone. Mulberry st, No 3, w s, 30x25x29.9x25. Extension of \$11,000 mt until Aug 31, 1915, at 5 1/2%. Aug 31. Sept 1, 1910. 1:161. nom

Princeton Const Co to E Matilda Ziegler et al exrs Wm Ziegler. 100th st, s s, 125 w West End av, 75x100.11. Certificate as to above mt. Aug 16. Sept 1, 1910. 7:1888. nom

Peckar, Morris to Annie Kowarsky. 81st st, No 418, s s, 206.6 e 1st av, 25x102.2. Prior mt \$13,000. Aug 25, due Aug 25, 1911, 6%. Aug 29, 1910. 5:1560. 1,000

Paul, Wm C F to Chas Pfriemer. Sutton pl, No 31 (Av A), e s, 67.1 n 58th st, 16.8x75. Prior mt \$5,000. Aug 25, 1 year, 6%. Aug 26 1910. 5:1372. 1,000

Pratt, Mary G to CENTRAL TRUST CO. 48th st, Nos 22 & 24, s s, 324 w 5th av, 49x100.5. Aug 26, 1910, 5 years, 4 1/2%. 5:1263. 130,000

Pflomm, Fredk with Kate A wife Chas E Johnson. 99th st, No 247 W. Extension of \$12,000 mt until Nov 1, 1913, at 4 1/2%. Aug 25. Aug 31, 1910. 7:1871. nom

Same with same. Same property. Extension of \$3,500 mt until Nov 1, 1913, at 4 1/2%. Aug 25. Aug 31, 1910. 7:1871. nom

Plandome Heights Co to TITLE GUARANTEE & TRUST CO Declaration as to mt for \$13,250 covering land in Nassau Co, N Y. Aug 27. Aug 31, 1910. nom

Rees & Rees, a corpn to Horace F Hutchinson & ano exrs Ann E Everitt. 39th st, No 233, n s, 250.5 w 2d av, 19.8x61.9. Aug 31, 1910, due Nov 1, 1913, 5%. 3:920. 75,000

Same to same. Same property. Consent & certificate as to above mt. Aug 31, 1910. 3:920. nom



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Rofrano, Michael A to Harlan F Stone trustee David Stevenson for benefit Marion S Buckler. New Bowery, No 47, s e s, 13.3 n e James st, 37.4x74x26.4x107.8. P M. Aug 29, 3 yrs. 5%. Aug 30, 1910. 1:279. 22,500

Rizzo, Salvatore & Antonio Iorio to LAWYERS TITLE INSURANCE & TRUST CO. Prince st, No 44, s s, 25.3 e Mulberry st, 25.1x64.1x24.3x69.7. Aug 25, 5 years, 5%. Aug 27, 1910. 2:494. 13,000

Rizzo, Salvatore & Antonio Iorio to LAWYERS TITLE INSURANCE & TRUST CO. Mulberry st, No 248, e s, 75 s Prince st, 18.2x48.11x17.11x49. Aug 25, 5 years, 5%. Aug 27, 1910. 2:494. 9,000

Rodgers, John C & Martha M of White Plains, N Y, to Dora M Upton. 207th st, s s, 150 e 9th av, 204.1 to River st x 100.7 x192.5x99.11; 207th st, s s, 354.1 e 9th av, — to high water mark Harlem River, x—x—x abt 100.11; except part for st, with land under water Harlem River in front of and adjoining above. Aug 20, 5 years, 5%. Aug 26, 1910. 8:2187. 30,000

Rixmann, Hermann to Sam Lederer. Manhattan av, No 23, w s, 27.6 n 101st st, 27x99.11. P M. Sept 1, 1910, due, &c, as per bond. 7:1837. 2,000

Rough Rider Realty Co to Henry Jones & ano. 20th st, No 28, s s, 300 w 4th av, 25x92. Prior mt \$45,000. Aug 31, due Oct 1, 1912, 6%. Sept 1, 1910. 3:848. 10,000

Same to same. Same property. Certificate as to above mt. Aug 30, Sept 1, 1910. 3:848.

Rafel, Will & Frank E to E Matilda Ziegler et al exrs, &c, Wm Ziegler. 45th st, Nos 65 to 69, n s, 157.6 e 6th av, 56.3x100.5. Sept 1, 1910, due Jan 1, 1914, 4½%. 5:1261. 145,000

Steigerwald, Isaac to GERMAN SAVINGS BANK. 1st av, No 223, w s, 43.3 n 13th st, 20x80. Aug 10, 1 yr, 5%. Sept 1, 1910. 2:455. 13,000

Same & Broad Exchange Co with same. Same property. Subordination agreement. Aug 31, Sept 1, 1910. 2:455. 3d

Sherman, Fredk W to Jno G Coyle. 31st st, No 209, n s, 135 e 3d av, 18.9x98.9. Prior mt \$7,500. Aug 25, due, &c, as per bond. Aug 26, 1910. 3:912. 3,500

Spiegel, Chas to James D W Cutting. 100th st, No 241, n s, 140 e West End av, 15x100.11. Aug 26, 3 years, 5%. Aug 27, 1910. 7:1872. 15,000

Schreiner, Arthur to Walker L Otis. 5th av, No 1463, e s, 25.5 n 118th st, 25x83. Prior mt, \$34,500. Aug 22, 1 year, 6%. Aug 26, 1910. 6:1745. 2,000

Schreiner, Arthur to Louis Cohen. 5th av, No 1463, e s, 25.5 n 118th st, 25x83. Prior mt \$24,500. Aug 22, due Feb 22, 1913, 6%. Aug 26, 1910. 6:1745. 10,000

St John's Park Realty Co to James H Cruikshank. Washington st, Nos 617 to 631, n e cor Morton st, Nos 91 to 97, 200.2 to Barrow st, Nos 111 to 121, x204.1 to Greenwich st, Nos 636 to 654 x 200.6 to Morton st x 192.6 to beg. P M. Prior mt \$250,000. Aug 29, 1 yr, 6%. Aug 30, 1910. 2:603. 30,000

Seabury, Katharine E of Sloatsbury, N Y, to Lillie G Field. 37th st, No 128, s s, 19 w Lexington av, 18.9x49.5. P M. Prior mt \$15,000. Aug 2, due, &c, as per bond. Aug 30, 1910. 3:892. 7,000

Same to Jennie P Stuart. Same property. P M. Prior mt \$22,000. Aug 29, due, &c, as per bond. Aug 30, 1910. 3:892. 3,000

Sattler, Bertha with Geo Mundorff. 91st st, No 162, s s, 191.8 w 3d av, 33.4x100.8. Extension of \$6,000 mt until May 1, 1912, 6%. May 1, Sept 1, 1910. 5:1519. nom

Trustees of Columbia College in City N Y to Isaiah N Wheeler. 51st st, No 60 W. Leasehold. Consent to mt on lease. Aug 12, Aug 29, 1910. 5:1266. 1,000

Thayer, Jane J, Arnold, Geo A & Henry H Hogins trustees Geo A Thayer with Isidor Katz. Cherry st, No 153 (172), s s, 91 w Market slip, 20x60. Extension of \$8,000 mt until Feb 28, 1915, at 5%. Jan 11. Aug 30, 1910. 1:250. nom

Thorne, Oakleigh, of Millbrook, N Y, to FARMERS LOAN & TRUST CO. Park av, No 781, n e cor 73d st, Nos 101 & 103, 27.6x96. Aug 27, 3 yrs, % as per bond. Sept 1, 1910. 5:1408. 65,000

Veitch, David S of Brooklyn, N Y to BROADWAY SAVINGS INSTITUTION. 149th st, s s, 225 w Broadway, runs s 99.11 x w 87 to Riverside Drive x n 100.7 to st x e 98.6 to beginning, except part for Riverside Drive Extension. Aug 26, due Nov 1, 1911, 5%. Aug 26, 1910. 7:2095. 10,000

Westendorf Henry D to Eliz F Westendorf et al. Assignment of all claims right, title & interest in estate Eliz A Westendorf. Sept 11, 1908. Aug 26, 1910. 1,000

Wheeler, Isaiah N to Julien T Davies. 51st st, No 60 W. Leasehold. Aug 1, demand, 5%. Aug 29, 1910. 5:1266. 10,000

Worth, Carrie A to Jannett Sutcliffe. 162d st, Nos 520 & 522 W. Certificate as to reduction of mort. Aug 26. Aug 30, 1910. 8:2120.

Same with same. Same property. Extension of \$4,500 mt until Sept 1, 1912, at 6%. Aug 29. Aug 30, 1910. 8:2120. nom

Ward, Louis de L & Geo C B of Huntington, L I to U S TRUST CO of N Y. 152d st, No 467, n s, 275 e Amsterdam av, 100x 199.10 to 153d st, Nos 444 to 448, except part of Aqueduct. Aug 30, 1910, 3 yrs, 4½%. 7:2067. 35,000

Winsten, Ray H, Jno Lechler & Moses Esberg exrs Henry H Heert with Rose Jacobs et al, exrs Adolph Jacobs. Madison av, No 1745, e s, 25.11 s 115th st, 25x70. Extension of \$17,000 mt until Aug 30, 1915, at 4½%. Aug 30, 1910. 6:1620. nom

Wagner, Jno with Leroy Weill. 103d st, No 163, n s, 150 w 3d av, 30x100.11. Extension of \$13,000 mt until July 1, 1913, at 5%. June 22. Aug 31, 1910. 6:1631. nom

Wijuker, Bertha to Lion Brewery. 17th st, No 508 E. Saloon lease. Aug 31, demand, 6%. Sept 1, 1910. 3:974. 1,000

Yorkville Realty Co & Walter Brooks with EMIGRANT INDUSTRIAL SAVINGS BANK. 34th st, Nos 217 to 221 W. Extension of \$250,000 mt until Sept 11, 1913, at 4½%. Aug 26. Sept 1, 1910. 3:784. nom

Same with same. Certificate as to consent of stockholders to extension of mt as above. Aug 31. Sept 1, 1910. 3:784.

### BOROUGH OF THE BRONX.

Under this head the \* denotes that the property is located in the New Annexed District (Act of 1895).

Arndtstein, Moser to Johanna Birnhaupl. Bathgate av, No 2179, w s, 223 s 182d st, 20x94.5. Prior mt \$3,000. Aug 25, due, &c, as per bond. Aug 26, 1910. 11:3019. 1,200

Adobody, Albert J to Chas C Goode. Crotona av, No 2166, s e s, 99.7 s w 182d st, 25.7x90.7x25.5x89.1. Aug 26, 3 yrs, 6%. Aug 27, 1910. 11:3098. 1,300

\*Auletta & Co to Henry D & Sigmund D Greenwald. Certificate as to mt for \$1,000 covering land at Yonkers, N Y. Aug 23. Aug 26, 1910.

Acker, Henry to Edw Hirsh. Fox st, e s, at s e s Westchester av, runs s 106.3 x e 104.7 x n 65.7 x n e 70.4 to Simpson st x n 163.8 to av x s w 245.8 to beg. Bldg loan. Aug 30, due Feb 1, 1911, 6%. Aug 31, 1910. 10:2724. 50,000

Audubon Impt Co to American Mort Co. Crotona av, n w cor 183d st, 100x80, except part for st. Bldg loan. Sept 1, 1910, 1 yr, 6%. 11:3103. 38,000

Same to same. Same property. Certificate as to above mt. Sept 1, 1910. 11:3103.

\*Baxter-Howell Bldg Co to Commercial Finance Co. Herschel st, e s, 377 s Westchester av, 76x104x—x102.8 & being lots 16, 17 & 18 map Cebrie Park. Three mts, each \$1,000. Three prior mts \$3,800 each. Aug 31, 1 yr, 6%. Sept 1, 1910. 3,000

\*Same to same. Same property. Three certificates as to above mts. Sept 1, 1910.

Brender, Nathan with Maria Menkhoff. St Anns av, No 595. Extension of \$4,500 mt until July 15, 1911, at % as per bond. Mar 17. Sept 1, 1910. 9:2276. nom

\*Bentz, Jno E to Henry Dannenfelser. Chatterton av, n s, 25 e from line bet lots 161 & 162, runs n 108 x e 25 x s 108 to av x w 25 to beg, being part of lot 161 map Unionport. Bldg loan. Aug 1, 3 yrs, 5½%. Sept 1, 1910. 4,000

\*Same to Thos E Messemmer. Chatterton av, n s, 305 w Av B, 25x 108. Bldg loan. Aug 1, 3 yrs, 5½%. Sept 1, 1910. 4,000

\*Baisley, Geo P to Richd N Arnow. Williamsbridge rd or Main st, w s, at s s lands N Y, N H & H R R Co, 35x200. Aug 1, 1 yr, 6%. Sept 1, 1910. 2,000

Burckel, Christine E to Jacob Ruppert. Kelly st, e s, at s e s Intervale av, 20.3x89.11x72.1x57.5 to beg. Prior mt \$21,500. Aug 31, due, &c, as per bond. Sept 1, 1910. 10:2706. 5,000

Bonhagen, Sophie to Manhattan Mort Co. 144th st, s s, 77.2 n w from angle pt in said st which angle pt is distant along 144th st 147.11 from College av, runs s 67.11 x nw 30.10 x n 48.10 to st x e 20.4 to beg. Prior mt \$—. Sept 1, 1910, due, &c, as per bond. 9:2324. 4,000

\*Becher, Jacob to Dora Topper. Van Buren st, No 1632, e s, 125 s Columbus av, 25x100. Prior mt \$3,200. Aug 2, installs, 6%. Aug 30, 1910. 270

Barrett, Andrew L to Clairville E Benedict gdn Eliz A Benedict. Aqueduct av, e s, 762.6 s 183d st, 37.6x96.7 to Macombs Dam road x37.6x98. P M. Aug 29, 3 yrs, 4½%. Aug 30, 1910. 11:3211. 9,000

Barr, Isak & Chas Gruber to Wm Salinger. Lincoln av, n w cor 135th st, 50x100; Lincoln av, w s, 50 n 135th st, 0.11x100x1x100; Fulton av, w s, 36.11 s 174th st, 18x86.2; Fulton av, w s, 54.11 s 174th st, 18x85.6x18x86.2. Prior mt \$46,250. Aug 12, 1 yr, 6%. Re-recorded from Aug 24, 1910. Aug 30, 1910. 9:2318. 2,000

\*Bjorkegren (Charles) Inc to Jno L Thomas. Bruner av, w s, 450 s Nereid av, 50x97.6; Bruner av, w s, 550 s Nereid av, runs w 97.6 x s 235.6 x e 26.6 x n e 106.9 to av x n 159 to beg. Prior mt \$3,800. Aug 25, due Feb 25, 1911, 6%. Aug 26, 1910. 2,000

Same to same. Same property. Certificate as to above mt. Aug 25. Aug 26, 1910.

Bracco, Rachela wife of & Francesco to STATE SAVINGS BANK of City N Y. Barnes av, e s, 78.3 n 213th st, 26.5x112x25x103.4. Laconia Park, except part for av. Aug 26, due June 1, 1911, 6%. Aug 27, 1910. 2,000

\*Bottino, Teresa A & Felicia A Quindo to Henry Whirtley. Logan st, s s, 50 w Maple av, 25x100. Building loan. Aug 1, due, &c, as per bond. Aug 27, 1910. 4,000



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Benenson, Benj to Greenwich Mortgage Co. 145th st, s s, 157.4 w Willis av, 50x100.2x50x110.2. Prior mt \$11,000. Aug 26, 1910. 1 yr, 5½%. 9:2306. 20,000

Bronx Development Co to Wm A Spencer & ano TRUSTEES Lorillard Spencer for benefit of Eleanor L S Cenci. 161st st, s s, 148.6 e Forest av, 24.3x101.2. Aug 24, 5 yrs, 5%. Aug 26, 1910. 10:2657. 6,000

Same to same. Same property. Certificate as to above mt. Aug 24, Aug 26, 1910. 10:2657.

Bergen, Wm C to Jas M Anderson TRUSTEE Jas W Anderson. 181st st, n w cor old Macomb's rd, runs n 75.3 x w 88.5 to the Plaza, bet 181st st & Aqueduct av, x s 119.2 to beg. Aug 25, 3 yrs, 5%. Aug 26, 1910. 11:3211. 15,000

Brown, Isaac to Prospect Investing Co. Jerome av, e s, 50 n 175th st, 90x100. Building loan. Aug 24, due June 15, 1911. 6%. Aug 27, 1910. 11:2850. 70,000

\*Buckley, Eugene to Minnie J Douglass. Rhinelander av, or 187th st, s s, 20 e Muliner av or Cruger st, runs e 26.9 to s w s Bronx-dale av or Bear Swamp rd, x s e 37.4 x s w 40.6 x w 23.6 x n 55 to beg. Aug 25, due Oct 1, 1913, 5½%. Aug 26, 1910. 3,000

\*Same to Elvey K Johnston. Rhinelander av or 187th st, n e cor Muliner av or Cruger st, 20x55. Aug 25, due Oct 1, 1913, 5½%. Aug 26, 1910. 3,000

Cohen, Sarah to Sophie Knepper. Washington av, w s, 100 s 169th st, 35x150, except part for av. P M. Aug 25, due, &c, as per bond. Aug 27, 1910. 9:2890. 3,000

\*Carroll, Harry with Louis Jacobi. Plot begins 240 e White Plains rd at point 150 n along same from Morris Park av, runs e 100 x n 25 x w 100 x s 25 to beg, with right of way over strip to Morris Park av. Extension of \$1,160 mt until May 28, 1912, at % as per bond. Aug 27. Aug 30, 1910. nom

Collins, Annie A to Louis Eickwort. Tee Taw av, e s, 275 n Park View pl, 25x100x15x100. P M. Prior mt \$3,000. Sept 1, 1910. 11 yrs, 6%. 11:3219. 2,150

Curtis, Margt H to TITLE GUARANTEE & TRUST CO. Southern Boulevard, abt 100 n 167th st, being lots 5 & 6 blk 452 map (No 919), being part of Fox Estate, 50x100. Aug 30, due, &c, as per bond. Aug 31, 1910. 10:2745. 8,000

\*Dobbs, Willoughby B to Kank Realty Co. 217th (3d) st, s s, 205 e Barnes (4th) av, 50x114. Sept 1, 1910, demand, 6%. 2,000

Daub, Wm to Winnie Realty & Const Co. Fox st, e s, 110 n Longwood av, three lots, each 33.4x100. Three P M mts, each \$2,000. Three prior mts, \$17,500 each. Aug 30, 3 yrs, 6%. Aug 31, 1910. 10:2721. 6,000

De Goode Realty Co to Llewellyn Realty Co. 137th st, Nos 425 to 443, n s, 300 e Willis av, 150x200 to 138th st, Nos 428 to 446. P M. Prior mt \$—. Aug 30, due Apr 30, 1914, 6%. Aug 31, 1910. 9:2282. 120,000

Davis Bros, a corpn with Jno J Engledrum. Sheridan av, n w cor 163d st, 30.8x68.7x30.8x69.3. Agreement as to share ownership in mt. Aug 26. Aug 29, 1910. 9:2455 & 2461. nom

\*Devlin, Michl E to Wm Meldrum. Av B, w s, extends from 8th to 9th st, 216x205, except part for Tremont av, Unionport. Prior mt \$—. Aug 26, 2 yrs, 6%. Aug 27, 1910. 1,000

\*Ettinger, John F to John W Downing. Plot begins 840 e White Plains road at point 320 n along same from Morris Park av, runs e 100 x n 25 x w 100 x s 25 to beg, with right of way over strip to Morris Park av. P M. Aug 29, 3 yrs, 5%. Aug 30, 1910. 3,800

Eustis, Anthony W to Geo Strecker. Bathgate av, No 2179, w s, 223 s 182d st, 20x94.5. Aug 25, 3 yrs, 5%. Aug 26, 1910. 11:3049. 3,000

Erickson, Edward to Mathias Goeren & ano. Clay av, No 1138, e s, 147.8 s 167th st, 39x80. P M. Prior mt \$—. Aug 27, 1910, 5 yrs, 6%. 7:2426. 6,000

Eustis, Anthony W to John Bollwinkel. Katonah av, n e cor 242d st, runs e 95 x n e 124.5 x n w — to s e s Mt Vernon av, x s w — to Katonah av, x s 9 to beg; Mt Vernon av or Kimball av, s e s, at line bet N Y & Yonkers, runs n e along av 4.5 x e 98.11 to s w s Duke pl x s e 1.2 x s w 50.9 to city line x n w — to av at beg. P M. Aug 25, due, &c, as per bond. Aug 26, 1910. 12:3390. 4,500

Ebb, Henrietta to Jacob Dohrmann. St Anns av, No 141, w s, 26.6 n 134th st, 24.6x100. Aug 25, due, &c, as per bond. Aug 27, 1910. 9:2262. 15,000

Epstein, David H with A Feldman Construction Co, Inc, & Aladar & Cilli Feldmann & Solomon Heller. Washington av, n e cor 179th st, 60.5x94.2. Agreement modifying mort. Aug 24. Aug 26, 1910. 11:3046. nom

Fedden, John H with Jacob Dohrmann. St Ann's av, No 141, w s, 26.6 n 134th st, 24.6x100. Subordination agreement. Aug 18. Aug 27, 1910. 9:2262. nom

Feldmann (A) Construction Co (Inc) to David H Epstein. Washington av, n e cor 179th st, 60.5x94.2. Consent to mt for \$12,000. Aug 24. Aug 26, 1910. 11:3046.

Frankfurter, Emma to Amelie A Dilg. Clay av, w s, 100 n 165th st, 25x100. P M. Prior mt \$—. Aug 29, 6 yrs, 5%. Sept 1, 1910. 9:2428. 13,500

Foley, Mary E to Sarah J Brooks. Katonah av, s w cor 241st st, 40x85. Sept 1, 1910, due Dec 1, 1915, 5%. 12:3381. 4,000

\*Garrison, Henry A to Margt H Morton. Fulton st, w s, lot 89 map Jacksonville property, Eastchester, 50x100. Aug 20, 3 yrs, 6%. Aug 26, 1910. 2,500

Goldberg, Lottie to Sophie Knepper. Hughes av, No 2146, e s, 254.9 n 181st st, runs s 36 x e 90.10 x n 18 x e 4.2 x n 17.11 x w 95 to beg. P M. Prior mt \$—. Aug 19, due, &c, as per bond. Aug 27, 1910. 11:3082. 5,000

Goll, Eleanor to A J Schwarzler Co. Clay av, No 1130, e s, 225.8 s 167th st, 39x80. P M. Prior mt \$—. Aug 31, 1910, due Mar 1, 1914, 6%. 9:2426. 6,500

\*Godfrey, Jno to Danl J O'Connor as trustee Owen Byrne. Main st, e s, 50 n Evadna st, 25x96.1x25x95.6. Aug 30, 3 yrs, 5½%. Aug 31, 1910. 4,500

Hoffmann-Deyerberg Const Co to Isaac L Kip & ano exrs, &c. Cornelia B Kip. 180th st, n s, 70.1 e Mohegan av, 37.6x118.2. Aug 29, 3 yrs, 5%. Aug 31, 1910. 11:3124. 30,000

Same to same. Same property. Certificate as to above mt. Aug 29. Aug 31, 1910. 11:3124.

Hetterick, Cath A C to Payson Merrill, guardian Maurice Warnier. Bailey av, e s, lot 80 map land at Kingsbridge of Wm O Giles, 50x98.11x55.4x87. Aug 30, 3 yrs, 5%. Sept 1, 1910. 12:3261. 4,000

Hohle, Chas G A to Wm J Hohle. Tyndall av, s e cor 259th st, 50x100, except part for st. Aug 30, due, &c, as per bond. Sept 1, 1910. 13:3423. 3,030

Hubener-Escher Co to TITLE GUARANTEE & TRUST CO. 160th st, s s, 100 e Elton av, 50x99.11. Aug 26, due, &c, as per bond. Aug 27, 1910. 9:2381. 34,000

Same to same. Same property. Certificate as to above mt. Aug 26. Aug 27, 1910. 9:2381.

Hubbard Realty Co to COMMERCIAL TRUST CO. Hull av, n e cor 209th st, 75x100; Parkside pl, w s, 95 n 209th st, 50x190 to e s Decatur av; 180th st, n w cor Fordham av, old line, runs n along av, 47.2 to w s 3d av, new line, x n 37.10 x w 153.6 x s 85 to st x e 150.9 to beg, with all title to strip at s e cor of above bet old & new lines of avs; 181st st, n s, 102.11 w 3d av, 35.7x131.6. Deed of trust to secure bonds. Aug 1, 10 yrs, 6%. Aug 26, 1910. 11:3047 & 3048 & 12:3352 & 3355. gold bonds 75,000

Howard, Fredericka to Lion Brewery. Willis av, No 486. Saloon lease. Aug 2, demand, 6%. Aug 27, 1910. 9:2291. 3,205

Igstaedter, Saml to Ellen L Keegan. 183d st, n s, 100 e Grand av, 25x100. Prior mt \$—. Aug 30, 1 yr, 6%. Aug 31, 1910. 11:3197. 700

Johnson, Alice E with Manhattan Mort Co. 144th st, s s, 48 e Morris av, —x—. Subordination agreement. Aug 31. Sept 1, 1910. 9:2324. nom

Jorgensen Realty & Construction Co to John E Hertel. Vyse av, e s, 35 n Freeman st, 40x100. Prior mt \$28,000. Aug 29, due, &c, as per bond. Aug 30, 1910. 11:2994. 4,000

Same to same. Same property. Certificate as to above mt. Aug 29. Aug 30, 1910. 11:2994.

Keenan, Mary with Teichman Engineering & Construction Co. Park av, No 4465, w s, 111 s 182d st, 18x87.2x18x86.6. Extension of \$500 mt until June 10, 1911, at 6%. July 5. Aug 26, 1910. 11:3030. nom

\*Kerr, Jas W to Geo Hauser. Jefferson st, w s, 200 s Col av, 25x100, Van Nest. Aug 25, due June 1, 1912, 6%. Aug 29, 1910. 500

Levy, Sophia to Esperanto Mortgage Co. 142d st, n s, 115 w Brook av, 25x100. Aug 26, 7 yrs, 5%. Aug 26, 1910. 9:2287. 700

Levinson, Leo to Carolyn B Wright. 3d av, e s, 175.2 n 161st st, 50x131.9x50x129.9. Building loan. Aug 25, due June 1, 1911, 6%. Aug 26, 1910. 10:2620. 10,000

\*Lawrence, Florence to Edw Sadler. Schofield av, n s, 400 w Main st, 25x119, City Island. Aug 25, due July 1, 1915, 6%. Aug 29, 1910. 3,300

Loumena, Edward C to LAWYERS TITLE INS & TRUST CO. Bathgate av, No 1749, w s, 101.4 n 174th st, 23.8x114.5. Aug 29, 3 yrs, 5½%. Aug 30, 1910. 11:2916. 3,500

Same to same. Bathgate av, No 1751, w s, 150 n 174th st, 25x114.5. Aug 29, 3 yrs, 5½%. Aug 30, 1910. 11:2916. 3,500

Leibel, Norbert to Barbara Myers. Ryer av, No 2086, e s, abt 75 n 180th st, —x—. Aug 29, 5 yrs, 5%. Aug 30, 1910. 11:3149. 4,500

Lowe, Friedrich A or Fredk to Gottfried Furck. Washington av, No 1111, w s, 218.10 n 166th st, 25x93. Sept 1, 1910, 5 yrs, 4½%. 9:2388. 9,000

Merchant, Huntington W to Country Home Builders. River Drive, e s, 120.8 s Evergreen Drive, runs n e 108.8 x n e 29.9 x n w 125 to Evergreen Drive x s w 116.7 x — 7.2 x — 120.8 to beg. Aug 23, due Nov 1, 1910, 6%. Sept 1, 1910. 13:3410. 8,000

McCarthy, Thos to Matilda Holmes. 169th st, No 625, n s, abt 35 e Franklin av 16.8x71. P M. Aug 31, 5 yrs, 5%. Sept 1, 1910. 11:2933. 5,500

\*Monaghan, Thos & Mary his wife to Saml J Smith. Kinsella av, s s, 223.4 w Bronx-dale av, 25x100. P M. Sept 1, 1910, 5 yrs, 5%. 5,000

Meehan (Jas F) Co with Adamson R McCannless guardian Maude A Brookfield. Southern Boulevard, e s, 388.7 n West Farms rd, 70x100. Subordination agreement. Aug 31. Sept 1, 1910. 10:2744. nom

\*Marino, Ferdinando to Wm E Fitzgerald. Grace av, e s, 25 n St Raymond av, 25x100. Aug 25, 3 yrs, 6%. Aug 30, 1910. 1,000

Miller, Chas L with Mary A Sheldon of Huntington, L I. Hughes av, late Frederick st, e s, 162.10 s Pelham av, 25x87.6. Extension of mt for \$1,800 to Aug 30, 1913 at 5%. Aug 20. Aug 29, 1910. 11:3078. nom

\*O'Neil, Thomas to Richard N Arnow. Poplar st, n w s, lots C & D map No 224 of Plots 18 to 23 of Andrew Arnow Est, 50x131.5 x51x141.11. May 10, 1 yr, 6%. Aug 30, 1910. 2,500

O'Leary Realty & Construction Co to Margt F Everit. Tiffany st, w s, 188.8 s 167th st, 30x100. Aug 29, 5 yrs, 5%. Aug 30, 1910. 10:2716. 15,000

Same to same. Same property. Certificate as to above mt. Aug 29. Aug 30, 1910. 10:2716.

O'Leary, John to BRONX SAVINGS BANK. Tiffany st, w s, 158.8 s 167th st, 30x100. Aug 29, 3 yrs, 5%. Aug 30, 1910. 10:2716. 15,000

Praglin, Julius to Marcus King. Union av, No 997, w s, 175 s 165th st, 45.7x164.5. Prior mt \$45,000. Aug 29, 1910, 3 yrs, 6%. 10:2669. 2,000

Patrick, Helen to Rudolph Weissker. Devoe Terrace, lot 89 map No 1060 of 112 lots of Est Moses Devoe, 25x—. Prior mt \$5,250. Aug 31, 2 yrs, 5%. Sept 1, 1910. 11:3219. 1,000

Ram Realty Co to Greenwich Mort Co. Jackson av, w s, 349.2 s 165th st, 75x106. Bldg loan. Aug 31, 1 yr, 6%. Sept 1, 1910. 10:2639. 45,000

Same to same. Same property. Certificate as to above mt. Aug 31. Sept 1, 1910. 10:2639.

Rothkirch Bldg Co to Greenwich Mort Co. Davidson av, s e cor 181st st, 87.4x94.8x77.9x79.5. Prior mt \$25,000. Aug 31, 1910, 1 yr, 6%. 11:3192. 6,000

Same to same. Same property. Certificate as to above mt. Aug 31, 1910. 11:3192.

Roff, Thomas, of Monmouth Co, N J, to Wm F A Kurz. College av, s e cor 168th st, 200x100. Prior mt \$10,500. Aug 23, due, &c, as per bond. Aug 26, 1910. 9:2435. 5,000

Ram Realty Co to Geo M Sallinger et al. Jackson av, w s, — n 163d st & at c l lot 13, being parts of lots 12 & 13 map Woodstock, runs s 106.5 x w 75 x n 106.5 x e 75 to beg. Prior mt \$—. Aug 10, 1 yr, 6%. Aug 26, 1910. 10:2639. 2,000

Same to same. Same property. Certificate as to above mt. Aug 10. Aug 26, 1910. 10:2639.



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Roth Construction Co to Julius Laub. Tinton av, e s, 151.7 n Westchester av, runs e 75 x n 25 x e 10 x n 12.6 x w 85 to av x s 37.6 to beg. Aug 12, 3 yrs, 5%. Aug 26, 1910. 10:2655. 22,000  
Same to same. Same property. Certificate as to above mt. Aug 11. Aug 26, 1910. 10:2655.

Standard Litho Co to DOLLAR SAVINGS BANK. Brook av, e s, 377.8 s 167th st, 70.5x112.6x72x117. Aug 26, 1910, due Dec 1, 1914, 5%. 9:2392. 7,000

Same to same. Same property. Certificate as to above mt. Aug 26, 1910. 9:2392.

\*Surridge, James H to Shore Acres Realty Co. Madison av, n s, 50 w Robin av, 50x100, Tremont Terrace. July 29, 3 yrs, 6%. Aug 26, 1910. 1,500

Soeller, Alois to Aug Brandes & ano, trustees Henry G Peters. Ogden av, e s, 300 n 170th st, 50x111.5x50x111.2. Aug 29, 1910, 3 yrs, 6%. 9:2522. 4,000

Schnetzler, Margaretha wife of & John Schnetzler with Magdalena Brunn et al. Webster av, No 1397. Extension of \$4,500 mt until Aug 29, 1915, at % as per bond. Aug 29, 1910. 11:2887. nom

\*Stolte, Victor with Michl E Devlin. Av B, w s, extends from 8th to 9th sts, 216x205, except part for Tremont av, Unionport. Extension of \$5,000 mt until Aug 29, 1912, at 6%. Aug 29. Aug 30, 1910. nom

Sallinger, Geo M, Jere J McCarthy, Columbia Const Co & Oliver E Davis with Greenwich Mort Co. Jackson av, w s, 349.2 s 165th st, 75x106. Three Subordination agreements. Aug 31. Sept 1, 1910. 10:2639. nom

Schoefer Const Co to Adamson R McCanless as guardian Maude A Brookfield. Southern Boulevard, e s, 205 s 167th st, 35x100. Aug 31, 3 yrs, 5%. Sept 1, 1910. 10:2744. 28,000

Same to same. Same property. Certificate as to above mt. Aug 31. Sept 1, 1910. 10:2744.

Tesoro, Jos to Tony Galiani. 187th st, Nos 622 & 624, s e cor Hughes av, 50x100. Aug 30, due, &c, as per bond. Sept 1, 1910. 11:3074. 3,500

Traut, Philip to Robt Ellis. Cedar av, e s, 190 n from pt on e s Cedar av which pt is the westerly end of corner formed by e s Cedar av & w s Sedgwick av, runs s e 60 x s w 25 x n w 60 to Cedar av x n 25 to beg. Sept 1, 1910, due, &c, as per bond. 11:2881. 8,000

Tuchman Bros Construction Co to Jas G Wentz. Cauldwell av, w s, 148.3 n 158th st, 49x130. Bldg loan. Aug 25, due Feb 1, 1911, 6%. Aug 26, 1910. 10:2626. 37,500

Same to same. Same property. Certificate as to above mt. Aug 25. Aug 26, 1910.

\*Vought, Mary A to John Wetjen. Lot 78 amended map No 1038 of Bronxwood Park; Hickory st, e s, at line bet lots 77 & 78, runs e 125.11 x n 10 x w 124 to st x s 10 to beg, being part of lot 77, same map. Aug 22, 5 yrs, 5½%. Aug 27, 1910. 6,000

Ver Planck, Harriet A with Estates of Long Beach Co. Cromwell av, w s, 408 n 165th st, 113.2x120.10x113.4x116.8. Extension of \$3,000 mt until Aug 15, 1911, at 6%. Aug 22. Aug 30, 1910. 9:2503. nom

\*Von der Linden, Marie E wife Julius C to Jno O'Callaghan. Lot S1 map 163 lots of Est Mary J Radway. Aug 30, 3 yrs, 6%. Aug 31, 1910. 1,500

\*Wallace, Louis F W to Helen F Wall. Lots 158 to 161 amended map No 1131 Adeo Park. Aug 30, 3 yrs, 6%. Aug 31, 1910. 2,500

\*Weinberger, Jacob to Edw Dettner. Grant av, n s, 125 e Garfield st, 25x100. Aug 29, due Sept 1, 1915, 5½%. Aug 31, 1910. 3,500

\*Wawrzyniak, Albt to Jos Sliwkoski. 220th st, n s, 105 w 5th av, Wakefield, 100x114. P M. Aug 18, due Jan 1, 1914, 5%. Aug 31, 1910. 3,000

Wheeler, Caroline A to whom it may concern. Daly av, No 1974. Certificate that mt for \$650 should merge in fee of above. July 12. Sept 1, 1910. 11:3126.

\*Wilkins, John to Margt Archibald. 217th st, s s, 230.3 e White Plains rd, 25x114. Aug 18, 1 yr, 6%. Aug 26, 1910. 550

Wachalski, Paul to Anna Mucha. 147th st, No 446, s s, 90 w Brook av, 25x100. Aug 26, 2 yrs, 6%. Aug 29, 1910. 9:2291. 2,500

Wallach, Rudolph to Aug Weymann. Hughes av, e s, 186.6 n 181st st, 16x90. Aug 23, 5 yrs, 6%. Aug 29, 1910. 11:3082. 2,000

Wehner, Otto to Rudolf Schweizer. Bryant av, No 1335, old No 1435, w s, 175 s Jennings st, 25x100. P M. Prior mt \$10,000. Aug 29, installs, —. Aug 30, 1910. 11:2994. 750

\*Willax, Simon to DOLLAR SAVINGS BANK. Columbus av, n s, 120 e Victor st, 25x100, except part of White Plains road. Aug 30, 1910, due Dec 1, 1913, 6%. 4,500

Zinsmeister, Philippina to Manhattan Mort Co. Westchester av, n w s, 125.1 n e Intervale av, runs n e 50 x n w 78.9 x sw 25 x n w 13.1 x s w 25 x s e 65.7 to beg. Prior mt \$—. Sept 1, 1910, due, &c, as per bond. 10:2704. 10,000

### JUDGMENTS IN FORECLOSURE

#### SUITS.

Aug. 25 and 26.

No Judgments in Foreclosure Suits filed these days.

Aug. 27.

Kelly st, No 48. Geo A Molleson agt Ray Sussman et al; Stanley H Molleson, att'y; Geo W Collins, ref. (Amt due, \$2,000.)

Aug. 29.

Madison av, n w cor 97th st, 100.11x95. Chas Brownold agt Hattie Hess et al; Elsmann, Levy, Corn & Lewine, att'ys; Abraham Goldsmith, ref. (Amt due, \$2,331.01.)  
Jennings st, n w cor Prospect av, 74.5x67.7x 90.10x43. Charlton D Cooksey agt Jno C Betjeman et al; Allen & Sabine, att'ys; Chas L Cohn, ref. (Amt due, \$36,429.29.)

Aug. 30.

10th st, n s, 220.6 e Av A, 25x94.9. Julian Mandel agt Wm Schwartz; Saml I Frankenstein, att'y; Jos S Rosalsky, ref. (Amt due, \$2,606.25.)

106th st, No 111 E. Henry Necarsulmer agt Jacob Miller; Meighan & Necarsulmer, att'ys; Jas Kearney, ref. (Amt due, \$11,444.58.)

West End av, No 195. Maximilian Fleischman Co agt Emanuel Kapelson et al; Jackson, Arnold & Fleischmann, att'ys; John J Delaney, ref. (Amt due, \$38,288.88.)

Grant av, e s, 136.8 n 164th st, 20x111.11. Mary C Conroy agt Jno Somerville et al; Jas L Clare, att'y; Jas Oliver, ref. (Amt due, \$3,997.56.)

Lexington av, n w cor 23d st, 97.6x25. American Ice Co agt Matlock Realty Co; Thos D Adams, att'y; Newell Martin, ref. (Amt due, \$110,815.96.)

Clinton av, e s, 193.2 n 169th st, 142.5x200.6 to Boston rd. Westchester Avenue Realty Co agt Boston Road Realty & Garage Co; Jacob M Kram, att'y; Isidor Wels, ref. (Amt due, \$26,500.)

56th st, No 233 E. Wilhelmina Braun agt Louis Sroka; Louis W Osterweis, att'y; Arthur G Stiles, ref. (Amt due, \$6,944.99.)

Aug. 31.

48th st, No 246 East. Cortlandt De P Field agt Jas P Ryon; Saml Riker, Jr, att'y; Eugene A Philbin, ref. (Amt due, \$7,272.71.)  
142d st, s s, 34 w Morris av, 25x100. Edw A Layton agt Fredk Hitchcock et al; Philip S Dean, att'y; Wm T Keleher, ref. (Amt due, \$3,110.91.)

### LIS PENDENS.

Aug. 27.

33d st, s s, 181.3 w 2d av, 75x98.9.  
15th st, No 314 E. Louis Frooks agt Solomon Reiner et al; action to set aside conveyance; att'y, S L Frooks.

Aug. 29.

No Lis Pendens filed this day.

Aug. 30.

Charles st, n s, 84.2 e 4th st, 16.8x95. Jos Isear agt Dustan Allaire et al; foreclose of a transfer of tax lien; att'ys, Morrison & Schiff.  
45th st, n s, 186.1 e 7th av, 85.8x100.5x irreg. Royal Holding Co agt New Lyceum Theatre Co et al; foreclosure of transfer of tax lien; att'ys, Arnstein, Levy & Pfeiffer.  
45th st, No 70 W. Josephine L Arnold agt Edw Antonio Arnold et al; action to cancel two deeds; att'y, J Levy.

Aug. 31.

117th st, No 140 East. Isidore Jackson agt Colonel L Kessler et al; foreclosure of tax lien; att'y, A Stern.  
83d st, No 313 W. Same agt Grace N Prentice et al; foreclosure of tax lien; att'y, A Stern.  
Cherry st, n s, 104 w Jefferson st, 26.2x113.1x 26.2x112.8. Henry C Taylor, trustee, agt Wolf Bloom et al; action to set aside deed, &c; att'ys, Taylor & Taft.

Sept. 1.

10th av, n w s, 24.9 n e 32d st, 24.9x100. Sophie Marks agt Mary E Carroll; action to declare lien; att'y, C L Hoffman.

145th st, n s, 325 e Willis av, 50x100. Chester A Luff agt Oswald Piering et al; partition; att'y, I N Williams.

Elizabeth st, No 7. Royald Holding Co agt Nathan Hutkoff et al; foreclosure of tax lien; att'ys, Arnstein, Levy & Pfeiffer.

Broadway, n w cor 91st st, 24.8x100.2x30.9x100. Royal Holding Co agt Saml McMillan et al; foreclosure of tax lien; att'ys, Arnstein, Levy & Pfeiffer.

East Broadway, No 202. Sufran Realty Co agt State Bank et al; action to recover possession; att'y, W O Badger, Jr.

Sept. 2.

5th st, s s, 164.3 w Av C, 24.9x96.2. Annie Wexler et al agt Slaata Slepkin et al; action to set aside conveyance; att'y, H J Cohen.

Av A, No 247. The Township of Erzebetfalva agt Ernst Kern or Geo Kollath; action to declare lien; att'y, M Cukor.

29th st, Nos 101 & 103 E. Simon Cyge agt Heater Realty Co et al; foreclosure of tax lien; att'ys, Arnstein, Levy & Pfeiffer.

### FORECLOSURE SUITS.

Aug. 27.

139th st, n s, 145 w 5th av, 100x99.11. Wm H Sands et al, trustees, agt David Levy et al; att'ys, Bowers & Sands.

Bathgate av, e s, 169.11 n 175th st, 41.6x99.7 x irreg. Maria T McCormick et al agt Streebrook Realty Co et al; att'y, A S Parmelee.

Greenwich st, n e cor 12th st, 74.7x77.10. Manhattan Life Ins Co agt Bernhard Schnitzler et al; att'ys, Holmes, Rapallo & Kennedy.

Aug. 29.

Wooster st, No 221. Lucy P Whitehead agt Louis Hyams et al; att'ys, Churchill & Marlow.

Washington av, Nos 1647 & 1651; 2 actions. The Jennie Clarkson Home for Children agt Waldeemar F Timme et al; att'ys, Sackett, Chapman & Bennett.





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Aug. 30.

21st st, n s, 225 e 10th av, 16.8x98.8. Harriet W Bacon agt Wm F Donnelly et al; att'y, A S Bacon.  
27th st, Nos 115 & 117 West. Arco Realty Co agt Albt B Gross et al; att'y, M Stern.  
Longfellow av, w s, 132.3 n 167th st, 25x100.11. Catherine T Reilly agt Emma M S Mestaniz et al; att'y, C C Reilly.  
Westchester av, s s, 25.5 e Commonwealth av, 25.5x107.4x25.5x101.4. Bessie M Casey agt Irving Realty Co; att'y, J J K O'Kennedy.  
Hudson st, No 529. Wm A Spencer et al, trustee, agt Palladium Realty Co et al; att'y's, Miller, King, Lane & Trafford.  
Suffolk st, No 21. Sufran Realty Co agt the State Bank et al; att'y, W O Badger, Jr.

Aug. 31.

140th st, s s, 187.6 e Lenox av, 37.6x99.11. Ann A Thomas extrx agt Jos Newmark et al; att'y's, Miller, King, Lane & Trafford.  
Monroe st, Nos 263 & 265. Thos H Wilcox agt Jacob Ackerman et al; att'y, H Gettner.  
35th st, No 536 W. Congress Brewing Co Ltd agt Mary J Lappage et al; att'y, S Wechsler.  
Bathgate av, s w cor 188th st, 89.4x32. Central Trust Co of N Y agt Mountain Construction Co et al; att'y's, Joline, Larkin & Rathbone.  
Catharine st, No 66. Sarah C Rodenstein agt Jos Parisi et al; att'y, H H McCorkle.  
Newell av, w s, 150 s Julianna st, 25x219. Xavier Seckler agt Oscar Zirngibl et al; att'y, G M S Schulz.

Sept. 1.

114th st, No 71 E. Bertha Schwarzkopf agt Daniel Rosenthal et al; att'y's, Riegelman & Bach.  
76th st, No 228 E. Catharine E Weber agt Reuben Mirsky et al; att'y's, Forster, Hotaling & Klinke.  
76th st, No 226 East. Catharine E Weber agt Abraham Rukofsky et al; att'y's, Forster, Hotaling & Klinke.  
Boston road, No 1442. Beatrice S Weil agt Jos Schmidt et al; att'y, M Sundheimer.  
Bryant av, No 1529. New York Life Ins & Trust Co gdn agt Wilfred G Southern et al; att'y, H Swain.  
139th st, s s, 153.6 e So Boulevard, 300x100. United States Realty & Improvement Co agt Jos Cohen et al; amended; att'y's, Ferriss, Roeser & Storck.  
36th st, Nos 20 to 26 W. County Holding Co agt Geo Nicholas et al; att'y's, Merrill & Rogers.  
Lot 45, map of Gleason Estate, Bronx. Benj F Levy, trustee agt Sarah Gluck; att'y's, Cooper & Baer.  
Park av, n e cor 102d st, 100.11x27. Leon B Lowenstein et al agt Hyman Levin et al; att'y's, Guggenheimer & Marshall.  
133d st, n s, 300 e 7th av, 25x99.11; two actions. Louise Prybill agt Benjamin Sonnenschein et al; att'y's, Amend & Amend.

Sept. 2.

142d st, s s, 9 w Morris av, 25x100. Annie M Atwood agt Fredk Hitchcock et al; att'y, A Bell.  
119th st, n s, 306 w 5th av, 70x100.11. Lenox Avenue Union Church in the City of N Y agt Congregation Mount Zion et al; att'y, O B Schmidt.  
104th st, No 64 E. City Real Estate Co agt Jacob Gottlieb et al; att'y, H Swain.  
Lots 86 & 87, map of Village of Williamsbridge, Bronx. Jos L Kahle agt Rosolino Lo Curto et al; att'y, G R Hamburger.  
60th st, Nos 115 & 117 W. Jos Foxton et al agt Elizabeth M Garner et al; att'y's, Pantell & Glickstein.  
40th st, Nos 334 to 340 W. Hugo E Distelhurst agt Pine Investing Co et al; att'y's, Eisman, Levy, Corn & Lewine.  
34th st, Nos 331 & 333 W. David Israel agt Jas E Brande et al; att'y, I J Danziger.  
133d st, n s, 300 e 7th av, 25x99.11. Louise Prybill agt Benjamin Sonnenschein et al; att'y's, Amend & Amend.  
West Broadway, w s, whole front bet 3d st & Washington Square South, 209.6x25x irreg. Lewis A London et al agt Washington Square Realty Co et al; att'y's, Sohmer & Sonenthal.  
5th st, No 327 E. Adolph Pawel agt Kalman Sadowsky et al; att'y, P Pawel.  
158th st, n s, 375 w Amsterdams av, 50x99.11. Helen M Gaylord agt Loretto G Lyman; att'y, W Anway.

## JUDGMENTS

In these lists of Judgments the names alphabetically arranged and which are first on each line are those of the judgment debtor. The letter (D) means judgment for deficiency. (\*) means not summoned. (†) Signifies that the first name is fictitious, real name being unknown. Judgments entered during the week and satisfied before day of publication do not appear in this column but in list of Satisfied Judgments.

The Judgments filed against corporations, etc., will be found at the end of the list.

Aug. &amp; Sept.

27 Adler, Rosa—S Garbfelder & Co.....315.70  
29 Ayres, Malcolm B—Luke Horsfall Co.....307.21  
29 Andressen, Christian—T M McCarthy et al.....420.85  
30 Arkinson, Jno T—American Radiator Co.....122.90

31 Ackerson, Carrie E—M Kirschbaum et al.....62.68

1 Adler, Jno J—D Black.....costs, 40.85

1 Arthur, Helen—J S Lewis et al.....costs, 118.77

2 Aliote, Jos et al—J Cofares.....318.31

2 Agolia, R Michael et al—L M Lubiner.....113.15

2 Aman, Stephan—L L Levy.....63.47

27 Brown, Wm G et al—State Bank of Pike.....436.22

27 Baldwin, Arthur P—H A Lyon.....173.11

27 Bradley, Chas H Jr—H D Winans et al.....302.80

29 Bloch, Caroline—J Solomon.....20.72

29 Brooks, Geo—D L Stember.....76.31

29 Becker, Abraham—A G Spalding &amp; Bros.....37.71

29 Bennett, Jack B—C Leventhal.....88.95

30 Bertini, Lawrence W—United Electric Light &amp; Power Co.....42.56

30 Barash, David—J Auerbach.....214.85

30 Beall, Wm E—Press Publishing Co.....costs, 161.83

30 Brettner, Rudolph &amp; Henrietta—B Lowenfelds &amp; Co.....69.29

30 Blank, Peter J—Nathaniel Fisher &amp; Co.....96.48

30 Browne, Grant, Hugh &amp; Alice E—J H Flagler.....3,477.53

30 Barry, Elizabeth, admtrx—W H Woolverton, pres.....costs, 93.13

30 Bastone, Frank—J Bennett.....410.84

31 Bonomo, Frank—Keystone Investing Co.....48.51

31 Birdsall, Wilbert S—Philip Hano &amp; Co.....51.55

31 Byrne, Wilfred P—Clinical Account System Co.....58.90

31 Brady, G Geo—C Ross.....26.31

31 Bleidner, Wm—L De Groff.....122.85

31 Butler, Francis A—Corn Exchange Bank.....717.93

1 Block, Max—J Seeman et al.....28.46

1 Berdy, Louis—N Y Edison Co.....27.60

1 Bodenstein, Morris—the same.....20.63

1 Bauer, Louise C—the same.....114.08

1 Blauvelt, Sallie—the same.....42.84

1 Bernstein, Joe P—Lesser et al.....112.91

1 Baks, Albert R &amp; Frank R—Henry Woods Sons Co.....102.97

1 Badesch, Solomon—J Meyers.....33.68

1 Bonanno, Vincent et al—B Griffen.....58.45

1 Bettrani, Jennie—B Cuneo et al.....62.85

2 Babzer, Aaron—J Carneval.....62.66

2 Baylison, Harry—Johnson &amp; Johnson.....119.95

2 Bangert, Franx X—H R De Milt Co.....165.93

2 Bernstein, Solomon—M H Rogers et al.....29.31

2 Bloom, William—H L Wasserstein.....245.69

2 Bodner, Hyman et al—American Steel Frame &amp; Band Iron Co.....144.66

2 Berkman, Samuel et al—the same.....144.66

2 Bary, Harry et al—L Feldman.....189.01

2 Barcus, Harry—R Auerbach et al.....141.60

2 Barnett, Joseph et al—L M Lubiner.....113.15

2 Berliner, Abraham et al—J Sheffield et al.....37.69

2 Banaghan, Jno—J Butler.....costs, 38.08

2 Cohen, Nathan—A Harris.....60.20

30 Cowles, Emily—United Electric Light &amp; Power Co.....18.69

30 Carrol, Frances H—the same.....102.49

30 Caminez, Jacob—American Patent Chair Co.....113.27

30 Cushing, Albt L—Stanley Court Realty &amp; Construction Co.....656.55

31 Carrie, Franklin G—West Seventy-Second Street Corp.....692.84

31 Clitter, Geo F—A J McCollum.....535.15

31 Cooper, Harry—Phoenix Engraving Co.....82.55

31 Clark, C Grafton—Bennett, Sloan &amp; Co.....101.17

1 Caragos, Jno &amp; Wm—E K Duschnes.....37.75

2 Cazine, Edna—E Smyth.....522.12

2 Cohen, Sarah—B Dicker et al.....151.75

2 Claasen, Carl—O Voelcker.....88.41

2 Crawford, Robert—N Y Telephone Co.....52.30

2 Cohen, Abraham et al—F T Fleitman et al.....494.42

2 Crapri, Baccio—M L Sheppard.....271.29

27 Dalberg, Melvin H—A Warendorff.....79.31

27 the same—Saks &amp; Co.....181.48

27 the same—N Y Fleischman Stores.....42.65

27 Dingee, Wm J—Riegel Sack Co.....7,184.94

30 Dingelman, Oscar—United Electric Light &amp; Power Co.....15.06

30 Deane, Terese M—the same.....11.81

30 Delmia, Rocco—United Dressed Beef Co.....costs, 58.26

31 Dalberg, Melvin H—Fred Eberlin Co.....84.41

1 D'Argenio, Edwardo—N Y Edison Co.....17.33

1 D'Auria, Sebastian—J Marks.....119.65

1 De Bone, Tony et al—B Griffin.....58.45

1 De Rosa, Alfredo—S Strianese.....128.85

2 Downes, Edw F—J W Sinnott et al.....49.84

2 Donnellon, Jno J &amp; Jos J et al—J T O'Connor.....114.29

2 D'or, Danton, Ferdinand et al—the same.....114.29

2 Dellax, Penna, Antonio—J C Bogert Co.....204.49

2 Dunham, Saml W et al—A Feldmann.....1,573.28

27 Edwards, Wm A Jr et al—Eagle White Lead Co.....75.32

27 Erskine, Archibald C—D H Lamy et al.....224.40

31 Estroff, Saml et al—J Talcott.....118.30

1 Erhardt, Lillian M—P Doelger.....939.62

1 Egleston, Eliza or Nugent—Northern Bank of N Y.....165.41

2 Ertz, Chas E—M P Laughrey et al.....10,932.75

27 Feist, Mrs Julia T—M B Sragow.....47.51

27 Fitzgerald, Jos H—Holcomb &amp; Caskey Lumber Co.....168.12

27 Fitzpatrick, Thos &amp; Dennis—Conron Bros Co.....104.39

29 Finkelstein, Morris—H Oppenheimer et al.....214.78

29 Falcier, Antonio &amp; Amelia—J B Owens.....470.58

29 Farrell, Jno P—Samet &amp; Schoen.....90.92

30 Firestone, Chas—Edw Thompson Co.....165.38

30 Folbe, Louis—American Radiator Co.....73.85

30 Flaum, Fanny—The United Electric Light &amp; Power Co.....50.51

30 Fledhsig, Albt—the same.....67.51

30 Fried, Ignatz—the same.....107.15

30 Frick, Richard—Gennerich et al.....413.60

31 Froelich, Leon—Geo Liss &amp; Co.....101.22

31 Field, Isabell L—B Altman &amp; Co.....276.08

31 Foody, Jas J &amp; Elizabeth—St Regis Cigar Co.....42.41

1 Ford, Albt &amp; Warren—Acme Foundry Co.....261.41

1 Finger, Jos et al—S Weissburger.....60.71

1 Freeman, Laura F—F Roberts et al.....210.39

2 Fanto, Adolph &amp; Morris—N Radus.....29.41

2 Freeman, Edw—E G Lyons &amp; Raas Co.....141.84

2 Flichtenfeld, Kate et al—F T Fleitman et al.....494.42

27 Giltman, Isidor—H Verschleiser.....64.65

27 Gainsborg, Benj—A Abraham et al.....81.40

30 Giglio, Henry—L Fleck.....326.25

30 Goodron, Theodore—C Mourlot.....244.36

30 Goldberg, Solomon—The United Electric Light &amp; Power Co.....126.71

30 Goldberg, Saml M—National Engraving &amp; Embossing Co.....14.02

30 Greene, Jennie—H J Eckerson.....59.41

31 Goldman, Isidor et al—J Talcott.....118.30

1\* Gottlieb, Saml et al—Herringbone Metal Lath Co.....323.26

1 Gordon, Leonard et al—N B Hall.....92.47

1 Granat, David &amp; Malvina—F Ehrlich et al.....28.26

1 Goldenblum, Abraham et al—E Metzger.....217.40

2 Godding, Edw A—G F C Booss.....292.88

2\* Goldstein, Sarah et al—J Kirsch.....251.52

27 Hansen, Emil—J D Campbell.....33.69

27 Hauck, Minnie—Chas Prince Co.....467.03

30 Hannan, Frank E—The United Electric Light &amp; Power Co.....20.51

30 Hoffman, Saml—Edw Thompson Co.....248.26

30 Horowitz, Heinrich—H Freedman et al.....136.44

30 Hartman, David—Faerber, Silberman &amp; Co.....163.40

30 the same—Faerber, Silberman &amp; Co, Inc.....166.15

30 Heavey, Jos—S Cooper.....43.50

30 Helfgood, David—J Robinson.....61.46

30 Hynes, Edw J—F J Browne, trustee.....389.87

30 Helm, Hans—A Burbenne.....71.32

30 Hujar, Jno—B K Bloch.....185.55

31 Harald, Ellen—Hencken &amp; Willenbrock Co.....costs, 33.08

31 Herbert, Olive—City of N Y.....costs, 69.35

31 Hennessy, Wm S—N Y Telephone Co.....153.98

31 Henschen, Paul J—the same.....50.21

31 Hehn, Annie—A Feldstein et al.....141.90

31 Heidemyer, Fred—J Liberman.....65.01

1 Hettrick, Jno F—N Y Edison Co.....13.30

1 Hunt, Jno—the same.....23.91

1 Higgins, Luke—the same.....18.14

1 Haase, Martin et al—Columbia Bank.....528.81

1 Herbert, Jos W—Locust Farms Co.....62.69

1 Hynes, Thos &amp; Henry—Francis H Leggett &amp; Co.....246.54

1 Hillebrand, Henry et al—S Koellhoffer.....10,682.86

2 Howard, Garrett W Jr—Geo Murphy, Inc.....244.08

2 Hammond, Chas N—G Starke.....91.37

2 Hirsch, Wm—Standard Accident Ins Co.....62.74

27 Ingles, Edw H—M N Clement.....1,820.97

29 Interrante, August—Betts &amp; Betts.....97.12

27 Jones, Hugh &amp; Fannie A et al—State Bank of Pike.....436.22

29 Jacobson, Morris—Primrose Shirt Co.....59.63

30 Janson, Edwin H—The United Electric Light &amp; Power Co.....41.08

31 Jackier, Sidney—M M Brill.....118.20

1 Jaworower, Alfred B et al—E Metzger.....217.40

2 Johnstone, Ira—Robinson &amp; Rose.....70.52

2 Jackson, Harry F—M Jacobs.....374.95

2 Katz, Gustave or Katka—S Wishank.....24.41

30 Kraus, Geo—The United Electric Light &amp; Power Co.....50.96

30 Kobre, Israel—R Stone.....28.02

30 Krug, Harry—Byron Alger Laundry Co.....76.51

31 Kranich, Lulu—M Struzzieri.....113.99

31 Krug, Ethel—N Y Telephone Co.....31.75

31 Kunin, Isaac et al—C W H Carter.....51.23

31 Kohl, Jno—G Herold.....463.07

31 Kotzen, Max &amp; Louis—German Exchange Bank.....1,623.75

1 Kahn, Julius—J Schanz.....192.90

1 Knight, Edwin W—S E Mills.....67.06

1 Keeler, Chas—Fidelity &amp; Casualty Co of N Y.....costs, 67.82

1 Kutler, Simon—A F Galligan.....51.22

1 Kohlreiter, Nathan et al—S Weissburger.....60.71

1 Kerner, Margaret et al—M J Drummond et al.....93.41

2 Knepper, Herman et al—F Mearson et al.....160.91

2 Klein, Nathan—M H Hachdorf.....39.31

2 Klein, Leo et al—J Aronauer.....217.53

2 Katz, Nathan et al—L Feldman.....189.01

2\* Krimko, Abraham et al—Excelsior Brewing Co.....114.40

2 Kern, Ernest—E C Lampe.....29.91

2 Kaplan, Abraham et al—N Whitman et al.....373.26

2 Kershaw, Jno A et al—A Feldman.....1,573.28

27 Lichtstrahl, Hyman—C Mechanic.....31.65

27 Lawrence, Benjamin B—I H Bandler.....141.70

27 Levy, Irving, Barnett Lefkowitz &amp; Emily Parnass—I M Shaine &amp; Son.....134.81

29 Lowenstein, Jake—A Dietzel.....12.23

29 Levy, Simon D—Robt Fulton Realty Co.....215.71

29 Levinson, Wolf—A G Spalding &amp; Bros.....44.91

30 Levy, David &amp; Robt Friedman—The Mutual Life Insurance Co of N Y.....2,845.67

30 Lewin, Louis—Edw Thompson Co.....186.14

30 Livingston, Emanuel—N Ginsberg et al.....167.41

31 La Cagnina, Orazio et al—J W H Bergen.....1,504.65

31 Lesser, Philip—N Kimelman et al.....14.61

31 Liberman, Isaac et al—M Hoffmann.....727.74

1 Lippman, Otto W—N Y Edison Co.....36.01

1 Lynch, Marguerite M—the same.....19.36

1 Lawlor, Michael J—the same.....16.62

1 Lippman, Minnie et al—Columbia Bank.....528.81

1 Le



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|--|--|--|
| 1 Luhrs, Jno H—United Wine & Trading Co. ....252.28                            | 27 Spielberger, Leonor—L Marx et al. ....94.06                           | 27 United League of Economy, Inc—J Stettiner et al. ....336.12                             |
| 2 Liegey, Hellen—I Marwell et al. ....101.40                                   | 29 Solomon, Saml—B Baff. ....518.92                                      | 27 Erie Real Estate Co—N Y Evening Post Co. ....37.91                                      |
| 2 Lenke, Clemens—S Hollander. ....504.31                                       | 29 Scott, Geo G—F Geggus. ....44.31                                      | 27 Camton Construction Co—American Newspaper Pub Ass'n. ....84.41                          |
| 2 Levy, Alexander W—R Weil. ....32.50  | 29 Stone, Israel—S Livingston. ....65.05                                 | 29 Lachman, Scherk & Co—C E Bodker. ....211.00   |
| 2 Lerner, Saml A—J Talcott. ....409.62   | 30 Storin, Jacob—The United Electric Light & Power Co. ....147.71        | 29 Albert Hotel Co & Frank D Ray—F Jones. ....886.56                                       |
| 2 Lerner, Saml A—S J Hall et al. ....361.32                                    | 30 Spiegel, Harry W—the same. ....21.78                                  | 29 Waldman, Saml (a corp)—E Thalman et al. ....160.66                                      |
| 2 Lampert, Hyman et al—J Shenfield et al. ....37.69                            | 30 Schinaute, Fred—John F Trommer's Evergreen Brewery Co. ....142.13     | 30 James A Brady Co—American Oil Disinfection Co. ....16.75                                |
| 2 Leads, Isaac—F H Hobbs. ....199.81   | 30 Seguire, Crowell M—W S McCarthy. ....323.28                           | 30 Hydro Auto Co—United Electric Light & Power Co. ....154.27                              |
| 2 Marx, Wm or Williams—E M H Marx. ....costs, 35.10                            | 30 Schumacher, Wm A—Edw Thompson Co. ....168.18                          | 30 Luigi, Martins & Co, Salvatore De Felise & Safe Realty Corporation—M Dobson. ....450.96 |
| 27 Marks, Jos—German Exchange Bank. ....272.50                                 | 30 Scheer, Simon—M Golovensky. ....125.07                                | 30 United States Banking Co—H C Lewis. ....5,506.55  |
| 29 McNamee, Henry & Frank Rice—Universal Road Machinery Co. ....530.64         | 30 Shevolin, Chas T—W J Dargoon. ....21.21                               | 30 the same—Minatitan Contracting Co. ....1,217.56   |
| 29 Mayer, Carrie—A Rusch et al. ....171.42                                     | 30 Schwarz, Chas—J Thedford. ....38.41                                   | 30 the same—M H Lewis. ....8,660.31  |
| 2 Mach, Abraham & Henry—Atkins Iron Works. ....81.46                           | 30 Scheyer, Geo A—J M O'Rourke. ....18.45                                | 30 Victor Typewriter Co—G A Graham et al. ....26.65  |
| 29 Maisch, August T—M Luther et al. ....35.11                                  | 30 Smith, Wilbert H—American Radiator Co. ....116.67                     | 30 the same—H P Townsend Mfg Co. ....115.15  |
| 30 Monett, Jos—The United Electric Light & Power Co. ....46.41                 | 31 Switzer, Julia—N Y Telephone Co. ....20.80                            | 31 Wm H Bingham Plumbing & Contracting Co—J Casmento et al. ....347.39                     |
| 30 Mayer, Louis—the same. ....26.47  | 31 Simon, Sigmund & Milton—the same. ....25.08                           | 31 Italian Union Realty & Security Co et al—J W H Bergen. ....1,504.65                     |
| 30 Margolies, Edw—the same. ....16.61  | 31 Steele, Theophilus—the same. ....28.28                                | 31 Whitely Suburban Construction Co et al—J A Noone. ....71.27                             |
| 30 Michel, Frank—Swift & Co. ....71.30   | 31 Slauson, C Edw—the same. ....42.18                                    | 31 United Printing & Paper Co Inc et al—L Bertcher. ....66.61                              |
| 30 McKenna, Hortense G—The United Electric Light & Power Co. ....14.66         | 31 Spellman, Berntha—the same. ....24.74                                 | 31 Jno M Thompson Co—N Y Telephone Co. ....92.57   |
| 31 Marks, Israel M—A Benedict. ....69.82                                       | 31 Schwerin, Bernhard—the same. ....113.35                               | 31 J C Cruz Co et al—B Castellano et al. ....622.61  |
| 31 Martin, Wm D—Journal of Commerce & Commercial Bulletin. ....18.09           | 31 Steinhauer, Isaac—M F Smith. ....344.96                               | 31 the same—A Montanez Co. ....475.23  |
| 31 Munson, Christian—J A Noone. ....209.21                                     | 31 Schechter, Meyer—M Rafowitz. ....16.96                                | 1 Jacob Marks Sons—N Y Edison Co. ....161.78   |
| 31 Munson, Christian et al—the same. ....71.27                                 | 1 Stanley, Frank et al—Herringbone Metal Lath Co. ....323.26             | 1 Egan Iron Co—M Myers. ....61.15  |
| 31 Millard, Wm—E V Baillard Co. ....30.80                                      | 1 Sklar, Saml—Runkel Bros. ....40.56                                     | 1 Cunningham & Shand Construction Co—Consolidated Chandelier Co. ....188.91                |
| 31 Martin, Jas G Jr et al—L Bertsher. ....66.61                                | 1* Scheier, Edw et al—N B Hall. ....92.74                                | 1 Manhattan Steel Metal Ceiling Co et al—S Weissburger. ....60.71                          |
| 31 Mattiolo, Lorenzo—L Fried et al. ....28.61                                  | 1 Schoenstadt, Arthur et al—Isaac Goldman Co. ....60.90                  | 1 Farragut Realty Co et al—S Koellhoffer. ....10,682.86                                    |
| 31 Munhold, Saml—I Miron et al. ....25.14                                      | 1 Schweig, Paul J & Harry—J Simmons et al. ....78.00                     | 2 Co-operative Construction Co et al—Standard Plumbing Supply Co. ....425.59               |
| 31 Mezzer, Chas—S Hess. ....190.41   | 1 Schneider, Leo—N Y Edison Co. ....10.11                                | 2 American Wood & Mfg Co et al—J Zofereze. ....318.31                                      |
| 1 Michaels, Mary—H Kierman. ....153.67   | 1 Schuuck, Engelbert—the same. ....21.78                                 | 2 Haines Realty Corp—T Hanley. ....113.41  |
| 1 Marston, Geo N—N Y Edison Co. ....25.26                                      | 1 Sangree, Chalmers—N Y Edison Co. ....21.39                             | 2 Belmont Realty & Construction Co et al—F Mearson et al. ....160.91                       |
| 1 Maggio, Guiseppe—M Russo. ....24.41  | 1 Slutsky, Saml—Ragus Tea & Coffee Co. ....38.23                         | 2 Jefferson National Realty Co of N Y City—W G Brown. ....114.41                           |
| 1 Marks, Harry et al—S Goldstein. ....89.97                                    | 1 Slotnick, Wolf—H Shinsky et al. ....80.99                              | 2 A R Bass & Sons—F Lyons. ....111.96  |
| 1 Murray, Edw J—Lord & Taylor. ....43.59                                       | 1 Schneider, Chas H et al—S Koellhoffer. ....10,682.86                   | 2 the same—the same. ....287.14  |
| 1 McDermott, Roderick—Campbell Supply Co. ....186.41                           | 1* Smith, Elliot C et al—Herringbone Metal Lath Co. ....323.26           | 2 American Development & Securities Co—Singer Sewing Machine Co. ....140.03                |
| 1* McKeeve, Chas et al—M J Drummond. ....93.41                                 | 1 Sands, Philip—S Renneck. ....160.20                                    | 2 Jos Cavanaugh Contracting Co—C W Cupp. ....2,024.86                                      |
| 1 McCoy, Wm J—N Y Edison Co. ....63.03   | 2 Steuerwald, Agnes—C F Reiher. ....96.71                                |  |
| 2 Mills, Daisy M—L Wertheimer. ....535.80                                      | 2 Speeden, Wm J—H W Vogel et al. ....160.45                              |  |
| 2 Minuttilo, Luciano et al—Standard Plumbing Supply Co. ....425.59             | 2 Simon, Kalman—J Aronauer. ....73.41                                    |  |
| 2 Markel, Saml—G Zarny. ....81.90  | 2* Scharf, Jacob et al—the same. ....217.53                              |  |
| 2 Murray, Walter A—A Abraham et al. ....31.60                                  | 2 Schwarzier, Elizabeth—I N Hebbard. ....costs, 479.66                   |  |
| 2 Miller, Chas W—B Gelbstein. ....17.52  | 2 Sonneberg, Leo et al—J Krisch. ....251.52                              |  |
| 2 McMaster, Laura J—C G Dempsey. ....109.30                                    | 2 Staiger, Chas—W B Richardson et al. ....141.71                         |  |
| 2 McCauley, Daniel J—M H Petigor. ....112.47                                   | 2 Szende, Bela—J H Johnstone. ....130.41                                 |  |
| 29 Nelson, Albt G—A Miller. ....375.20   | 2 Silvesterstein, Nathan—Chas T Hubbs & Co. ....32.67                    |  |
| 30 Nuhn, Conrad—G F Elliott et al. ....142.08                                  | 27 Tennenbaum, Jacob—D Robson. ....143.40                                |  |
| 1 Nugent, Eliza or Eagleton—Northern Bank of N Y. ....165.41                   | 27 Teed, Wm S—W C McKnight. ....79.67                                    |  |
| 2 Nielson, Emanuel—French China Co. ....43.10                                  | 31 Timendorfer, Dagobert et al—J A Noone. ....71.27                      |  |
| 27 Ormonde, Irene—P Simon. ....216.74  | 31 Thompson, Mamie—N Y Telephone Co. ....41.71                           |  |
| 2 O'Neill, Jas—McDougall & Potter Co. ....86.80                                | 1 Tonkin, Jno J—Oil Well Supply Co. ....22,162.14                        |  |
| 2 Ostrowsky, Abraham et al—A Scheinberg et al. ....61.52                       | 1 Teretsky, Saml et al—S Goldstein. ....89.97                            |  |
| 27 Passarello, Michael—Savoy Trust Co. ....345.31                              | 2 Toporezer, Anna—W Felber. ....costs, 22.41                             |  |
| 29 Peck, Theodore G Jr—E T Wells. ....118.85                                   | 31 Vaughan, Jas A—L Mott. ....46.21                                      |  |
| 29 Platzek, Wm W—R W Haan. ....605.07  | 1 Von Zostrow, Bertha—A Backer. ....94.25                                |  |
| 30 Peterson, Clara E—Canavan Investing Co. ....187.65                          | 1 Vallaro, Michele—David Mayer Brewing Co. ....796.95                    |  |
| 30 the same—the same. ....177.21   | 1 Verderber, Jno—R B Henry Co. ....34.28                                 |  |
| 30 Panken, Jacob—Edw Thompson Co. ....451.57                                   | 27 Wells, Fullerton—A Abraham et al. ....95.98                           |  |
| 30 Polakov, Walter W—M F Bavanoff. ....98.01                                   | 27* Wissergar, Isaac et al—S Wishank. ....24.41                          |  |
| 30 Puckrin, Andrew E—J Rothstein. ....60.66                                    | 27 Williams, Wm or Marx—E Morrow et al. ....costs, 35.10                 |  |
| 31 Pregosin, Frank—J Stern et al. ....61.91                                    | 29 Weiss, Adolph—Primrose Shirt Co. ....148.25                           |  |
| 31 Pogg, Antonio—H N Fick. ....31.41   | 29 Weiss, Anna—Primrose Shirt Co. ....124.90                             |  |
| 31 Puckhaber, Herman—W J Young et al. ....391.91                               | 30 Wyner, Max—S W Eakin. ....754.90                                      |  |
| 31 Paul, Eugene—D J Thow. ....96.86  | 30 Wilkinson, Jas E Jr—Edw Thompson Co. ....131.46                       |  |
| 1 Palmer, Samuel S—N Y Edison Co. ....14.04                                    | 30 Woodward, Chas F & M S Herbert—Mathers Stone Co. ....4,067.65         |  |
| 1 Phipps, Clifton W K—S Loyd. ....160.41                                       | 30 White, Evelyn H & Jos J, also Jno Barile—J Robano. ....165.06         |  |
| 1 Palmer, Thos J—W E Steinhoff. ....159.44                                     | 30 Weisberger, David S & Henry Wald—The Hermitage Co. ....61.41          |  |
| 2 Peelle, Caleb M—Peelle Co. ....3,015.50                                      | 31 Weltfisch, Abraham S et al—J W H Bergen. ....1,504.65                 |  |
| 2 Pois, Adolph—E Fleischl et al. ....19.27                                     | 31 White, Wm T—J D Wetmore. ....29.41                                    |  |
| 2 Peggs, MacDonald H—H E Demorest. ....31.21                                   | 31 Wendelken, Diedrich—United Wine & Trading Co. ....508.66              |  |
| 2 Price, Jno W—S L Jagers et al. ....476.40                                    | 31 Wolinsky, Morris—Keller Embroidery Co. ....120.40                     |  |
| 2 Potunno, Antonio—New Rochelle Coal & Lumber Co. ....60.62                    | 1 Wessel, Chas G—D F Creamer et al. ....200.10                           |  |
| 2 Quailley, Jno H S T Zabriskie. ....743.38                                    | 1 Weimann, Paul et al—Isaac Goldmann Co. ....60.90                       |  |
| 2 Riley, Jno J—D Lindborn. ....332.38  | 1 Wilkovich, Klemin—M S Kallman et al. ....208.41                        |  |
| 29 Rosenblum or Rosenbloom, Harris—M Rubinsky et al. ....179.23                | 1 Wood, Renfrew—O'Neill-Adams Co. ....60.73                              |  |
| 29 Raphael, Michael—Van Zandt-Jacobs Co. ....70.98                             | 1 Withabee, Thos S—N Y Edison Co. ....69.09                              |  |
| 29 Rosenau, Julius L—H B Claffin Co. ....76.05                                 | 1 Woodman, Wm E—E Davis. ....344.91                                      |  |
| 30 Runge, Harry A—A Abraham et al. ....89.00                                   | 1 Wolf, Peter—S Leberberg. ....95.20                                     |  |
| 30 Rosenberg, Betsy & Barnet—R Rosenberg. ....336.96                           | 1 Wilmerding, C Mortimer—L A Lehmaier. ....84.33                         |  |
| 30 Reinhardt, Anna E—The United Electric Light & Power Co. ....16.46           | 1 Willets, Edmund T—D Woodcock. ....172.65                               |  |
| 30 Russoto, Henry A & Louis—J Levy. ....246.83                                 | 2 Wheeler, Roy A—A M Ritch. ....136.30                                   |  |
| 30 Rosen, Saml S—The System Co. ....34.34                                      | 2 Ward, Jennie—"Joseph". ....164.99                                      |  |
| 30 Rosenbault, Walter M—Title Guarantee & Trust Co. ....169.74                 | 2 Wells, Wm J—J W Wheaton. ....182.17                                    |  |
| 31 Radford, Isaac H—W S Rafferty et al. ....449.81                             | 2 Wein, Chas—L W Prager. ....704.54                                      |  |
| 31 Rothenberg, Felix B, Ottella, Walter J et al—B Castellano et al. ....622.61 | 2 Weaver, Rebecca A—R M Moyer. ....541.11                                |  |
| 31 Ruthenberg, Felix B, Ottella & Walter J et al—A Montanez Co. ....475.23     | 2 Walsh, Jno G—B Eckhardt. ....costs, 33.80                              |  |
| 31 Ruthenberg, Felix B & Ottella—S G Salomon et al. ....271.86                 | 2 Welch, Alpha—M F Shreikenisen et al. ....458.12                        |  |
| 31 Rosenthal, Henry L et al—C W H Carter. ....51.23                            | 2* Wechselr, Jno et al—American Steel Frame and Band Iron Co. ....144.66 |  |
| 1 Rosofsky, Sam—Frank Brewery. ....84.15                                       | 31 Yurdin, Joel F—W A Baldwin et al. ....214.92                          |  |
| 1 Rys, Frank—J Seeman et al. ....35.35   | 29 Zarchy, Solomon—Van Zandt-Jacobs Co. ....83.01                        |  |
| 1 Rittersman, Arnold—J Klein. ....74.95  | 30 Ziegel, Sigmund—Oscar Smith & Sons Co. ....218.03                     |  |
| 1 Rosenhain, Julius—Bluthenthal & Bickert Inc. ....93.75                       | 1 Zipf, Peter—Hudson Distributing Co. ....34.04                          |  |
| 2 Root, Wm G—T H Curtin. ....61.30   | 1 Zeimer, Henry—H J Coyle. ....87.81                                     |  |
| 2 Rosen, Morris & Louis* et al—D Siegel. ....151.97                            |  |  |
| 2 Rothstein, Nathan—J Liebman et al. ....44.51                                 |  |  |
| 27 Scharfman, Albt—N Katz. ....26.91   |  |  |
| 27 Schuersler, Jos et al—Eagle White Lead Co. ....75.32                        |  |  |
| 27 Simon, Louis—T Yankauer et al. ....45.93                                    |  |  |
| 27 Shapiro, Aaron S—S Floersheimer. ....321.86                                 |  |  |
| 27 Sweeney, Wallace W—D Laugenbacher et al. ....529.11                         |  |  |

## SATISFIED JUDGMENTS.

Aug. 27, 29, 30, 31, Sept. 1 and 2.

|  |   |
|--|---|
| Bingham, Amelia—S Herman et al. 1908. ....83.62                            | 1 Brown, Harry—City of N Y. 1910. ....264.41                              |
| Brochart, David & Jos H Sielken—Burton & Fenton. 1910. ....593.35          | Berman, Julius, Max Askin & Michael Maime—H Cohen et al. 1910. ....119.71 |
| Bloch, Chas—E R Jeantel. 1902. ....152.09                                  | Balloff, Victor—St Louis Dressed Beef & Provision Co. 1906. ....185.74    |
| Burlington, Transfer & Storage Co & Hugh Jones—E L Sykes. 1910. ....264.67 | Same—same. 1910. ....264.67   |
| Barry, Patrick J—Mercantile Finance Co. 1909. ....42.70                    | Cary, Ferris A & Johnson S—T Vaughan et al. 1910. ....657.48              |
| Cantwell, Wm W & Paul M Abrahams—Singer Mfg Co. 1910. ....272.93           | Cipolla, Alfonso & Chas—B C Samuel et al. 1910. ....76.55                 |
| Casey, Jno E—Beacon Falls Rubber Shoe Co of N Y. 1910. ....97.43           | Davidson, Adelaide C—Sheffield Farms-Slawson-Decker Co. 1910. ....74.90   |
| Day, Jane L—Ford Motor Co. 1910. ....149.30                                | Deutsch, Bernard S—M J Zinn. 1910. ....198.01                             |
| Donnellan, Geo L & American Surety Co—M N Clement. 1910. ....1,890.97      | Dobbs, Willoughby B—Appeal Printing Co. 1910. ....41.95                   |
| Same—Standard Plumbing Supply Co. 1910. ....125.36                         | Same—G Graham. 1910. ....164.37   |
| Douglas, Fredk W—C H Douglass. 1910. ....1,644.92                          | De Haven, Carter—Studebaker Bros Co of N Y. 1909. ....112.11              |
| Edwards, Wm I—J D Graziadei. 1910. ....86.03                               | Froman, Jas I—D Griffiths. 1910. ....278.46                               |
| Fishkin, Rose—City of N Y. 1909. ....145.45                                | Firth, Albt—Lawyers Title Insurance & Trust Co. 1908. ....93.31           |
| Fodor, Sigmund—H Durlach et al. 1895. ....653.75                           | Finigold, Isaac—M Bernstein. 1903. ....532.00                             |
| Godwin, Waldo S—G Healy. 1908. ....58.78                                   | Greenberg, Davis—H Klaus. 1909. ....306.12                                |
| Gossler, Gustav H—A Hussey Leaf Tobacco Co. 1909. ....109.25               | Gorman, Walter R—I Bleiman. 1909. ....181.15                              |
| Same—same. 1909. ....809.94  | Hager, Philo S—Joseph (a corp). 1910. ....1,231.10                        |
| Horowitz Bros Inc—A E Emerson. 1910. ....351.22                            | Henderson, Bernice G—H Lobel. 1910. ....523.66                            |

## CORPORATIONS.

|  |  |
|--|--|
| 27 Burlington Transfer & Storage Co et al—State Bank of Pike. ....436.22 | 27 I Berman Printing Co—M Syrkina. ....60.70 |
| 27 the same—the same. ....112.59   |  |



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Elastic in its nature, can be applied with 25 per cent. less labor and has 12½ per cent. more covering capacity than any other similar material.

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|   |   |  |
|---|---|--|
| Howes, Orson C & Arthur W Whittaker—J W Minton. 1910.....188.57 | Richard, Jacob—Manhattan Hotel Co. 1910.....188.71                | Patten Co—F E Taylor. 1910.....41.66                         |
| Herlitzka, Louis—St Dunstan Society. 1910.....42.17             | Stern, Fred L—J J Maddox. 1910.....63.17                          | Riccadonna Hotel Co—W S Quimby Co. 1909.....102.96           |
| Jensen, Harold & Matilda—H Josephy et al. 1910.....35.31        | Schlachter, Israel D & Isaac Liberman—M Hoffmann. 1910.....727.74 | Independent Order of Ahanas Israel—S Wilner. 1910.....124.15 |
| Keller, Ignatius—S J Bloomingdale et al. 1908.....141.39        | Suratt, Valeska—M H Grossman et al. 1910.....855.42               |  |
| Kingsley, Walter J—Charles Scribner Sons. 1909.....96.70        | Seltzer, Isaac, pres—M Miodownik. 1910.....15.61                  |  |
| Kraft, Fred—National Cash Register Co. 1910.....448.05          | Samuels, Sam—N H Stone. 1910.....20.52                            |  |
| Koch, Millard F & Monroe—J Gordon. 1910.....403.96              | Stottle, Jos C—Bennett, Sloan & Co. 1910.....113.34               |  |
| Kuntz, Rosa—J Kuntz. 1908.....66.50                             | Shurman, Clifford N—New England Engineering Co. 1909.....35.66    |  |
| Kelly, Mortimer M—W A Winant. 1910.....140.52                   | Schneir, Jas—A Benedict. 1910.....10.08                           |  |
| Katzner, Anna—R Wallach. 1908.....34.65                         | Vreeland, Melton J—American Radiator Co. 1909.....725.19          |  |
| Lindheim, Irma L—J Dean. 1910.....108.00                        | Weigert, Kurt & Jno Yonkers—H Bernstein et al. 1910.....64.41     |  |
| Lynett, Edw J—D A Patten. 1910.....102.82                       | Weissman, Eva & Louis C Heinemann—I Mosson et al. 1910.....307.38 |  |
| Same—same. 1910.....2,895.88                                    | Wilson, Isaac—City of N Y. 1910.....206.89                        |  |
| Mayer, Jno—N Marks. 1909.....89.31                              |   |  |
| Multz, Solomon—S Zarowin. 1908.....90.10                        |   |  |
| Same—J Rosenberg. 1909.....100.00                               |   |  |
| McNeil, Chas A—W C Deyo et al. 1903.....327.69                  |   |  |
| Maher, Agnes L—L Listfield et al. 1910.....84.72                |   |  |
| O'Donnell, Jos J—D Baum et al. 1908.....115.40                  |   |  |
| Oakley, Jno W K—H Thrush. 1907.....104.30                       |   |  |
| Orr, Marie W—Gorham Co. 1910.....50.85                          |   |  |
| Phyfe, Alice J—E C Priess. 1906.....326.85                      |   |  |
| Phyfe, Alice E—Brooks Bros. 1910.....147.98                     |   |  |
| Phyfe, Alice J—H R Healy. 1907.....1,397.05                     |   |  |
| Penta, Joseph E—B Herling. 1910.....224.72                      |   |  |
| Rukeyser, Paulina—S & W Bauman. 1909.....31.81                  |   |  |
| Rothans, Saml—D Freed. 1901.....101.41                          |   |  |
| Rubenstein, Israel & Ike Shankaus—C Lyon. 1906.....169.41       |   |  |

MECHANICS' LIENS

|   |          |
|---|----------|
|   | Aug. 27. |
| 269—191st st, s s, 50 w Hughes av, 75x40.6.   |          |
| Tremont Iron Works agt Orwell Realty Co.  |          |
|   | 785.00   |
| 270—Ryer av, s e cor 180th st, 34x100. Jno V McEvily agt S A Whisten Construction Co.           | 1,300.00 |
| 271—70th st, No 251 West. Geo J Essig Jr agt Mabel C Golding, trustee.                          | 7,827.00 |
| 272—Bowery, No 223. Jacob Perlman agt Catharine E Westbrook, Eugene J Fleischer & Hyman London  | 200.00   |
| 273—Bayard st, Nos 5 & 7.   |          |
| Division st, Nos 62 to 68.  |          |
| Friedland & Levine Bros agt Eliza A Pease Wm H & Saml J Griffin & Jones & Tres-selt             | 29.20    |
| 274—Amsterdam av, Nos 210 to 218. Manhat-tan Color Works agt Georgian Realty Co & Henry Feldman | 210.00   |
| 275—Bathgate av, No 1892. Oriental Fire Proof Sash & Door Co agt Jno Leonard. (renewal)         | 175.00   |

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show a great saving.

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## Aug. 29.

276—Mansion st, s w cor Commonwealth av,  
95x75. Hotchkiss Bros Co agt St Anthony's  
Church of Van Nest & Antonio D'Andrea.  
.....906.00  
277—45th st, Nos 141-147 West. Wm Strianse  
agt Forty-fifth Street Exchange.....2,550.00  
278—Kingsbridge Terrace, No 2743. Albt  
Sandblom agt Harold E Vreeland.....89.00  
279—26th st, Nos 518 to 534 West. Cornelius  
J Gallagher agt Realty Co of West Twenty-  
sixth Street & Hillyard-Squires Co.....2,271.68  
280—67th st, No 15 East. Annie Vedorito agt  
Amy B Bishop & Wm Bandoro.....90.00  
281—52d st, Nos 47 & 49 East. A W Burritt  
Co agt Wm K Vanderbilt et al & Wm G  
Maher .....250.00

## Aug. 30.

282—Essex st, Nos 179 & 181. Frank Lip-  
stein et al agt Abraham Neuman & Solo-  
mon D Multz .....825.00  
283—Bayard st, Nos 5 & 7. ....  
Division st, Nos 62 to 68. ....  
Jacob Moscovitz agt Eliza A Pease, Wm H  
& Saml J Griffin.....632.00  
284—Longwood av, s w cor Barry st, 70.4x  
84.4. Flynn Plumbing & Heating Co agt  
Downey Construction Co.....1,650.00  
285—St Nicholas av, No 40. Julius Miller et  
al agt Nica Construction Co.....4,600.00  
286—116th st, Nos 11 & 13 East. Harlem  
Structural Supply Co agt Mitral Realty &  
Construction Co & Daniel Doran.....150.00  
287—74th st, No 401 East. Saml Miller agt  
Wm & Carrie Klapper.....185.46  
288—Satisfied.  
289—116th st, Nos 11 & 13 West. Harlem  
Structural Supply Co agt Mitral Realty &  
Construction Co, S Bergoffen & Vincent M  
Marotta .....55.00

## Aug. 31.

290—Essex st, Nos 179 & 181. Jos Kissel-  
stein agt Abraham Neuman & Solomon D  
Multz .....812.00  
291—Rivington st, No 126. American Luxfer  
Prism Co agt Rosa Lintz & Albt Halpern.  
.....110.00  
292—126th st, Nos 80 & 82 West. Max  
Strauss agt Isabella Wallace & Herman  
Herrnstadt .....157.00  
293—Front st, Nos 149 & 151. Sidney P Et-  
tinger agt Schering & Glatz & Wm F Dixon  
Building Co .....141.96  
294—152d st, No 378 East. Levoli Construc-  
tion Co agt Longfellow Realty Corporation.  
.....400.00  
295—Kelly st, e s, 120 s Intervale av, 50x100.  
Same agt same .....1,625.00  
296—Lafayette st, Nos 294 to 298. Patrick H  
McCarthy agt Leo Schlesinger & Emil M  
Helmerdinger .....184.20  
297—2d av, No 1825. Stam Bros agt Jno  
Kohl .....25.00  
298—Amsterdam av, Nos 1109 & 1111. Louis  
Polstein agt Mathilda Bosselman & Andreas  
Bosselman .....98.00  
299—229th st, s s, 405 e Barnes av, 150x114.  
Jno Maier agt Brill Contracting Co.....629.00  
300—6th st, No 528 East. Michael Keller agt  
Jno Kronester & Geo Kronester.....7.50  
301—121st st, No 420 West. Evans Bros Inc  
agt Arnold & Michaelis Kaiser & Sam Lich-  
stein .....149.00

## Sept. 1.

1—2d av, No 817. Harlem Supply Co agt  
Saml J Weinberg & H F Bowsky.....275.00  
2—34th st, Nos 317 to 323 East. American  
Luxfer Prism Co agt Julius Sternfeld &  
Golden-Klein Iron Works .....1,565.00  
3—29th st, Nos 315 & 317 E. Candee, Smith  
& Howland Co agt East Twenty-Ninth Street  
Co.....1,166.72  
4—Av St John, Nos 1020 to 1024. Wm J  
Gregory agt Picone & Oliva & Ciro Borelli  
.....120.00  
5—Broome st, No 23. Columbia Engineering  
Co agt Mary Connelly & Lawrence Rooney.  
.....399.95  
6—Kelly st, e s, 120 s Intervale av, 100x106x  
100x116. Levoli Construction Co agt Longfel-  
low Realty Co.....1,625.00  
7—Riverside Drive, No 293. A C Horn Co agt  
Sarah H Corwith & Jas Higham.....52.65

## Sept. 2.

8—East Broadway, No 20. Sam Biller agt  
Saml J Silberman & Chas Brown.....29.00  
9—217th st, n s, 40 e Paulding av, 60x109.  
Edw C Meyer agt Savoy Improvement Co.....30.00  
10—133d st, No 106 W. J Dickman & Co agt  
Sarah M Lawrence & D Phoenix Ingraham.  
.....90.00  
11—181st st, s s, whole front bet Hughes &  
Belmont avs.—x—. Jno Barba agt Checchina  
Carucci .....1,600.00  
12—134th st, No 89 W. Geo Wallace agt Jas  
C Thomas .....1,435.00  
13—60th st, Nos 115 & 117 W. Jos Foxtow  
agt Madeliene Leake & Elizabeth M Garner.  
.....249.40

14—52d st, No 49 E. Pitt Balance Door Co  
agt Wm K Vanderbilt & Wm G Maher.....657.00  
15—70th st, No 251 W. R A Schoenberg &  
Co agt Mabel C Golding & Geo J Essig Co.  
.....55.80  
16—Essex st, Nos 179 & 181. Carter Black  
& Ayers agt Abraham Neuman & Solomon  
Multz .....82.00  
17—Washington Square South, s w cor Woos-  
ter st, 14.6x58. Ornamental Art Metal Wks  
agt F Robinson .....266.00  
18—38th st, n s, 50 w 9th av, 25x—. Chas  
Edwards agt Rudolf Federold .....255.00

William J. Baldwin, Consulting Engineer,  
World Building; William J. Baldwin, Jr., and  
W. J. Baldwin, Jr., Heating Co., 1181 Bway,  
N. Y. C., wish to announce to the Building  
Trade that they are in no way connected with  
The Baldwin Engineering Co., having disposed  
of their interests in the said company over  
three years ago. This notice is given in view  
of the fact that numerous liens have been filed  
against The Baldwin Engineering Co. during  
the last three weeks, and the similarity of  
names has caused some confusion and misun-  
derstanding.

## BUILDING LOAN CONTRACTS.

## Aug. 27.

Jerome av, e s, 50 n 175th st, 90x100. Pros-  
pect Investing Co loans Isaac Brown to  
erect two 5-sty tnts; 14 payments.....70,000  
Logan st, s s, 50 w Maple av, 25x100. Cath-  
arine Whittley loans Teresa A Bottino &  
Felicia A Quindo to erect a 2-sty shop, &c;  
2 payments .....4,000

## Aug. 29.

149th st, n s, 160 w Bway, 173.10x99.11xirreg.  
Max Marx loans A Feldmann Construction  
Co to erect a —sty bldg; — payments.....160,000

## Aug. 30.

17th st, n s, 170 w 6th av, 77.8x92xirreg.  
Metropolitan Trust Company of the City of  
N Y loans Marlton Realty Company to erect  
a —sty bldg; — payments.....125,000

## Aug. 31.

No Building Loans filed this day.

## Sept. 1.

Chatterton av, n s, 255 w Havemeyer av, 25x  
108. Henry Dannenfelser loans Jno E Bentz  
to erect a 2-sty dwelling; 2 payments.....4,000  
Chatterton av, n s, 280 w Havemeyer av, 25x  
108. Thos E Messmer loans Jno E Bentz to  
erect a 2-sty dwelling; 2 payments.....4,000  
Crotona av, n w cor 183d st, 100x80. Ameri-  
can Mortgage Co loans Audubon Improvement  
Co to erect three 4-sty tnt; 12 payments.....38,000  
Jackson av, w s, 349.2 s 165th st, 75x106.  
Greenwich Mortgage Co loans Ram Realty  
Co to erect three 4-sty tnts; 12 payments.  
.....45,000

## Sept. 2.

45th st, Nos 2 to 6 W. Greenwich Savings  
Bank loans Brevoort Construction Co to erect  
a 16-sty str, office & loft bldg; — payments  
.....625,000  
Houghton av, s s, 305 w Havemeyer av, 50x  
100. Frederick A Southworth, att'y, loans  
Barbara Meyer to erect a 2-sty dwg; — pay-  
ments .....3,600  
Woodlawn rd, e s, 25.5 s 207th st, 25.5x100.  
Wm W Niles loans Rudolph J Helbing to  
erect a one-family dwg; 4 payments.....5,000  
150th st, s s, 125 w Bway, 130x99.11. Met-  
ropolitan Life Ins Co loans West 139th Street  
Realty Co to erect a 6-sty apartment; 12  
payments .....140,000

## SATISFIED MECHANICS' LIENS.

## Aug. 27.

Longfellow av, Nos 1255 & 1259.....  
Freeman st, Nos 990 to 994.....  
Pierce, Butler & Pierce Mfg Co agt Long-  
fellow Realty Corporation et al. (Aug 12,  
1910) .....1,787.60  
6th st, No 415 East. Max Itkowitz agt Con-  
gregation Edith lei Israel Anshee Meserlitz  
et al. (Aug 22, 1910) .....675.00  
Brook av, n w cor Grove st. Edw O'Connor  
et al agt Jno J Gillen et al. Aug 15, 1910).  
.....353.75

Brook av, n w cor Grove st. Same agt same.  
(Aug 12, 1910) .....353.75  
101st st, No 50 East. David Braun agt Re-  
becca Miller et al. (July 29, 1910).....100.00  
Gramercy Park East, Nos 35 to 38. Ameri-  
can Radiator Co agt Gramercy Park Club  
et al. (Aug 16, 1910) .....129.70  
124th st, No 247 East. Matthew D Kennedy  
agt Mary A Costello et al. (Oct 14, 1909).  
.....60.65  
180th st, n s, 70 e Mohegan av. Geo Sprick-  
erhoff agt Hoffmann-Meyerberg Construction  
Co et al. (June 23, 1910).....282.50  
Daly av, e s, 290 s 177th st. Louis W Mil-  
ler agt Harry C Benline Construction Co  
et al. (July 18, 1910).....135.00  
Daly av, Nos 1910 to 1916. Adam Albrecht  
agt same. (July 19, 1910).....1,025.00

## Aug. 29.

Amsterdam av, No 149. Max Rothbart agt  
Jno Dimig et al. (Dec 21, 1909).....770.00  
1st av, n e cor 4th st, 25x100. Robt Baccary  
agt Jno Doe et al. (Aug 13, 1910).....180.55  
Lenox av, s e cor 143d st, 24x85. Robt Bac-  
cary agt Spencer & Blake Realty Co et al.  
(Aug 13, 1910) .....78.90  
Madison st, No 256. Jno C Duffy agt Mary  
O'Neill. (June 13, 1910).....2,935.05

## Aug. 31.

Commonwealth av, s w cor Mansion st. Isaac  
E Abbott agt St Anthony's Church of Van  
Nest et al. (Aug 11, 1910).....457.77  
Same property. Samet & Schoen agt same.  
(Aug 1, 1910) .....333.64  
58th st, No 323 East. Luigi Casali agt Vi-  
vant Machin et al. (Aug 24, 1910).....402.25

## Sept. 1.

Macomb's Dam rd, n w cor 152d st. United  
Plumbers Supply Co agt Teichman Engineer-  
ing & Construction Co et al. (July 29,  
1910) .....299.03  
Broadway, No 1465. Robt Wilson Co agt Es-  
tate of Chas A Coe et al. (July 27, 1910)  
.....6,408.03  
78th st, No 127 W. Genuino Bombonato agt  
Burnett C McIntyre et al. (June 8, 1910).  
.....26.50  
Wilkins pl, n w cor Intervale av. Gordon  
Bros Iron Wks agt D Herman Construction  
Co et al. (Aug 30, 1910).....5,500.00  
2d av, No 817. Harry F Bowsky agt Saml J  
Weinberg et al. (Aug 23, 1910) .....325.00

## Sept. 2.

73d st, No 312 W. Coleman & Krause agt  
John Doe et al. (May 13, 1910).....100.00  
73d st, No 312 W. Jos Troman agt Jno Doe  
et al. (May 18, 1910) .....1,056.54  
Same property. Schoeller & Richter agt  
Sailing Baruch et al. (May 27, 1910).....200.00  
Same property. Sutphen & Myer agt same.  
(May 20, 1910) .....121.00  
Same property. Schoeller & Richter agt same  
(May 23, 1910) .....200.00

## ATTACHMENTS.

## Aug. 26.

No Attachments filed this day.

## Aug. 27.

Schmidtman, Waldemar; Edw B Spaulding;  
\$6,000; E J Newell.

## Aug. 29 and 30.

No Attachments filed these days.

## Aug. 31.

Peoples, David; Ernest Cochran; \$432.50; Bag-  
gott & Ryall.

## Sept. 1.

No Attachments filed this day.

## CHATTEL MORTGAGES.

Aug. 25, 26, 27, 29, 30 and 31.

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Froma Realty Co. 648-650 Jackson av..Col-  
onial Mantel Refrigerator Co. Refrigerators.  
216  
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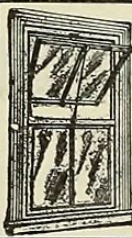
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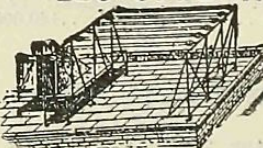
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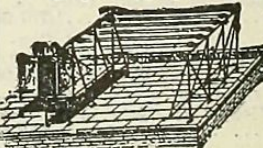
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