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HOW THE HARBOR WILL LOOK FIFTY YEARS HENCE.

Commissioner Tomkins Disinclined to Prophecy, But Talks of His Plans for Freight Terminals and Tunnels—Chief Engineer Staniford's Studies in Foreign Ports.

NEW YORK BAY with the rivers entering into it and the facilities it possessed for handling commerce is the basis of the real estate development on its shores. New York is first of all a port and pre-eminent in this country because of its position at the mouth of the Hudson River, which with canals to the Great Lakes and the north brought here before the era of railroads the commerce of the larger part of the country. The importance of the harbor to real estate interests being conceded, it is natural that much has been said of late in regard to the failure of the city to modernize the facilities of the port for greater efficiency and economy. There should be adequate wharves suitable for steamers of the largest size and means for the convenient handling of freight between ships, sheds, warehouses and cars. As the State has recently given authority for the city to organize the port, the time has arrived for putting into effect plans which will put the harbor facilities in the same category with those of the principal European ports. What will the harbor be like fifty years hence? The question was put to Commissioner Calvin Tomkins of the Department of Docks and Ferries this week, and he answered by saying:

"I have been frequently solicited to provide a description of New York's commercial development and the physical appearance of the city at the waterfront after the lapse of fifty years or more. I have invariably declined to do this, since I do not think any rational imaginative opinion can be formed of the immense growth of the city and its consequences for any such period of time.

"One of the difficulties I have to contend with in the Dock Department is the limited outlook of so many people in the city that even a commonplace statement of the needs of the immediate future appears to them to be chimerical. The cosmopolitan character of public opinion in New York City is against long range views for local improvements. Smaller communities are much more interested in such matters, and a broader public opinion is to be found in Boston, Baltimore, Philadelphia and elsewhere regarding waterfront improvements and terminal facilities. Here in New York questions like those relating to the conduct of the Police Department, the Health Department and local passenger transportation, all of which touch so much more closely the individual convenience of citizens, receive a degree of consideration which is not accorded to factors which have a more remote connection with their daily life, although fundamentally more important.

"The fact that commodities can be handled in and out of New York cheaper than at any other Atlantic seaport city constitutes the basis for the city's past growth and prosperity. The level road through the Mohawk and Mississippi valleys to the interior of the continent, and the unexampled natural opportunities of the harbor as a port have afforded the foundation on which the greatness of the city rests.

BOOMING TIMES AHEAD.

"The time has now arrived when these great natural opportunities must be supplemented by artificial improvements as at other seaports, to adapt them to their best uses. New York must promptly provide a comprehensive development plan for the port, including the districts in both States. The approaching completion of the Panama Canal, the new Erie Canal and subsequently the Inter-coastal Canal between Chesapeake Bay and Long Island Sound will greatly add to the commerce of the port.

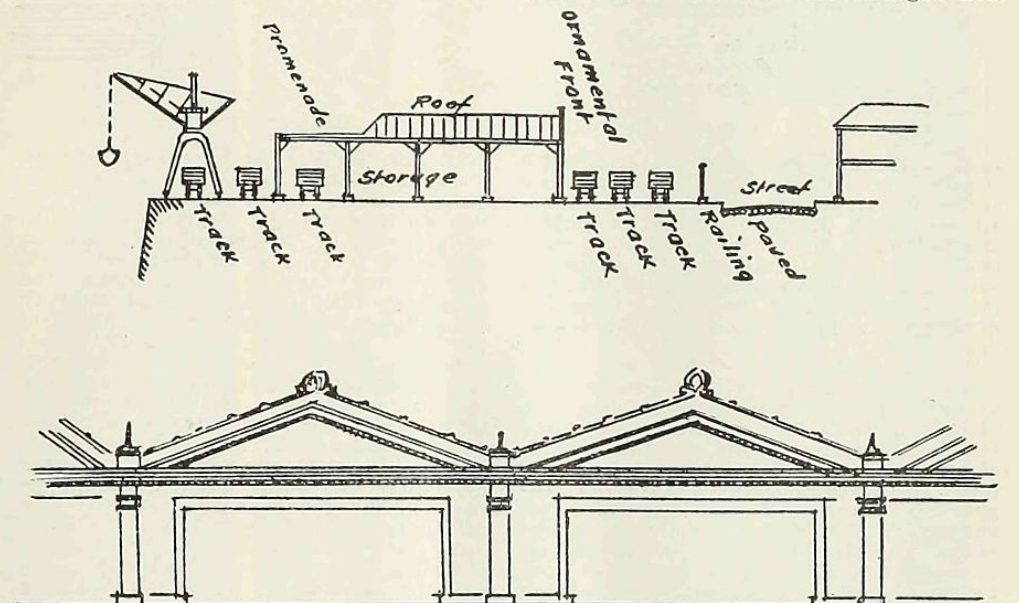
"The Interstate Commerce Commission now has the power to fix freight rates, and since under the Constitution no city can be discriminated against in favor of others, it is probable that in the near

future the differential of three cents per hundred weight, which has been imposed by the railroads upon New York to the advantage of Baltimore, Philadelphia and Boston, will soon be terminated. With this handicap removed, a great stimulus will be given to local commerce and industrial development.

"If modern steamships of great and increasing lengths are to continue to come to the center of the port, at the Island of Manhattan, it will be necessary promptly to provide longer piers for them under some comprehensive plan of development which will progressively meet their needs. This involves a rearrangement of water uses along the west side of the island by railroad and steamship lines and is in itself a great problem. In addition, provision must be made for ter-

congestion except in one section, the west side of Manhattan, where the competition for space between the railroads, steamships and the local commerce of the river and Sound has caused not a little injustice to the small lines.

The local commerce by water was the first foundation on which the port was built, but the transportation lines still engaged in this trade have had great difficulty in keeping their historic landing places against the ability of the great railroads to pay higher rentals. The cost of living in the city would be very much increased if the river, canal and sound boats were seriously interfered with in their business of bringing farm products, building materials and other supplies from the surrounding country. The prospective commerce from the enlarged Erie



THE DOCK FACILITIES AT ANTWERP.
(The lower drawing shows the ornamental fronts of the transfer sheds.)

minating the surface track nuisance of the New York Central Railroad, and modernizing the terminals of that road and the New Jersey roads in Manhattan.

"All of the foregoing factors are potent causes why the city must, without delay, adapt the port to contemporary uses. If this shall be done and adequate terminals provided which shall open up all sections of the city to their best industrial and commercial uses, I believe the community will continue to grow at the same rate or even possibly a greater rate in the future than in the past.

"Tax values, upon which all desirable public improvements are based, will expand with the increasing population. What the precise character of the city will be like in future years, I do not venture to say. My only ambition now is to provide the fundamental opportunities for the development of the port which shall be sufficiently elastic to permit of continual readaptation to new needs as the years go by, and which shall at the outset make it easy to organize the port under the public control of the community in the general interest. Aside from waterfront lands occupied and used by railroads and by factories or warehouses for industrial uses, I believe that gradually the entire waterfront will be municipalized in order that the maximum use may be obtained from it at the minimum cost."

New York harbor is so spacious and so much room has been found for manufacturing and commercial enterprises about its shores that until recently no great inconvenience has resulted either from crowding or bad organization, and the necessity for planning harbor facilities has not been so apparent here as elsewhere. Even now there is no pronounced

Canal and the new Panama Canal are further reasons which have made necessary the adoption of a comprehensive port plan and policy.

LOOKING TO EUROPE FOR EXAMPLES.

The State has by recent legislation granted the city the power to organize its waterfront, and the courts will soon authorize the setting aside of a definite "Dock Fund" to be used for harbor improvements in conformity with the practice of other ports. It is expected that the Board of Estimate will adopt a definite plan and policy for the development of the port substantially along lines already proposed by Dock Commissioner Tomkins, but with further elaborations to be proposed by him, the nature of which is in some degree intimated by a report from his chief engineer, Charles W. Staniford, forwarded to Mayor Gaynor last week. This report is on the physical characteristics of European seaports and embodies the results of studies made by the engineer, who was sent abroad for the purpose by the Commissioner. As the principal American ports have been wonderfully favored with long stretches of natural waterfrontage, they have never until now felt the need of looking abroad for examples for modernizing harbor facilities.

TWO SETS OF IMPROVEMENTS.

The magnitude of the work to be undertaken by the State of New York on barge canal terminals, in addition to the improvements to be made by the City of New York, constitute another set of developing works. The State will build terminals at a number of places around the harbor. As the success of the barge canal

will depend largely upon the terminal facilities, these will receive the most careful study.

The engineering problems are, first, the design and dimensions of the piers, slips and bulkheads; second, the relative position, arrangement and site of transfer sheds; third, the dray and railroad connections; fourth, the method of the handling of the freight; fifth, the adaptation of that transferring machinery which will give the greatest rapidity with economy. There is no reason why a canal barge should not be discharged and loaded in one day with correct terminal engineering and modern machinery.

There will have to be provided ample ground room for buildings, areas and roadways so that freight movements can be readily made without congestion. If the barge canal is going to fulfill expectations the terminal operations must not be cramped for lack of room. So large will be the spaces required, real estate and business interests around the terminals are certain to be considerably stirred up and accelerated.

GREAT FUTURE EXPANSION.

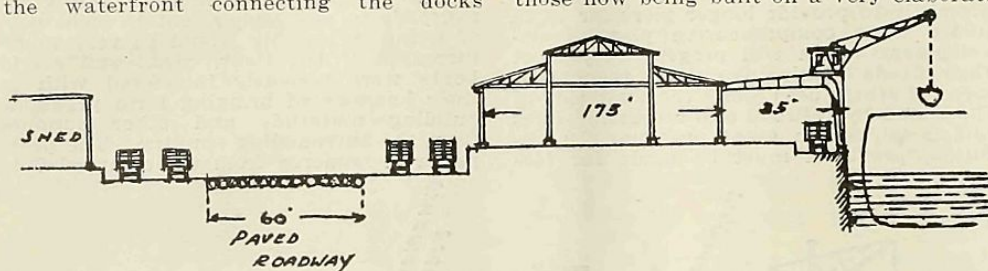
Dock Commissioner Tomkins has outlined the main features of a comprehensive plan and policy for the port with special reference to the west side of Manhattan, South Brooklyn, Staten Island and Jamaica Bay. The essential feature in the plan is a railroad parallel to the waterfront connecting the docks

mind, says Engineer Staniford, in any comparison between American and European methods is the size and shape of the freight cars both in England and on the Continent. The cars are all very small, with a capacity of from eight to fifteen tons, and the majority of them are open, or only platform cars. For this reason they are particularly adapted to the handling and loading at close door intervals from some form of crane. This fact has brought the hoisting crane into almost universal use, and this machine has been brought to a very high state of perfection.

POSITION OF SHEDS ABROAD.

There seemed to Mr. Staniford to have been no unanimity of opinion in the past as to the best relative arrangement between the location of the shed and the cranes, and even in the latest and most modern developments, extreme differences are noticed. Thus, in the magnificent shed, about being completed for the Holland-American Line at Rotterdam, the shed is placed directly on the face of the quay wall, leaving no room for railroad tracks, while the cranes run along the roofs of the sheds. This arrangement follows the older systems found in Liverpool and in many portions of the docks at London and Southampton.

On the other hand, the most modern sheds at Hamburg, Bremerhaven, and in those now being built on a very elaborate



FREIGHT HANDLING FACILITIES AT HAMBURG.

and warehouses with each other and with possible factory sites in the rear, planned for industrial development. It is intended that each of these terminals, including as long a stretch of waterfront as is locally available, shall be made accessible for car floats and steamers, with the ultimate expectation of connecting them together by freight tunnels under the harbor waters.

The physical features of New York Harbor are so large as to make the present problem of connecting the four great divisions—New Jersey, Manhattan, Long Island and Staten Island—peculiarly difficult. But these present difficulties afford the future opportunities for the progressive commercial and industrial organization of the port, permitting apparently unlimited scope for expansion. Properly organized, New York will continue, Commissioner Tomkins says, not only the greatest port, but also the greatest manufacturing city. Proper planning and utilization of natural opportunities will enhance realty values and tax income and by so doing will make possible the rapid development of public and private improvements of all descriptions.

EUROPEAN METHODS.

The policy which the city has now entered upon contemplates, as will be perceived, the organization of the port as a whole with a view to co-relating its several parts and planning each district for its best natural use. Engineer Staniford found that the principal harbors of northern Europe differed from ours in one fundamental particular. The docking facilities of the foreign seaports are all arranged in almost the same way, by building permanent quay walls along the streams themselves and so creating basins in from the rivers.

On account of the extreme rise and fall of the tide, most of the harbors are locked off from the streams themselves, forming by the use of gates what are called wet docks. Inside the basins the necessary wharfage length for accommodating shipping is obtained by building projecting piers, such as surround the Island of Manhattan, only instead of piers on piles, the sides and ends of the piers are built of granite, brick or concrete walls, between which is solid filled in land upon which areas are erected permanent brick or steel sheds.

The piers are usually made wide enough to accommodate a shed on each side, with sufficient room between them for at least two railroad tracks adjoining the side of each shed, and a wide trucking and storage place between.

There is thus a great similarity in all of this harbor construction, the point of variation being in the location and method of operation of these facilities and such appliances as hoisting cranes, and in the handling and delivering of freight.

One striking feature to be borne in

scale for the French Line at Havre, the sheds are placed from thirty to forty feet back from the face of the quay wall, leaving room along the front face, for the wide tracks of the traveling cranes, and also room for one or two railroad tracks, the outside railroad track being often placed between the rails of and under the crane itself. This system has also been in vogue in all the older sheds at Antwerp. It is rather astonishing that some one satisfactory solution has not been reached, so that one standard could have been established, as the business handled and the end desired are identical.

With the shed close to the quay wall, and there are many such, both old and modern, the condition is about the same as obtains on the New York piers, except that the hoisting is usually done by traveling cranes, delivering cargo from the ship to the side of the shed instead of hoisting by ships' winches, or by dock winches, as we do. After being hoisted to the side of the pier, the methods are exactly the same as ours, as all cargo is then taken on hand trucks through the shed for temporary storage, or to the trucks or railroad cars, in the rear.

THE USE OF CRANES.

Notwithstanding the extensive use of cranes in Europe, the same system as ours is pursued at many first-class docks by hoisting with the ship's booms only, not even having the additional help of the dock winches which are coming into demand and use in New York.

The other extreme of placing the sheds well back and leaving room for cranes and tracks in front is found at Bremerhaven, where the North German Lloyd has a magnificent shed system. Here the cranes run up and down the docks, built high, and with a long reach of boom, so that they command the full reach from the ship's hold, and by a circular movement, load direct to two railroad tracks, or directly over to the doors of the shed at will.

The operation of unloading a large steamer with these cranes impressed Mr. Staniford as being the acme of the unloading art, six of them working in almost absolute silence, some loading directly into the open railroad cars, while others delivered to the shed doors, in an almost human manner.

All of these docks are built in a most substantial manner, because in most instances a firm foundation is found at a reasonable depth, so that no piling is necessary for their foundation work. The basins were created along the streams inside the deep water line where the rivers were developed longitudinally, and where it was cheap and easy to build these walls dry, below the depths of future dredging in front, or else they were built entirely dry inshore from the waterfront, afterwards letting the water in.

At Antwerp today gigantic extensions are in progress, built entirely inshore in a dry basin, by constructing masonry walls dry, digging out the basin, and afterwards letting the water in. Directly opposite to this method, at Rotterdam an extensive basin is being constructed by simply dredging out a basin in the river itself, with no locks and building a wall around it. They have not had to encounter the difficulty in foundation work which exists in New York, where the only chance for development is in building out from a rigidly fixed line inside of which no basins or other encroachments can extend, out into the river where all kinds of bottom exist, and where piling in almost every instance has been an actual necessity.

A universal feature of the European quay wall operation is the fact that almost all steamers lie directly alongside these walls, whether of brick, concrete or granite, without any fender system whatever. Another striking thing which they never do abroad, and which in New York we think is not only absolutely necessary, but mandatory on account of law, is the building and maintenance of all the quay walls with no backing log, or other barrier, between the street and water. All the walls are constructed entirely flush with the pavement. This condition exists over hundreds of miles of quay front which extends throughout the most populous cities, no thought having ever arisen that such a thing was at all necessary. The contrary condition exists in New York where large sums are spent to maintain this backing log one foot high over every foot of open pier space and bulkhead wall front.

Mr. Staniford says New York is particularly blessed as against all the ports of northern Europe in the comparatively small amount of dredging necessary to build and maintain its wharves and docks. Rotterdam is utilizing the excavated material, but in most cases it has to be taken on very long hauls to sea. Prodigious amounts of material have had to be dredged in order to obtain access to most of these cities, through cuts from ten to thirty miles from the sea, besides excavating the basins which are the docks themselves, and in every case the shoaling formed by matter in suspension from these rivers and estuaries renders the task almost herculean and very costly.

APPLICATION TO NEW YORK CONDITIONS.

The plan which Commissioner Calvin Tomkins has proposed for the utilization of the Riverside Drive section of Manhattan's waterfront bears a resemblance to the plan on which the pier facilities at Antwerp are constructed. The reader can, therefore, anticipate in some degree and see the relation between the Dock Department's investigations in European ports and the plans for modernizing the harbor facilities here. The feature of the port of Antwerp is the open sheds built somewhat away from the quay wall, leaving room in front for a wide traveling crane track and two or three railroad tracks. The crane usually spans the outside track, and the outside railroad tracks are connected with the tracks in the rear of the sheds by turntables at intervals, which carry the loaded cars from the front tracks to the rear of the shed and then to the track system.

The sheds at Antwerp are usually of corrugated iron, but some new ones are of brick with steel-rolling doors. The rear face of sheds along the street fronts is treated in an architectural manner. A fence separates the marginal street from the railroad tracks.

"Should the future growth of New York demand that commerce invade precincts now reserved for other purposes," remarks Mr. Staniford in his report, "some such treatment may well be followed. It is easy to imagine how some sections of New York where any attempt of this kind would be tabooed and considered a desecration could be treated in some such manner, would not only rebound to the infinite benefit of the city from a commercial point of view, but which would perhaps bring the real waterfront into a closer and better relation with the poor people who really need it, from the standpoint of health."

In connection with the extension of Riverside Park by reclaiming lands under water, it has been intimated by Commissioner Tomkins that sometime it may be necessary to roof over the new-made land and utilize the roof for park purposes and the ground surface for piers, railroad tracks, and transfer sheds. Public objection having been made to this, the Commissioner has pointed out that for the present his plans for utilizing the park frontage for commercial purposes concerns only the section between 79th and 96th streets.

AN IMPORTANT DOWNTOWN LANE.

Ann Street Furnishes Light and Air to Its More Pretentious Neighbors and Offers Good Speculative Features—It Also Breaks All Records in the Supply of Frankfurters.

A NN STREET is one of the narrowest and most unsightly of our downtown business streets and at the same time it plays an important part in the business life of the district and, because of its unique situation, frequently offers a chance for profitable speculation to the real estate operator.

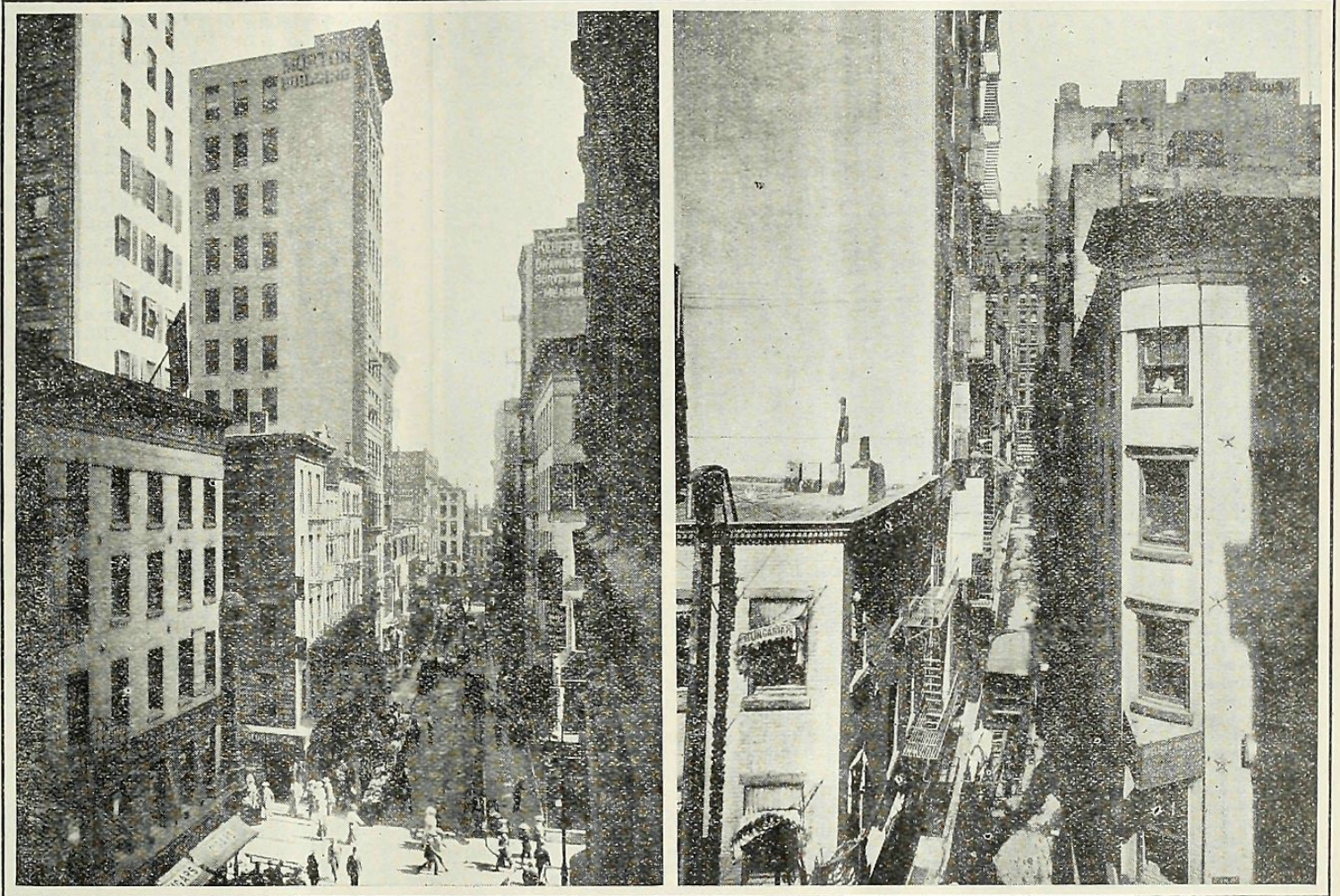
It is a street of varieties and irregularities. Its entire length, from Broadway to Gold street, is but three blocks, yet each block is differently laid out and houses a different class of tenants.

Essentially a back-door street, it has more commercial value than most streets of the kind, and in spite of its narrowness is a much used lane of travel. It backs up on Park Row on the one hand and Fulton street on the other, and has but few buildings on its entire length which belong exclusively to it. And herein lies much of its speculative value. Both Park

1798, at the then large cost of \$130,000. It ran back part way to Ann street and had an extension opening on the alley, and on special occasions, when the theatre was unusually crowded, the box holders and regular patrons found their way into the building by means of this lane. The theatre was destroyed by fire in 1848, but during its existence the names of most of the prominent English and American actors of the day were closely associated with it. The alley is now used only as a light shaft and as a means for taking supplies to the business buildings which back up on it, on both sides. It is used to a limited extent by pedestrians, but has no stores and no commercial value except for the above mentioned purposes. Another building, which had a country-wide reputation, was Barnum's Museum, at the southeast corner of Ann street and Broadway, on the site now oc-

in 1828 for \$9,000 to Edward Giraud. No change of title again occurred until last year, when it was acquired as an investment at a price considerably over \$100,000. At that time the building rented for about \$5,000. The new owner improved it with a four-story structure, which now rents for \$9,000. The northerly limit of the fire insurance district on William street is but two blocks away and is gradually moving up. In a few years it is extremely probable that tall office buildings will be found on all the Ann street corners.

Between William and Nassau the street is considerably wider and the character changes in a marked degree. Many of the buildings have store fronts and good manufacturing lofts are to be had. Lofts rent for from 40 to 60 cents a square foot and vacancies are the exception rather than the rule. Store rentals aver-



ANN STREET EAST FROM NASSAU STREET AND THEATRE ALLEY.

Row and Fulton street are important business thoroughfares and neither of them is very substantially improved. The blocks are narrow and any large structure on either street would necessarily need an outlet in Ann street. As such improvements are sure to be made from time to time the holders of Ann street property have always a fairly secure future.

Park Row, running northeast from Broadway, forms an angle with Ann street at its junction and, in consequence, the property in the block between Ann street and Park Row is divided into a number of irregular lots. Most of the lots which front on Park Row, run through to Ann street in such fashion as to form a number of very irregular gores on the Ann street side. These gores are utilized for little shops and produce a good revenue.

About midway between Broadway and Nassau street, is Theatre Alley, a narrow lane, not much over ten feet in width. This lane has been in existence for over a century and derived its name from the old Park Theatre. This theatre was one of the most famous playhouses in New York and, in fact, it is doubtful if any other theatre ever enjoyed quite the same reputation in the community. It stood on Park Row, facing City Hall Park, about 200 feet from the corner of Broadway and Ann street and was built in

occupied by the St. Paul Building. The museum was built in 1842 and was burned about thirty years later.

Ann street originally extended from Gold to Nassau street. The block to the west of Nassau street was cut through some years later. That part between Gold and William streets is little better than a lane, being about twenty feet in width with a sidewalk only about three feet wide. This block has not a single building which fronts on Ann street, but is lined on either side with the rear entrances of the structures on Fulton and Beekman streets. Many of the Beekman street buildings are above the grade of Ann street and therefore have no entrances on it. With one exception, there are no stores on the block other than at the Gold and William street corners. The exception is a little grocery store, tucked away in an angle of one of the Fulton street buildings, and drawing its custom from the janitors of the neighboring structures. It is almost impossible to estimate the worth of property in this block, as there are no individual lots, the land all taking its value from either Fulton or Beekman streets.

At the William street corners, property has considerable present value and a good future. The southeast corner, which has frontages of 50 feet on Ann street and 40 feet on William street, was sold in 1816 for \$3,000. It was again sold

age from 75 cents to \$1 a foot and the space is always in demand. The block is inhabited by a decidedly varied class of tenants. Here one may find woodworkers, ironworkers, printers, sign painters and second-hand dealers with here and there a few lunch rooms. Many of the lofts are occupied by manufacturing jewelers, who supply the needs of the Maiden Lane district.

The busiest block on Ann street is the one between Nassau and Broadway, and the Nassau street corners are very valuable for retail purposes. Two of the corners are occupied by the two largest retail cigar firms in the city, and the fact that these competitive stores are able to pay large rents and still do a thriving business is a good illustration of the productive power of the location. Shulte has a lease of the two buildings at the northwest corner and pays for them a rental of about \$20,000 a year. The northeast corner is occupied by the United Cigar Stores Company and is valued at about \$200,000. The company has a lease for twenty years at a net annual rental of \$11,000 for the first ten years and \$12,000 for the remainder of the term. The Regal Shoe Co. has a large and well appointed store on the southeast corner and the one opposite has recently been altered and is still vacant. Owing to the great increase in travel on both Ann and Nassau streets, the value of these cor-

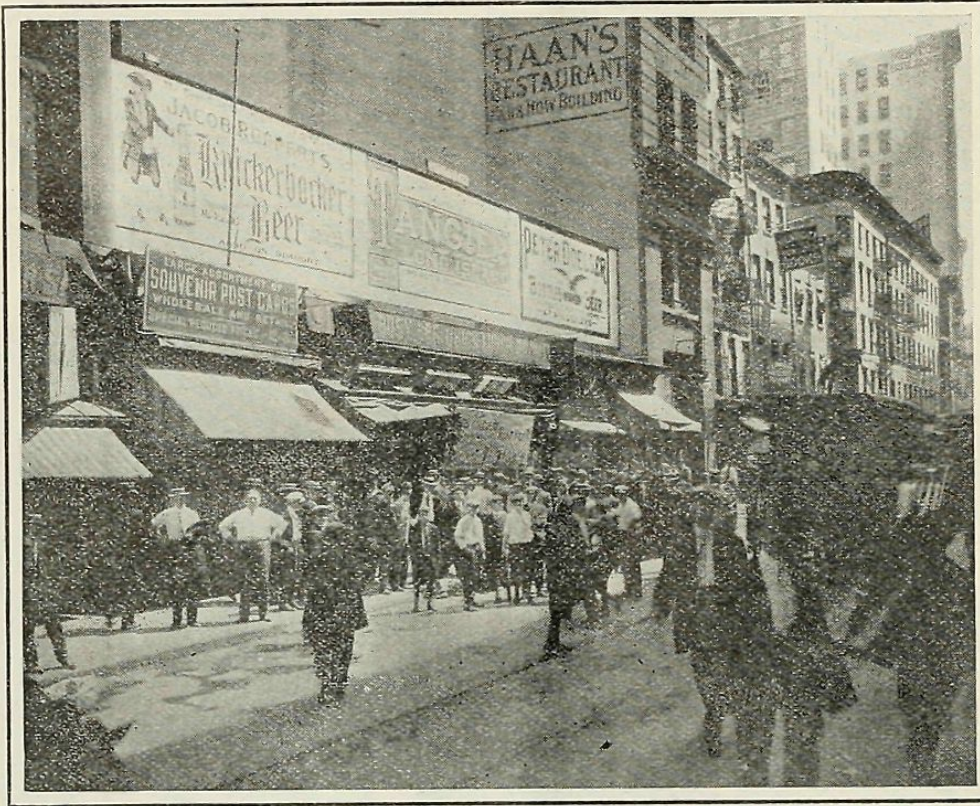
ners has greatly increased in the last few years. At the north corner of Theatre Alley, there is a small building on a plot containing only about 700 square feet which is owned by one of the tax commissioners and is valued at \$90,000. It is under lease until 1912 at \$4,000 and taxes, with a provision for an advanced rental on a further term of five years.

The principal business in the block from Theatre Alley to Broadway is that of supplying the needs of the hungry, at a very modest price. Ann street was the first to make a specialty of cut price lunches and the little shops, in the irregular angles of the Park Row buildings, do a wonderful business. From ten o'clock in the morning until three in the afternoon the street is crowded with hungry office boys and messengers, and at mid-day the throng is so great as to make the street almost impassable.

vested in the Reformed Dutch Church, which owns the easterly block front on Nassau street, between Fulton and Ann and the plot at 52 to 66 Ann street, running through to Fulton. On a part of this site stood the old North Church and the property has been under the ownership of the church corporation for nearly two centuries. From time to time it has been the subject of litigation, but to-day the church holds undisputed title.

Tenement Workers.

Sanitary conditions in tenement houses where the poor of the city live are infinitely better than they used to be. This is the result of the work of two departments of government, the Tenement House Department of the City of New York and the State Department of Labor.



ANN STREET EAST FROM BROADWAY.

The largest of the eating stands is in the little building at Nos. 7 and 9, adjoining the Park Row Building, and is known as the Busy Bee. Probably no store of its size in the city has as many customers during the day, and the motto of the place, if it had one, would undoubtedly be "he who runs may eat." The shop is filled with counters and the prices are adjusted to suit the customers. Two pennies will buy a frankfurter sandwich; three cents more will buy a quarter of a pie, and if the office boy is fastidious and prefers his pie a la mode, he may add a cone of ice cream for the small sum of two pennies. One cent will purchase a long glass of lemonade and the market price of coffee is three cents a cup.

It is estimated by the proprietor that there is an average daily consumption of 3,500 frankfurters, 5,500 sandwiches, 500 pies and 10,000 drinks. The Busy Bee is flanked on either side by shops that sell only post cards. Every available part of the stores, even to the ceilings, is covered with cards. In addition to the stores there are a number of push carts in the street which sell cheap neckties, collars, sheet music and other novelties dear to the office boy's heart. On the south side of the street there are several more pretentious eating places, but the prevailing prices—five cents for pie, five cents for coffee and so on—bar them from the class of places that have given Ann street its individuality. At present, consternation reigns among the eating stand proprietors, for the city has recently issued an order for the widening of Ann street and the removal of all street projections. This order took effect on September 1, but no step has yet been taken to carry it out.

The list of owners on Ann street comprises the names of many well known New Yorkers, such as August Belmont, Joseph Pulitzer, Daniel L. McElroy and John G. Wendel. The largest single plot is at No. 57 and 61 running through to 25 to 29 Beekman street and is owned by Potter & Brother. The site comprises about 18,000 square feet and is valued by the owners at \$750,000. The largest single ownership of Ann street property is

In thirteen thousand homes some kind of labor apart from the duties of housekeeping is carried on, and some twenty thousand people are so employed. They make collars, shirts, confectionery, furs, pocket-books, garments, artificial flowers, umbrellas and cigars. The inspectors of the Department of Labor on their last tour of duty found only 150 persons working illegally, or in unlicensed buildings.

But the number of children who work in their homes is very large, and the State Commissioner of Labor believes that the State should take cognizance of it and prohibit this form of child labor. The effect of the change would be very great. In families where home work is essential for proper maintenance one of two things would happen: the family would become a burden upon the community or it would seek quarters where rents are lower and opportunities for sustenance more promising. This would be one way, the Commissioner says, of relieving the congestion of population in our large cities.

Death of Isaac T. Meyer.

Isaac T. Meyer, a member of the Real Estate Board of Brokers, died on September 3. Suitable resolutions were passed by the board and expressions of sympathy sent to his widow.

Armistice in Sewage War.

New Jersey has at last come to a realization of the injustice and inhumanity of her claim to the privilege of sewerage the Passaic valley into New York Harbor without first treating the sewage flow. Efforts are now being made to settle the law suit pending between the States of New York and New Jersey with the understanding that a purification system will be installed. The authorities at Washington who drafted the agreement and the terms for the purification of the sewage are satisfied that the plans prepared for the sewer are a sufficient guarantee.

ASSESSORS ACCUSED.

Of Undervaluing Private Property in Nassau County—State Officers Investigating.

Charges of undervaluation of real estate for assessment purposes were filed this week with the State Board of Equalization against the assessors of Nassau county by Franklin B. Lord, of Lord, Day & Lord, attorneys and counselors at law. Mr. Lord is a resident of Nassau county and represents the Nassau Water Company. He charges that the valuation placed on property in the towns of Nassau county for assessment purposes is only 24 per cent. of full market value, when the law requires the assessors to base their tax levy on the full value of property.

The Secretary of State and Tax Commissioner Eyrnes have been appointed by the State Board of Equalization a sub-committee to investigate. Dissatisfaction with the assessment against the water company is given as the immediate reason for the charges. Mr. Lord is very specific in his charges. He gives a long list of properties which are under assessed in the various towns, citing the prices at which the property was sold as recorded in the registers of two prominent practicing attorneys in the Town of Hempstead, to which he has added all the sales about which he has personal knowledge. He says that the Attorney General wrote a very strong letter to the District Attorney of Nassau County last year, directing him to punish the assessors for not making adequate assessments. He says that this communication was utterly ignored by the assessors of the towns of Oyster Bay and North Hempstead, but was followed to some extent by the assessors of the Town of Hempstead, who "immediately raised their assessment from \$21,000,000 to \$58,000,000."

The list is headed with a case with which the complaint is personally familiar. This is a part of his own estate, at Lawrence, L. I., which he sold to H. A. Kaiser for \$225,000. The property is assessed at \$55,000, or about 25 per cent. of its actual value.

Mr. Lord gives records of other transactions to "show inequality in the town of Hempstead," as follows:

Seymour and Rand to Fulton Improvement Company, property at Lawrence, Consideration \$30,284, together with estate of Franklin B. Lord to the same company, property at Lawrence, consideration \$25,095, and total assessed valuation \$17,400.

Estate of Franklin B. Lord to Mulhearn Realty Company, property at Lawrence (Pearsall avenue). Consideration \$9,000, assessed at \$4,000.

He confirms his charges further by giving lists of loans made by local savings banks on property and comparing the amount of the loan in each case with the assessed value of the property, which in every case is very much less than the amount of the loan. Mr. Lord concludes that the ratio in North Hempstead is only about 14 per cent., and about the same in Oyster Bay. He ends with the statement that the assessed value of all the property in the county is only \$82,838,337, while the actual value of the real estate in the county is \$337,400,000.

Bronx Board of Trade Building Started.

On Wednesday morning ground was broken for the erection of the North Side Board of Trade Building in the Bronx. J. Clarence Davies turned the first shovelful of dirt. The site is on Third avenue, near 137th street, and the building will be three stories high. One entire floor is to be occupied by the board, the other two floors will be rented out for offices. The cost of the ground was \$40,000 and the cost of the building will be \$65,000. The American Real Estate Co. is erecting the building. It is expected that the laying of the cornerstone will take place some time in October.

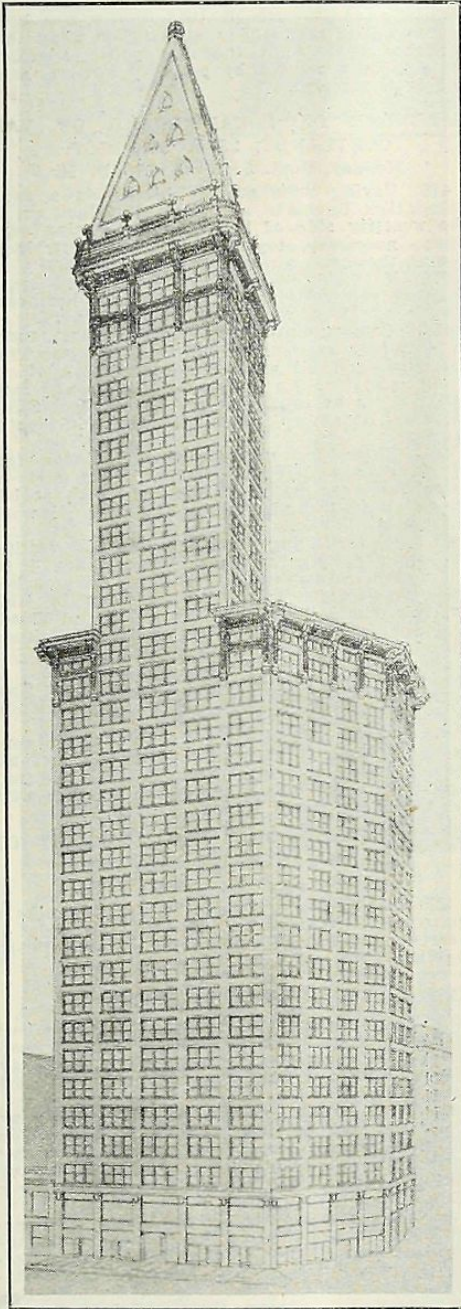
Directory for the Coming Year is Out.

The New York Directory for Manhattan and the Bronx for the year ending August 1, 1912, has just been issued by the Trow Directory, Printing and Book-binding Company. This is the 125th volume of the directory. The first volume contained 845 names and the present issue has 525,995 names. From the census report for 1910 and the number of names in the directory for that year, it is estimated that the population of the two boroughs has increased 93,281 in the last year.

Highest Building Outside of New York

The L. C. Smith estate of Syracuse, N.Y., completed final arrangements this week for the immediate construction of a 42-story office building at Seattle, Washington, to cost nearly \$2,000,000. The structure will be the tallest in the world outside of New York City, as it is to have a height of 468 feet above the curb level. It will stand at the northeast corner of Second avenue and Yesler Way, the common center for the street and interurban transit lines of Seattle, and the center of the business section of the city.

The main part of the building will have twenty-one stories fronting on five sides, topped by a square tower of twenty-one stories. Above the first floor of stores will be 540 offices in the main building. In the tower will be sixty more. The thirty-fifth story is to be left for observation. Up to the present time, it is said, there have been applicants for three times the amount of space that will be available in the tower. The offices are to have metal trimmings with a mahogany finish.



Gaggin & Gaggin, Architects.

THE L. C. SMITH BUILDING.

Seattle, Washington.

The architects are Gaggin & Gaggin of Syracuse, and the general contract was awarded on September 2 to the Whitney-Steen Co., of 1 Liberty st, Manhattan.

Planning a Taxpayers' Convention.

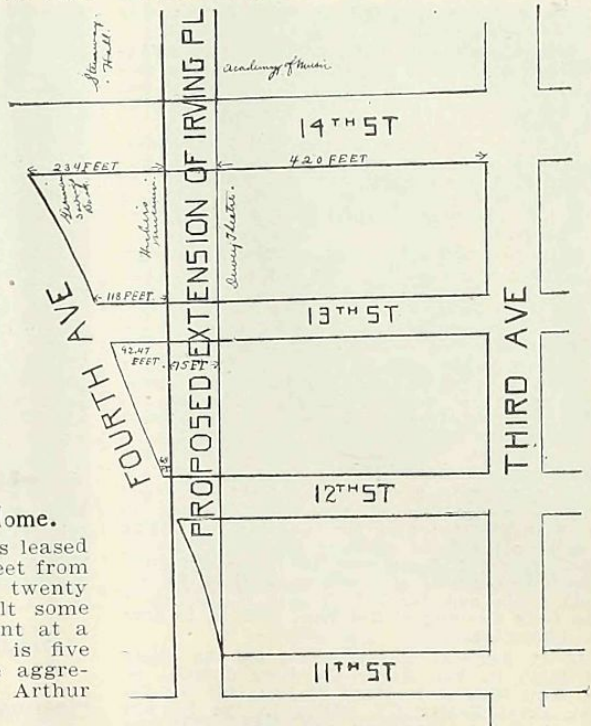
A convention of real estate associations is being planned for October, under the auspices of the United Real Estate Owners' Association. A taxpayers' convention committee has been appointed, which includes many people prominent in real estate in Manhattan and the Bronx. The objects of the convention are the obtaining of better conditions in the field of real estate and the consideration of municipal expenditures. The convention is to be non-partisan and non-political and it is hoped that the gathering of realty interests will prove most beneficial.

Proposed Assessment for Irving Place Extension.

The estimated cost of the proposed extension of Irving place from East 14th street southward to Fourth avenue is \$2,000,000, of which one-fourth would be levied on the local area to be benefited and three-fourths on the boroughs of Manhattan, Brooklyn and the Bronx. Proceedings have not yet been officially started, but local property owners are saying that they will enter protests when the hearings are held against paying any part of the cost of what they consider is so obviously a general public improvement, primarily designed to afford a connection between the existing Broadway subway and the Lexington avenue subway now under construction. The local owners assert that they have not asked for the improvement and it would not add to the value of their property as a whole.

buyer will improve the site with two 6-sty elevator apartment houses.

MANHATTAN AV.—John R. Davidson sold for Miss Kate F. Ritchie 124 Manhattan av, a 3-sty dwelling, on lot 17x70.



Theatrical Club Leases New Home.

The Vaudeville Comedy Club has leased the building at 107 West 44th street from John T. Dupont for a term of twenty years. The property was rebuilt some time ago by the Burns Restaurant at a cost of \$100,000. The building is five stories high, on lot 25x100. The aggregate rental is about \$140,000. J. Arthur Fischer negotiated the lease.

PRIVATE REALTY SALES.

South of 59th Street.

PEARL ST.—Louis Starr & Co. bought the 5-sty building with stores, on lot 25x100, at 542 Pearl st. Last August the Whipple Security Co. took title to the property from the D. L. Block Co.

22D ST.—Richard R. Plum sold for Margaret A. Dowling, 485 West 22d st., a 4-sty building on lot 15.8x98.9, near 10th av.

40TH ST.—F. L. Rodewald sold to E. H. Peck 34 East 40th st, a 5-sty American basement building, on lot 25x98.9, 155 ft. west of Park av. George R. Read & Co. were the brokers. The property faces the Murray Hill Hotel, and is in a section in which there has been considerable activity during the last few months. No. 32, adjoining, was sold last spring by the Clark estate to Edward H. Peck, who afterwards resold it to Hoggson Bros.

41ST ST.—Mrs. O. H. P. Belmont is reported to have bought from Dr. Florian Krug 13 East 41st st, a 4-sty dwelling, on lot 22x98.9, between 5th and Madison avs. Mrs. Belmont bought No. 15, adjoining, last April from Mrs. R. E. Kimball.

North of 59th Street.

77TH ST.—J. Louis Schaefer sold, through Frederick Zittel & Sons 270 West 77th st, a 4½-sty American basement dwelling, on lot 17x81.2.

84TH ST.—Sarah A. Farley sold 10 West 84th st, a 4-sty dwelling, on lot 21x102.2, between Central Park West and Columbus av.

116TH ST.—Ennis & Sinnott, sold to T. J. S. Flint, 236 and 238 West 116th st, a 2-sty taxpayer on plot 50x100. In part payment the buyer gave the Flint Homestead on Oak Bluff av, Larchmont Manor, comprising about one and a half acres of land with a dwelling and outbuildings.

184TH ST.—Ennis & Sinnott, bought from Wm. T. Purdy through Porter & Co. the plot, 50x100, on the north side of 184th st, 95 ft west of Wadsworth av.

AMSTERDAM AV.—The Placid Realty Co. sold to Patrick H. Conron the 6-sty apartment house at the southeast corner of Amsterdam av and 156th st, on plot 50x100. The prices was reported as \$120,000.

LENOX AV.—Joshua Silverstein sold the 6-sty house with stores at 506 and 508 Lenox av, northeast corner of 135th st, on plot 50x110.

LEXINGTON AV.—John J. Cody sold for the Henry Schiffer estate to the Ande Realty Co., William W. McLaughlin, president, the southeast corner of Lexington av and 86th st, three 5-sty flats and one 3-sty dwelling, known as 1271 to 1275 Lexington av and 142 East 86th st. This property has been in the Schiffer family for thirty years.

MADISON AV.—The Cruickshank Co. sold for Adam O and Jane Rutherford, 1538 Madison av, a 3-sty dwelling on lot, 16.8x70. The buyer will probably alter the building.

MANHATTAN AV.—The Jumel Realty and Construction Co., Dr. Philip Meirowitz, president, bought from the Charter Construction Co., Bing & Bing, through Moses Crystal, the entire block front on the east side of Manhattan av, between 122d and 123d sts, comprising a plot of nine lots. The property at the corner of 122d st is 100x100x25 in size, and the plot at 123d st is 100x25, and extends east to St. Nicholas av. The buyer gave in exchange the new 6-sty elevator apartment house at 424 to 430 West 119th st, on a plot 100x125, 50 ft. east of Amsterdam av, and known as Rosmond Court. The Manhattan av property was purchased by Bing & Bing at the auction sale of the Pinkney estate held by Joseph P. Day last spring. The

1ST AV.—Charles W. Eidt sold for Clara K. Eberhart the 4-sty tenement at 1629 1st av, on lot 25.2x75, adjoining the southwest corner of 85th st.

PARK AV.—Edward McVickar, Inc., sold for the Dexter Realty Co. to a Mr. Abrahams, for investment, 1054 and 1056 Park av, the southwest corner of 87th st, two 5-sty flats on plot 50.8x81.

Recent Buyers.

E. H. PECK is the buyer of 34 East 40th street, sold recently by Frederick L. Rodewald.

JOSEPH H. SHERIN is the buyer of 29 West 46th street, sold recently by Norwood & Marden as attorneys.

JAMES GAMBLE ROGERS is the buyer of 164 East 70th street, sold recently by Mrs. J. L. Worden. Mr. Rogers will alter the house for his occupancy.

LAWRENCE B. ELLIMAN is the buyer of the dwelling at 122 East 56th st, reported sold recently by Pease & Elliman for Mrs. John C. Teepe. Mr. Elliman will occupy the house after alterations have been made.

Bronx.

JENNINGS ST.—In exchange for 2496 8th av, William Corcoran took from Josephine Sussman 759 Jennings st, a 5-sty apartment house, on plot 40x134.

MANIDA ST.—The Manida Co. sold 852 Manida st, a two-family house on lot 25x100.

ROGERS PL.—Louis Starr & Co. bought from the Rogers Building Co. 960 Rogers pl, a 6-sty new law house, on plot 50x90, 350 ft. north of Westchester av. The buyers have resold the property to an investor.

229TH ST.—The Red Roof Realty Co. sold for the Phelan Brothers Construction Co. 647 and 649 East 229th st, two 2-family houses; and for Bridget Murphy three lots on Virginia av, Unionport.

235TH ST.—Nicholas Lopard sold for John Maier, builder, the 2-family brick dwelling at 268 235th st, Woodlawn Heights, to E. Rudden, who will occupy it.

CRESTON AV.—J. J. Barry sold for Mrs. E. Pirk the dwelling at 2788 Creston av.

COLLEGE AV.—Charles E. Cathie sold the southeast corner of College av and 168th st, a plot 200x100, for C. F. Dilberger.

EAGLE AV.—The Hebrew Infant Asylum sold to Louis Starr & Co. 905 to 909 Eagle av, a building on plot 175x125. The institution acquired the holding about thirteen years ago and occupied the premises until 1909, when it moved to its present home at the corner of Kingsbridge rd and Aqueduct av.

HEATH AV.—J. J. Barry sold for O. Olsen the houses at 2708 to 2712 Heath av.

HONEYWELL AV.—John A. Warch sold for Mrs. William McCafferty the northwest corner of Honeywell av and West st, a plot 63x85, to Philip Kaufman, who will erect a 5-sty apartment house on the site.

STARLING AV.—John A. Warch sold for Philip Kaufman 2110 Starling av, a 2-family house, on lot 21x95.

Leases

EDGAR A. MANNING leased for I. J. Mayer to Guiry the west store in 15 West 45th st.

AARON COLEMAN leased the store and basement in 143 West 28th st to Davis & Galatis.

OGDEN & CLARKSON leased for the Brown, Weiss Realty Co. the top floor in 153 to 157 West 23d st to the Journal Waist Co.

J. ARTHUR FISCHER leased for J. J. Astor the 4-sty dwelling, 239 West 34th st, directly opposite the Pennsylvania Station, to Mrs. V. Grimm.

PIERRE M. CLEAR & CO. leased to Joseph Schultz two of the stores in the new building to be erected at the northeast corner of Grand and Eldridge sts.

THE ERNESTUS GULICK CO. leased space on the twelfth floor in 2 West 45th st for Thomas A. Sperry, to the New York Realty Credit Association.

THE MOISANT INTERNATIONAL AVIATORS leased from Stuard Hirschman the factory building at the corner of Thompson and Fiske av, Long Island City, and will establish its plant on the site.

CORN & CO. leased for the United Merchants Realty & Improvement Co., the store and basement at the southeast corner of 6th av and 22d st, now occupied by the W. L. Douglass Shoe Co. to a retail furrier, for a long term of years.

THE DUROSS CO. leased to Wm. Brandkamp the 3-sty house at 60 Perry st.; also for Capt. John J. Brogan, the 3-sty house at 227 West 12th st, to Robt. Bountain; also 223 West 12th st, to John Donald and the 4-sty house at 223 West 15th st, to John P. Perry.

THE WHITE RATS OF AMERICA leased a plot with a frontage of 75 ft. on the north side of 46th st, west of the Globe Theatre, and will, on Dec. 1, next, commence the erection of a new building 7-stys in height, for use as a club house. The White Rats Realty Co. has been incorporated to handle the operation.

H. C. SENIOR & CO., leased for Janet Olcott the 4-sty dwelling at 134 West 64th st, to Michael Pisapia; also for the Marion Holding Company the 3-sty dwelling at 269 W 71st st, to Margaret J. Lee; also for J. Ida Hurlburt, the 4-sty dwelling at 114 West 64th st, to Iroquis Irwin and for Dr. Chales H. Reinsberg the 4-sty dwelling at 248 West 99th st, to Ezra R. Champion.

H. C. SENIOR & CO. leased for the estate of Selah R. Van Duzer the 4-sty dwelling at 13 West 90th st to Mary Stajer; also for the Oak Crest Realty Co. offices in the Lincoln Square Court, Broadway and 64th st, to the Garage Service of America, Evil Robins and Walter E. Rich; also for Hooper C. Barrett the 4-sty dwelling at 133 West 64th st, to Albert G. Carling, and for Janet Forsheim the store in 1860 Lexington av to J. Rusterholz.

BARNETT & CO. leased for Lewis Hopner for a term of 99 years the southwest corner of Lexington av and 125th st, a group of 2-sty buildings, on plot 32x100.11. The lessee is from Syracuse, and will probably undertake some improvement of the property. The site adjoins the new building of the Harlem Savings Bank, and at this corner there will be a station of the Lexington av subway. The property has been held in the family of the present lessor for more than fifty years.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased for Joseph Du Vivier 187 East 74th st; for N. A. Metzger, the store in 17 East 45th st to Alice M. Barclay; for Miss A. C. McNay, the parlor store in 51 West 45th st to John Sorrell; for the Narada Realty Company, the store in 27 West 38th st to "Annette," a ladies' tailor; for J. Stewart Barney, the store in 40 West 38th st to Keeber, Ltd.; for the Advocate Realty Co., the property at 9 West 38th st to John W. Brett; for N. A. Metzger, the fourth floor in 17 West 45th st to L. J. Jaffrie; for the Advocate Realty Co., the property at 11 West 38th st to a Mr. Proudman.

Suburban.

EDWARD B. HAMILTON & CO., sold for Flora M. Roche, her residence and about two acres of land in Elwellly Park, West Orange, N. J.; also for August Rahm, 32 acres, including a dwelling and outbuildings on the westerly slope of the second Orange Mountain.

THE BRADLEY CONSTRUCTION CO. bought the old B. T. Babbitt property on Vernon av and the East River, Long Island City, for a storage yard. The plot has a frontage of 500 ft. on the river and a depth of 500 ft. The price was \$200,000. The Bradley company will build docks and a machine shop on the property. The company is also negotiating for the purchase of 200 low lots in what is known as the Ravenswood swamp from the Lavina A. Burden estate. The lots will be filled in with earth from the subway excavation. J. P. Sloane was the broker.

Richmond.

J. STERLING DRAKE sold for Cynthia E. Funk to Frederick T. Kitchen the new dwelling on the north side of New York av, Westerleigh, on plot 40x90. The buyer will occupy the house.

Real Estate Notes.

S. ULLMAN has removed his real estate office from 391 East 149th st to the Smith Building, at the junction of 3d and Willis avs and 148th st.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. announce that they have withdrawn from the management of the Heidelberg Building, Broadway, 42d st and 7th av.

J. IRVING WALSH, for some years associated with the John H. Dye Co., has opened an office at 147 6th av for the transaction of a general real estate and insurance business.

THE BRAUDE PAPAE CO. has been appointed agent for the following apartment houses: The 12-sty house at 157 West 79th st, the Irving Arms at Riverside Drive and 94th st, Melrah Hall at 608 to 612 West 139th st, the Bermuda at 608 to 612 West 150th st, and the Tacoma at 1366 St. Nicholas av.

PEASE & ELLIMAN have been appointed renting agents for the Langham apartment house, a 12-sty building, covering the block on Central Park West between 73d and 74th sts. The building is owned by the Harsen-Langham Corporation.

CHIEF ENGINEER R. H. GILLESPIE of the Bronx has just returned from a three weeks' vacation spent in the woods of Maine.

THE TITLE GUARANTEE & TRUST COMPANY loaned to the Fox-Hall Realty Co. a first mortgage of \$50,000 on the store and theatre property on north side of Oliver place and west side of Webster av. The mortgage is for three years at 5 per cent.

PERMISSION HAS BEEN GRANTED to the Church of St. Vincent de Paul to mortgage its property in West 23d st for \$95,000, for the purpose of remodeling the church edifice to conform with the widening of 23d st and for the enlargement of the chapel and home for immigrant girls.

COMPTROLLER PRENDERGAST returned from a vacation trip abroad on Tuesday and has resumed his official duties.

J. H. MAYERS will sell in foreclosure at 14 Vesey st, on September 14, the property at 2237 2d av.; also on September 15, at the Bronx salesroom, the property at 724 and 726 Cauldwell av.

WILLIAM H. KELLEY, JR., associated with T. B. Ackerson & Co., in their development enterprises, died of typhoid fever and was buried from the home of his father at Newburgh. He was 32 years old.

BERT G. FAULHABER & CO., have been appointed agents for the following houses: "The Bolton," on Amsterdam av, between 176th and 177th st; "The Brockton," at 661 West 180th st; "Audubon Hall," at 600 West 157th st; "The Blanche," at 532 West 158th st; "The Florence," at 544 West 146th st; 562 West 173d st; 564 West 173d st, and 135 West 103d st.

MUNICIPAL FORECAST.

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

MONDAY, SEPT. 11.

TIBBETT AV.—Opening, etc., from West 230th to West 240th sts. 2 p. m.

McGRAW AV.—Opening, between Beach av (Clason's Point rd) and Unionport rd. 2 p. m.

EAST 236TH AND 237TH STS.—Opening, from 1st st (or Bullard av) to Barnes av; and of 237th st East, from Bullard av (1st st) to Barnes av. 12 m.

LELAND AV.—Opening, etc., from Ludlow to Patterson avs. 11 a. m.

WEST 231ST ST.—Opening, from Bailey to Riverdale avs. 12 m.

WEST 207TH ST.—Widening, between 10th av and Emerson st. 2 p. m.

HOUGHTON AV.—Opening, from Bolton av to the Bulkhead line of Westchester Creek. 3.30 p. m.

GLOVER ST.—Assessment, etc., from Castle Hill to Westchester avs. 11.30 p. m.

DAVIDSON AV.—Opening, etc., from Grand av to West 177th st. 2 p. m.

MINERVA PL.—Opening, between Jerome av and the Grand Boulevard and Concourse. 11 a. m.

BUENA VISTA AV.—Opening, from its junction with Haven av, at or near West 171st st to West 176th st. 2 p. m.

BRONX BOULEVARD.—Opening, from Old Boston Post rd to East 242d st. 10 a. m.

BRONXWOOD AV.—Opening, etc., from Burke av to Gun Hill rd. 2.30 p. m.

TUESDAY, SEPT. 12.

TREMONT AV.—Opening, from the eastern end of the proceeding now pending on that avenue at the Eastern Boulevard to Fort Schuyler rd. 11 a. m.

HAVEMEYER AV.—Opening, between Lacombe and Westchester avs. 1.30 p. m.

SEDGWICK AV.—Opening, etc., between Fordham rd and Bailey av. 1 p. m.

EAST 227TH AND 228TH STS.—Opening, between Laconia and Bronxwood avs; and 228th st East, between Chapin av (1st st) and Laconia av. 11 a. m.

CITY ISLAND BRIDGE.—Opening, etc., the easterly approach included in Parcels A and B. 1 p. m.

HOUGHTON AV.—Opening, from Bolton av to the bulkhead line of Westchester Creek. 2.30 p. m.

WEDNESDAY, SEPT. 13.

SEAMAN AV.—Opening, from Academy to Dyckman sts. 11 a. m.

BENSON AV.—Opening, etc., from West Farms rd to Lane av. 2 p. m.

THURSDAY, SEPT. 14.

WADSWORTH TERRACE.—Opening, etc., from West 188th st to Fairview av. 11 a. m.

EAST 177TH ST, or Wyatt st and Bronx Park av.—Opening, from Tremont to Morris Park avs. 2 p. m.

FRIDAY, SEPT. 15.

EASTERN BOULEVARD.—Opening, from the property of the New York, New Haven & Hartford Railroad to Hunt's Point rd. 11 a. m.

LAFAYETTE AV.—Opening, from a line distant 150 feet northeasterly from and parallel with the northeasterly line of Edgewater rd to Clason's Point rd. 1 p. m.

Local Board Meetings.

CALENDAR OF LOCAL BOARD OF CHESTER, 23D DISTRICT.

Notice is hereby given that a petition has been presented to the President of the Borough

of the Bronx, and is on file in his office for inspection, for:

420. Paving with bituminous pavement, on a concrete foundation, the roadway of Tremont av, from Westchester av to Ludlow av, adjusting curb where necessary and all work incidental thereto, in accordance with Chapter 546, Laws of 1910, said pavement being designated as Class "B" or preliminary pavement.

LAI D OVER MATTERS.

377. Widening Adams st, between Van Nest av and the N. Y., N. H. & H. R. R., from 50 to 60 ft.

The Engineering Bureau recommends that no action be taken on this petition until the reason for the change is given at Local Board hearing.

REFERRED BACK JUNE 11, 1911, FROM THE BOARD OF ESTIMATE AND APPORTIONMENT.

260. Acquiring title to Sacket av from Bear Swamp road at Bronxdale av to Colden av. See report for district of assessment signed by N. P. Lewis, Esq., dated April 13, 1911.

NOTICE.

Only the petitions above mentioned will be submitted to the Local Board of Chester on Sept. 11, at 8 p. m.

A number of proceedings for acquiring title to streets and avenues which appeared on Calendar of August 2, 1911, have not been placed on this Calendar as laid over matters for the reason that the new petitions which were to be presented by property owners, have not been received.

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

Monday, Sept. 11th, at 8.15 P. M.

413. Paving with granite blocks on a sand foundation Burnside av, from Aqueduct av to the westerly side of Sedgwick av, setting curb where necessary, together with all work incidental thereto.

416. Furnishing and erecting guard rail, flagging and relaying old flagging at northeast corner of 186th st and Washington av.

418. Constructing a sewer and appurtenances in Aqueduct av, between Burnside av and Tremont av, and all work incidental thereto.

419. Constructing receiving basin and appurtenances at southwest corner of West 238th st and Broadway, and all work incidental thereto.

421. Furnishing and laying 160 linear feet of flagging and erecting 175 linear feet of guard rail on the north side of 184th st between Park av and Webster av, and all work incidental thereto.

422. Re-regulating and re-grading, setting curb stones, flagging sidewalks a space 4 ft. wide, laying crosswalks, building approaches and erecting fences where necessary in Hull av, between Mosholu Parkway North and Woodlawn road, at the Old Jerome Park Railroad Crossing, and all work incidental thereto.

424. Constructing receiving basin, etc., at the northeast corner of Villa av and East 205th st, together with all work incidental thereto.

414. Paving with sheet asphalt on a concrete foundation the roadway of Aqueduct av, from West 181st st to Fordham road, and setting curb stone where necessary, together with all work incidental thereto.

CALENDAR OF THE LOCAL BOARD OF MORRISANIA, 22D DISTRICT.

Monday Sept. 11, at 8.45 P. M.

425. Regulating and flagging the sidewalks a space of 4 ft. wide on the westerly side of Garrison av, from Hunts' Point av to Faile st, together with all work incidental thereto.

LAI D OVER MATTERS.

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

402. Regulating, grading, etc., Longfellow av, from the bridge over the New York, New Haven & Hartford R. R. to Aldus st, together with all work incidental thereto, 285 lin. ft. Estimated cost, \$3,700, or about \$162.50 for a 25-ft. lot.

404. Constructing receiving basins and appurtenances at the northwest corner Hunt's Point av and Eastern Boulevard; northeast corner Hunt's Point av and Whittier st; northeast corner Hunt's Point av and Longfellow av; northeast corner Hunt's Point av and Faile st; northeast corner Spofford av and Coster st; northeast and northwest corners Spofford av and Manida st, and all work incidental thereto.

325. Paving with granite blocks on a concrete foundation Garrison av, from Whittier st to Bronx River, setting curb and all work incidental thereto. Board of Estimate suggests that resolution of May 8, 1911, be amended so as to exclude the easterly block or fix the terminus at some definite distance back of the bulkhead line. One owner favors last proposition, but prefers to have matter lay over until bulkhead line is fixed.

CALENDAR OF THE LOCAL BOARD OF CROTONA, 24TH DISTRICT.

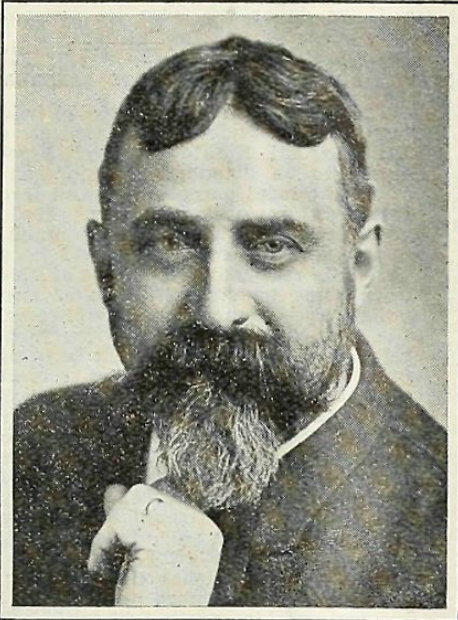
Monday Sept. 11, at 9 P. M.

Hearings pursuant to advertisement in City Record.

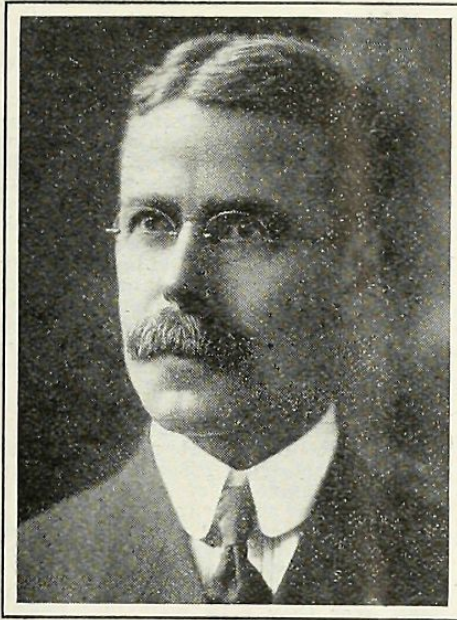
412. Paving the roadway of Hall pl, from East 165th st to East 167th st, with sheet asphalt on a concrete foundation, where the gradient is 3 per cent. or less, and with asphalt blocks on a concrete foundation, where the gradient is over 3 per cent., and setting curb where necessary, together with all work incidental thereto.

417. Furnishing and erecting 50 lin. ft. of guard rail on the north side of 178th st, beginning at a point 25 ft. west of Monterey av, and extending 50 ft. westerly from said point.

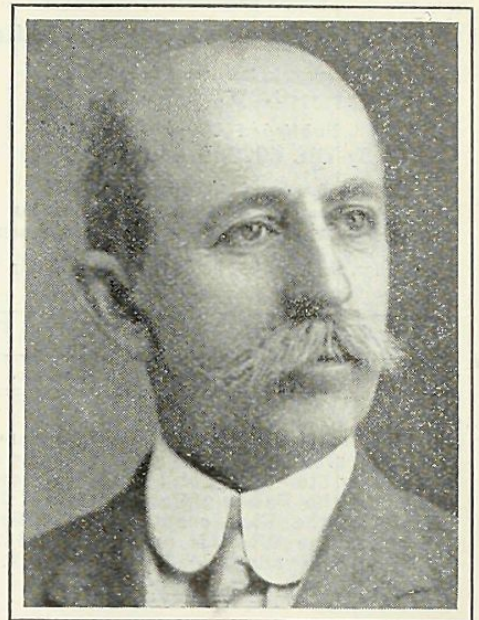
NOTABILITIES IN THE CURRENT NEWS



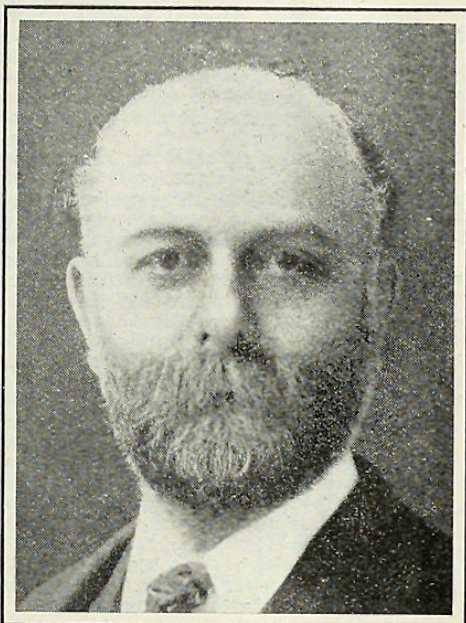
CORNELIUS G. KOLFF
Secretary



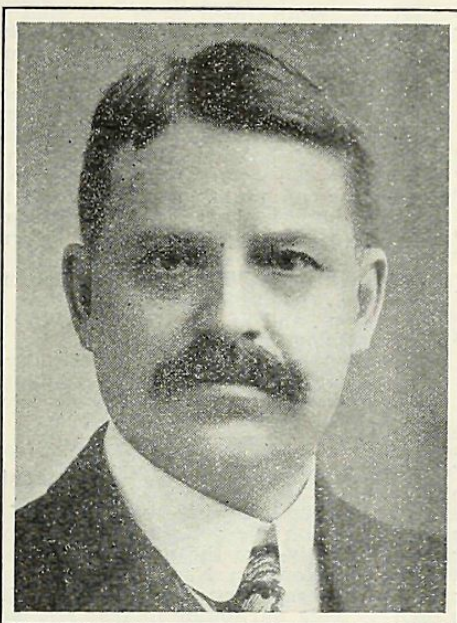
WILLIAM S. VAN CLIEF
President



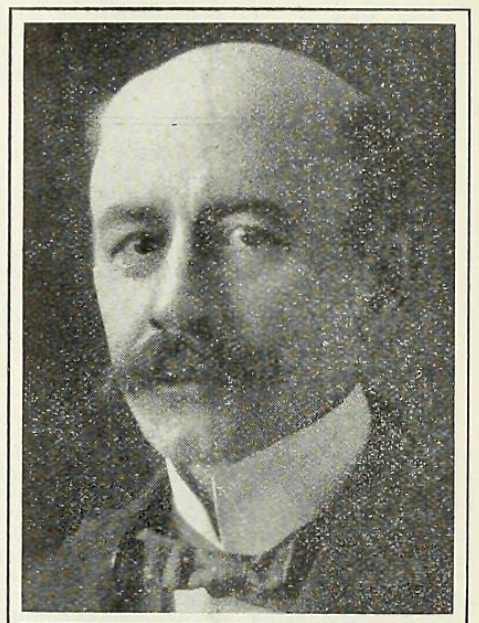
GEORGE L. EGBERT
Treasurer



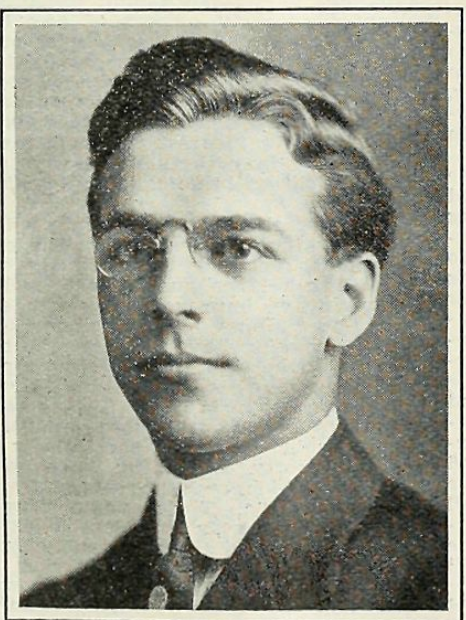
LOUIS L. TRIBUS
First Vice-President



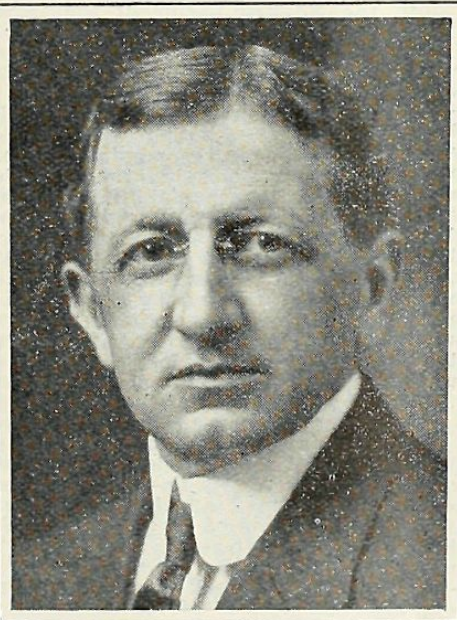
ALBERT E. HADLOCK
Second Vice-President



HENRY P. MORRISON
Third Vice-President



LOUIS W. KAUFMANN
Assistant Secretary



C. A. BRUNS
Of the Board of Directors



A. B. POUCH
Of the Board of Directors

Officers of the Staten Island Chamber of Commerce

The rapid growth of Richmond in late years has provided plenty of work for the Staten Island Chamber of Commerce to do in looking after the interests of the borough as regards tunnels and subways, barge canal terminals, local transportation, water supply, bridges to New Jersey, freight transfer and docking facilities, and similar matters of a public nature. A good share of the activities of the Chamber are directed by real estate men.



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The incorporation this week, under the New Jersey laws, of a new steamship company to build and operate vessels through the Panama Canal between New York on the East coast and San Francisco on the West, is another proof that all roads nowadays lead to New York.

It is good news that a firm of architects has been selected for Brooklyn's municipal building and that a beginning will soon be made on the fine edifice. But asking the architects to reimburse the city out of the commission to be paid them for the loss of \$60,000 paid to other architects for plans now unusable is a stroke of thriftiness quite characteristic of Brooklyn.

The Interborough's failure to accept the terms provided in the certificate of convenience issued by the Public Service Commission permitting it to third-track its Second, Third and Ninth avenue lines and to build the Webster avenue, Jerome avenue and Queensboro Bridge extensions, will not do much to reconcile Bronx commuters to the Board of Estimate's rapid transit policy of giving all the plums to the B. R. T.

Franklin B. Lord, representing the Nassau Water Works Company of Hempstead, L. I., before the State Board of Equalization, asserted that the true value of the real estate in Nassau County, which the local assessors put on the tax books at \$80,000,000, is \$300,000,000. Keeping down assessments is a favorite method in the suburban counties about New York for encouraging development companies to sell off farm acreage as "villa plots." It costs little to subdivide the acreage and still less to hold it while waiting for city customers, but taxes have a way of going up when the "villa" is built.

Col. John Jacob Astor is to build a concrete highway bridge at Rhinebeck, where the Astors have had a large countryseat for generations. The bridge will have a pedestal balustrade and be highly ornamental. It will be Col. Astor's gift to the town and will bear his name on a bronze tablet. Colonel Astor has built and dedicated to the county a number of improved highways through his ancestral domain. Naturally a beautiful country, the Hudson River valley is, through the private benefactions and example of the Astors, Harrimans, Morgans, Rockefellers and other wealthy families, supplemented by State work, being improved into a parklike region unrivaled in this country.

Some months ago the Record and Guide called attention to the efforts of the Dock Department to obtain control of the waterfront of Riverside Park with the object of converting it to commercial uses. Judging from a provision in the proposed new city charter, the Dock Department is still in pursuit of that object, as the provision referred to would turn over the jurisdiction of all waterfront park property to this department. The lands were acquired by the people for park purposes only, and to convert them to other uses would seem to be an act in the nature of a betrayal of trust, undoing the plans which have been many years maturing for increasing the area of the park and making the waterside available for recreation. Commissioner Stover rightly says that if the question were put to a vote of the people the Dock Department would be defeated in its aims.

It Might Be Worse—the Charter.

Dispatches to the newspapers from Albany announce in the most authoritative way that the amendments to the charter will be passed by the Legislature, and there is every reason to believe that such will be the case. Predictions are occasionally heard that the various civic reform associations in New York which have been opposing it will obtain some support from the Democratic insurgents up the state, but that any such opposition even if it develops, will be effective may be doubted. The proposed amendments, objectionable as they are, are not sufficiently objectionable to provoke insurgency among good Democrats. Certain indefensible details have already been eliminated. The local administration is supporting the amendments as amended, and it is difficult to see what can be done about the matter. In fact, the only thing that can be done is to await a change in the party affiliations of the city's rulers at Albany.

In the meantime New York may congratulate itself that nothing worse has been proposed. Fifteen years ago the political masters of the city would not have been so scrupulous. They might well have restored much more power to the Board of Aldermen, and undermined the responsibility of the Board of Estimate much more effectually. After it is all over they may well, like Lord Clive, be astounded at their own moderation. Nevertheless their handiwork will create an inevitable demand for another revision of the charter as soon as a Republican majority has been elected to the Legislature. More tinkering of this kind stimulates the demand for further tinkering, because the changes have not been dictated by any coherent group of principles. They have not touched upon any of the real anomalies and excrescences in the existing charter, and considering the ferment of opinion and experimentation all over the country in respect to this question of municipal organization, the demand for a charter conforming to some approved type will eventually be irresistible.

In all probability another Commission will be appointed to study the whole question, and if the membership of the commission is all that it should be, an instrument of government for the city, both more democratic and more efficient than the present one, could easily be prepared.

A New Form of Government.

In connection with the matter of charter revision New Yorkers may well examine with care the provisions of a charter for Newark, New Jersey, which has recently been very much discussed in that city. This particular instrument is interesting because it is apparently a compromise between the Commission form of government and a form which, like that of New York, seeks to concentrate administrative responsibility in the mayor. In the Newark document the "Commission" consists of a mayor and four commissioners. The mayor is elected for two years, while the commissioners hold office for four—two retiring every second year. The commission is invested with all legislative power, together with a certain supervision over the administration.

Its functions may be grouped under the head of ordinance making, financial and administrative. As an ordinance-making authority its power extends not only to ordinary subjects of legislation but also to the regulation of local public utilities; as a financial authority, the commission levies taxes, borrows money, makes appropriations and fixes salaries. Its administrative authority includes a general supervision over the officers of the city and the actual appointment of the comptroller and tax commissioners. The essential administrative authority, subject to the supervision of the commission, is concentrated in the mayor. He is the chief executive officer and may appoint and remove all the other heads of departments. We sincerely hope that at the next session of the Legislature of New Jersey authority will be given to Newark to try this charter.

The experiment of its operation would be of the utmost use to New York. Essentially it is based upon the existing charter of this city, only it is an improvement thereon. It is as if the Board of Estimate were given the powers now exercised by the Board of Aldermen and the Public Service Commission and the comptroller, while the responsibility for the rest of the administration was left where it is in the hands of the mayor. The plan is criticized because it divides the administrative responsibility and does not clearly delimit the administrative from the executive functions—which is precisely

the difficulty with the existing charter of New York. Nevertheless, it is an ingenious attempt to combine two different types of modern American charter, and if adopted in New York, would constitute a decided advance over the existing charter without departing from its general type.

The One Program for Taxpayers.

The convention which is to be held early in October under the auspices of the United Real Estate Owners' Association ought to be attended by representatives of all the local associations and large real estate interests in the city. Its objects are excellent, and it is very much to be hoped that the convention will be able to unite the real estate interests of New York upon some general platform of municipal policy and economy. The organizers of the convention should, however, bear in mind the rocks upon which have split all previous attempts to form an effective and authoritative organization of the real estate interests of New York. Since the old Real Estate Exchange passed out of existence there have been nothing but local and factional associations of New York property owners, and their opinions upon questions of municipal policy have so little authority and uniformity that the city officials can afford to ignore them. The plain fact is that the ordinary property owner is far more preoccupied by the interests of his own neighborhood than he is by the interests of the whole city. He will work hard for local improvements of all kinds, but he never stops to consider in what way his local interests can be made to fit into the necessary limitations of some general scheme of municipal improvements. He is far more absorbed, consequently, in the spending of the city's money than he is in the saving of it. If he thinks of economy at all, it is at the expense of the other boroughs, not of his own.

The subway discussions of the last few years offer an excellent illustration of the workings of this general disposition. Property owners in the various boroughs clamored for all the subways and elevated roads they could get; and insisting upon their local interest in the immediate construction of rapid transit lines, they ignored the interests they shared with other taxpayers in not imposing excessively heavy burdens upon real estate. The consequences were the planning for immediate construction of an enormous number of lines, which will not for many years pay for themselves and which must be supported by the taxpayer. What the real estate owner obtains in the increased value of his property, he will be obliged to pay out in the shape of swollen tax bills.

There might be no objection to building a rapid transit system which must be operated at the city's expense for many years, provided the tax bills were not already so large as to constitute a serious burden upon real estate. But as all property owners know, the increase in taxation during the last few years has been sufficient to deprive all but exceptionally situated property owners of any benefit from local improvements. Under prevailing conditions, the largest part of the increase has been paid by the property owner, and has in one way or another come off the value of his property. The prospects of a future increase in taxation, quite apart from the new subway system, are so clear as practically to constitute a certainty.

The new charter amendments will considerably increase expenses. The city is, moreover, faced by the necessity of undertaking a large number of wholly unremunerative improvements, such as the new Court House. Reformed methods of Budget making have as little effect upon stemming the tide of increasing appropriations as have reforming administrations.

The situation is very serious, and is bound to become still more serious. The increase in taxes is particularly hard upon property owners in those parts of the city which reap no benefit from the improvements. Their augmenting tax bills are to a very considerable extent a complete loss to them. Manifestly, if a practice of this kind is carried much further it will collapse of its own weight. Taxation becomes so heavy that the sources will be drained dry. Real estate in less favorably situated neighborhoods will diminish in value, and the burdens upon growing and improving sections of the city will be still further increased. Property owners all over the city will then have their backs to the wall and will be forced to combine for self-protection or else cease to be taxpayers.

If they are wise and forehanded, they will anticipate these dangers and combine on some common ground before it is too late. The only common ground upon which they can combine is that of municipal

pal economy; and the prime necessity of an economical municipal policy is that of making improvements, so far as possible, pay their own way. Of course, municipal economy means many other reforms, too; but it certainly means, first of all, the financing of costly improvements on a self-supporting basis. The city is already committed to several hundred million dollars of unremunerative bridges and subways, and that is enough.

The Week in Real Estate.

Real estate trading was practically at a standstill in the early part of the week, owing to the holiday, which was very generally observed. As a result, the volume of trading for the week was extremely small. No very large deals were made public, but the character of the transactions closed in the last few days would seem to indicate a more hopeful disposition on the part of the buying public. At least, they were a little above the commonplace standard of the last few weeks, in that they represented either purchases with a view to future profits, or a buying for immediate improvement. Most of the sales were confined to the section above 59th street, and were pretty evenly divided between the east and west sides.

The largest deal involved the resale of the block front on the east side of Manhattan avenue, between 122d and 123d streets. This was a part of the property purchased by Bing & Bing from the Pinkney estate just before the auction sale last spring. Several entire blocks were acquired by them from the estate, and they have since disposed of nearly all of the parcels at a profit. The buyer is a builder, and the site will be improved with six-story elevator apartment houses. An apartment on Morningside Heights was given in part payment, and the entire transaction involved about \$425,000.

Washington Heights was represented by the sale of the southeast corner of Amsterdam avenue and 156th street, a six-story apartment house, which was bought by an investor for \$120,000.

Brokers along the line of the Lexington avenue subway have been expecting some degree of activity as a result of actual work on the line, but with the exception of a few sales, announced immediately after digging was started, this section has fared no better than any other. The only apparent interest to be discovered was displayed by the owners, and this took the form of a stiffening in prices of properties already on the market; a not very productive operation for the broker. This week, however, two sales were announced, which would seem, on the surface, to be largely the result of the prospect of the new transit line. One was the sale by the Henry Schiffer estate of a fair-sized plot at the southeast corner of Lexington avenue and 86th street, and the other was the purchase of a 50-foot plot on Park avenue in the same vicinity. These may be an indication of better things to follow.

According to reports, the suffrage party is to have a permanent club house near the Grand Central Depot. Last spring, Mrs. Belmont purchased the property at 15 East 41st street, and this week the adjoining house at No. 13 was also acquired by the same buyer. It is said that a handsome club house will be the improvement. It was also announced that the White Rats, a well-known theatrical organization, had secured the lease of a large plot on 46th street, near the Globe Theatre, and would build a seven-story club house on the site.

The volume of leasing was considerably under that of last week, and was rather commonplace in character.

Less than a dozen sales were closed in the Bronx, most of these involving vacant properties. The largest of these was on Eagle avenue, and involved the site of the old home of the Hebrew Infant Asylum. The eight lots comprising the property were acquired by operators, with the intention of reselling them to builders. The first legal sale of Bronx property was held this week in the new salesroom at Third avenue and 149th street. In the future, all court sales of property in this borough will be held at this location, instead of at 14 Vesey street.

The mortgage market seems to be in about the same condition that it has been in for some months past. Money is fairly plentiful in amounts of moderate size, but applications of the right kind are hard to find. The old days of large appraisals and liberal loans have passed away, and the borrowers are finding it hard to adjust themselves to the new conditions. After all, this is not the least healthy sign of the market.

Conditions in the building material field were normal in all departments, except those of brick and cement. In the case of the former, the inactivity of the preceding week was somewhat augmented by

the holiday of this week. The fact that only twenty-eight cargoes of Hudson River common brick were sold shows the sluggish condition of the market, especially when compared with the sales for the corresponding week of last year, which amounted to seventy-five cargoes, at the low prices of \$4.75 and \$5 a thousand. The falling off in sales is not caused by the present prices—\$5.87½ to \$6.25 a thousand—but is due mainly to the uncertain conditions which arose in the middle of August, when it was announced that brick prices would move up. It is not probable, therefore, that the market will gain much in activity until the third week in September, at which time the present oversupply will have been somewhat worked down.

Portland cement seems to be in greater demand. There is a significant movement from the Lehigh Valley into the Pittsburgh district against the Universal. This movement is described in more detail in the building material department of this issue. There is every reason to believe that the call for building material will remain more or less dormant for another week, but dealers and wholesalers alike look for a strong and steady movement during the next two months.

The building department displayed a little activity this week, more plans being filed than for several weeks past. Besides the routine operations, a sixteen-story loft building was projected for 32d street, between Fifth and Sixth avenues; and Duveen Bros., after a long wait, filed plans for a new building at Fifth avenue and 56th street, on the plot which they leased last year from the Kemp estate. The structure is to cost \$200,000.

Congress of Technology.

Editor of the RECORD AND GUIDE:

Please inform me where I can obtain a copy of the "Proceedings of the Congress of Technology" held in Boston last April.

D. P. A.

New York, Aug. 7.

[The "Proceedings of the Congress of Technology" is to be published by The McGraw-Hill Book Co., 239 West 39th street, New York.—Ed.]

LAW DEPARTMENT

POWER OF ATTORNEY.

Editor of the RECORD AND GUIDE:

To oblige a friend of mine, will you please let me know how a power of attorney to an agent to sell a private dwelling, located in New York, for account of a person living abroad, should be worded?

Answer.—This query is too vague for an answer of any value either to our correspondent or of interest to our readers. Our object is in this column to give answers to our correspondents in the way of general information on law points, which, while perhaps of special value to the inquirer, yet must be of general interest to our readers. A power of attorney to sell real estate from a party residing abroad differs in no way from one given by a resident, except as to acknowledgment for proof or record, which must be made before a consul or other official.—Ed.]

IN-RE "IN CASE OF FIRE."

Editor of the RECORD AND GUIDE:

I have read your reply to my question in your issue of the 12th and notice that while you say that a buyer is entitled to the return of his binding money when the house burns down before the seller has a chance to deliver it, there is a "fly in the ointment" inasmuch as the Courts have by many refinements of logic generally held this view not to be law.

While there is nothing complicated about this proposition, and it surely must have happened before this, I have consulted real estate lawyers, title companies and others who are putting through sales of property all the time and no one seems to be absolutely certain.

If this question has come up in the Courts and there are decisions on record, I would appreciate it very much if you could inform me how I could locate these decisions and look them up.

Answer.—Our readers have already been made quite conversant with this subject in several articles during the past few years. An important case against the "Home Insurance Co." was decided by the Court of Appeals holding that the insurance company has no liability under its policy, with the vendor, towards the vendee after contract of sale made, and the old rule of "caveat emptor" (let the purchaser beware!) has been very strictly applied by the courts. He has an insurable interest as prospective purchaser, un-

der a contract of sale, and if he fail to protect himself, the courts rarely do much for him.

The title companies and good legal conveyancers generally protect the purchaser in the contract of sale, as you stated, in your first query, had been done in your case.—Ed.

A NEW BRONX BUREAU.

President Miller Opens an Office for Acting On Citizens' Complaints.

Encouraged by the extensive use which the public has made of his Bureau of Information, Borough President Miller of the Bronx has decided to open a Bureau of Complaints. The Bureau of Information has answered about 250 inquiries a month since it was organized in May of last year. A central office answering questions relating to all borough and city departments having public improvement matters in charge has proved to be a great convenience. The considerations that led to the establishment of an office of this description apply with equal force to the proposed Bureau of Complaints. Probably not one citizen in a hundred knows where to apply to relieve his mind concerning half the street nuisances that come under his observation. The office now contemplated will not only forward any just complaint to the proper department, but will see to it that the department takes such action as is required by law.

The announcement that the new bureau is to be established was made by President Miller this week. It reads in part:

"Many complaints of defects and irregularities affecting the health, welfare and safety of the people and their property are received throughout the year, and it is intended to have these complaints directed to this new bureau, when the defects referred to will be remedied as soon as possible. These generally relate to dangerous holes and depressions in streets, sidewalks and gutters; washouts, congested sewers, receiving basins and cesspools; improper drainage, waste water, leaks in water or gas pipes; rubbish and dirt left on sidewalks and streets; obstructions by building material or anything that interferes with street traffic; unfinished parts of streets; street obstructions by signs, sign-posts or other incumbrances; defective sidewalks, curbstones, cinder paths or plank walks in need of repair; fire burns in pavements; broken guard rails and unprotected excavations; fallen trees, unclean streets, open trenches, bridge repairs and building projections."

As soon as a complaint comes in to the Bureau of Complaints, an abstract of it will be made for a card index system. It then will be forwarded to the proper officer for attention and a post card will be mailed to the sender of the complaint, stating that it has been received and will be attended to. The Bureau of Complaints will then follow up the matter until it is finished and will send information as to its final disposition to the person making the complaint.

The Bureau of Complaints will be connected with the Bureau of Information. All complaints or requests for information will thus be handled by one office management, a fact which should help toward efficiency of service, as requests for information are frequently made with a view to lodging complaints. In these two associated bureaus President Miller has struck out a new idea calculated to enable the public to get in touch with the borough administration with the least possible loss of time and temper.

Statistics compiled by the "Wall Street Journal" show that the number of shareholders in 242 of the leading corporations in the country increased upwards of 120 per cent. in the last five years and more than 280 per cent. in the decade since 1901. These figures seem to dispose of the theory that the ownership of corporations is being concentrated in the hands of a few big capitalists. The number of shareholders rose from 226,480 in 1901 to 872,392 in 1911, and the average par value of the individual stockholdings declined from \$24,546 in the former year to \$10,313 in the latter. It would be interesting to know how far the ownership of high-price real estate in this town has been distributed during the same period through the medium of joint stock companies. Such corporations, now common, were rarely found on the ownership roll of New York real estate ten years ago.

Back Copies Wanted.

The Record and Guide wishes copies of its issues of January 15, 1910, and April 9, 1910. Ten cents apiece will be paid.

SPECIFIC PERFORMANCE.

Lower Court Overruled in a Case Based on Oral Agreement.

The defendant in an action for specific performance just decided by the Appellate Division of the Supreme Court was Sarah J. Brooks, the owner of a leasehold estate in premises situated on the north side of West 55th street, between Eleven avenue and the Hudson River, in the Borough of Manhattan. When the contract in suit was made her lease had eleven years and three months to run, and contained a provision that at its termination the landlord at his option would either purchase any buildings that may have been constructed upon the premises, at a price to be determined in a specified manner, or would grant a renewal of the lease for a similar term.

The rent reserved was \$1,500 a year. It is undisputed that the defendant Racich approached the defendant Charles J. Brooks, a son of the defendant Sarah J. Brooks, who agreed to give a lease of a said premises or a part of them for the purpose of conducting thereon his business of manufacturing asbestos materials. He also proposed to give Charles an interest in the business, if the latter could contribute \$10,000. Thereupon those propositions were submitted to Mrs. Brooks, who agreed to give a lease of a part of said premises and to loan Charles \$10,000 to invest in the business. It was thereupon arranged to organize a corporation, with a capitalization of \$50,000. A certificate incorporating the plaintiff was filed on January 24, 1907, and on January 31, 1907, Mrs. Brooks executed a lease to the defendant Racich and her son, Charles. Thereafter the organization of the plaintiff was completed by the issuance of stock and the election of officers, and it proceeded to erect upon the premises a building costing between \$20,000 and \$25,000.

The lease of January 31 provided for an annual rental of \$1,600 for the term of eleven years and three months, and it contained this provision: "It is further agreed that in case said tenants or their assigns erect any additional structure or building upon said premises or any part thereof, that any and all additional municipal tax which may be assessed because thereof is to be paid by said tenants or their assigns * * *." It did not contain a provision requiring the landlord at her option to pay for the buildings erected or to give a renewal of the lease. When the building erected by the plaintiff was nearly completed the defendant Racich, on its behalf, demanded of Mrs. Brooks that she execute a lease to the plaintiff containing such a provision. The judgment appealed from requires her to execute and deliver such a lease.

The evidence to establish the agreement consisted of the testimony of the defendant Racich. He testified that at the first interview between him and the defendants, Sarah J. Brooks and Charles J. Brooks, the old lease was produced and read aloud by the latter; that then "it was said, Will we get that lease, the same lease you have? He (meaning Charles) said 'the same thing' * * * I asked them 'Is that the same lease they are going to give to us?' She said, 'Yes, the same lease; I cannot give you any more but just what I have got.'" Referring to this conversation on cross-examination he testified that Mrs. Brooks said, "I will give you the same terms as I got; you cannot expect any more," and further "they gave us the same term as in this lease." It is claimed that after the dispute arose Mrs. Brooks made certain admissions which tend to support the plaintiff's theory. But the statements relied upon were equivocal at the best, and in view of the circumstances under which they are claimed to have been made we attach no importance to them.

Mrs. Brooks denied that she agreed to incorporate into the lease the said provision, with relation to the purchase of the buildings or the renewal of the lease upon its termination. The defendant Charles J. Brooks testified that the reference to the old lease was in relation to the term of the new one, eleven years and three months. The decision of the court was expressed as follows:

"We have then, so far as the disputed point is concerned, the following elements: An alleged agreement, void for not being in writing; the evidence relied upon to establish it, somewhat equivocal and, at best, unsatisfactory; a preponderance of evidence against the making of it; a writing made under such circumstances that presumably, at least, it included all of the terms of the oral agreement. We think that under those circumstances the court was not justified in decreeing specific performance."

REAL ESTATE STATISTICS

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

MANHATTAN

CONVEYANCES

	1911 Sept. 1 to 7	1910 Sept. 2 to 8
Total No.....	157	108
Assessed value.....	\$7,428,200	\$6,872,000
No. with consideration..	10	5
Consideration.....	\$326,566	\$440,388
Assessed value.....	\$335,500	\$387,000

Jan. 1 to Sept. 7 Jan. 1 to Sept. 8

Total No.....	6,689	7,484
Assessed value.....	\$374,623,825	\$440,278,130
No. with consideration..	572	675
Consideration.....	\$34,779,529	\$38,261,269
Assessed value.....	\$31,369,575	\$32,648,200

MORTGAGES

	Sept. 1 to 7	Sept. 2 to 8
Total No.....	107	95
Amount.....	*\$53,431,395	\$4,211,341
To Banks & Ins. Cos....	24	18
Amount.....	*\$51,123,125	\$2,366,000
No. at 6%.....	46	37
Amount.....	\$863,570	\$605,691
No. at 5½%.....	1	2
Amount.....	\$65,000	\$180,000
No. at 5%.....	32	30
Amount.....	*\$51,678,200	\$1,914,650
No. at 4½%.....	8	15
Amount.....	\$274,625	\$1,288,000
No. at 4%.....	.....	.....
Amount.....	.....	.....
Unusual rates.....	1	.....
Amount.....	\$1,000	.....
Interest not given.....	19	11
Amount.....	\$549,000	\$223,000

Jan. 1 to Sept. 7 Jan. 1 to Sept. 8

Total No.....	5,276	6,029
Amount.....	*\$235,802,933	\$225,315,614
To Bank & Ins. Cos....	1,171	.....
Amount.....	*\$136,144,519	.....

*Includes mortgage of \$50,000,000 given by Long Acre Electric Light & Power Co. to Empire Trust Co, trustee, covering bldgs, machinery, franchises, etc., in Manhattan & Bronx.

MORTGAGES EXTENSIONS

	Sept. 1 to 7	Sept. 2 to 8
Total No.....	21	21
Amount.....	\$941,000	\$536,800
To Banks & Ins. Cos....	10	13
Amount.....	\$468,500	\$405,000

Jan. 1 to Sept. 7 Jan. 1 to Sept. 8

Total No.....	1,634	1,680
Amount.....	\$93,842,442	\$71,533,009
To Banks & Ins. Cos....	568	.....
Amount.....	\$35,615,705	.....

BUILDING PERMITS

	Sept. 2 to 8	Sept. 3 to 9
New buildings.....	8	12
Cost.....	\$1,072,000	\$424,149
Alterations.....	\$156,322	\$115,110

Jan. 1 to Sept. 8 Jan. 1 to Sept. 9

New buildings.....	609	643
Cost.....	\$68,473,430	\$79,044,895
Alterations.....	\$9,239,144	.....

BRONX

CONVEYANCES

	Sept. 1 to 7	Sept. 2 to 8
Total No.....	96	102
No. with consideration..	4	7
Consideration.....	\$58,500	\$96,250

Jan. 1 to Sept. 7 Jan. 1 to Sept. 8

Total No.....	4,956	4,853
No. with consideration..	339	.....
Consideration.....	\$3,364,025	\$3,971,141

MORTGAGES

	Sept. 1 to 7	Sept. 2 to 8
Total No.....	72	82
Amount.....	\$533,423	\$570,185
To Banks & Ins. Cos....	12	4
Amount.....	\$223,400	\$12,950
No. at 6%.....	34	34
Amount.....	\$142,373	\$216,025
No. at 5½%.....	9	4
Amount.....	\$155,500	\$15,500
No. at 5%.....	6	19
Amount.....	\$53,500	\$186,350
Unusual rates.....	.....	.....
Amount.....	.....	.....
Interest not given.....	23	25
Amount.....	\$182,050	\$152,310

Jan. 1 to Sept. 7 Jan. 1 to Sept. 8

Total No.....	4,328	4,735
Amount.....	\$39,135,171	\$45,250,544
To Banks & Ins. Cos....	516	.....
Amount.....	\$9,055,850	.....

MORTGAGES EXTENSIONS

	Sept. 1 to 7	Sept. 2 to 8
Total No.....	6	5
Amount.....	\$118,000	\$25,500
To Banks & Ins. Cos....	.....	.....
Amount.....	.....	.....

Jan. 1 to Sept. 7 Jan. 1 to Sept. 8

Total No.....	438	435
Amount.....	\$7,400,144	\$5,571,950
To Banks & Ins. Cos....	87	.....
Amount.....	\$3,164,850	.....

BUILDING PERMITS

	Sept. 2 to 8	Sept. 3 to 9
New buildings.....	20	30
Cost.....	\$404,800	\$750,300
Alterations.....	\$5,600	\$6,450

Jan. 1 to Sept. 8 Jan. 1 to Sept. 9

New buildings.....	956	1,319
Cost.....	\$16,941,235	\$28,170,140
Alterations.....	\$927,032	.....

BROOKLYN

CONVEYANCES

	1911 Aug. 31 to Sept. 6	1910 Sept. 1 to 7
Total No.....	437	456
No. with consideration..	26	22
Consideration.....	\$215,985	\$144,077

Jan. 1 to Sept. 6 Jan. 1 to Sept. 7

Total No.....	17,536	18,773
No. with Consideration..	1,101	.....
Consideration.....	\$9,183,267	\$10,599,700

MORTGAGES

	Aug. 31 to Sept. 6	Sept. 1 to 7
Total No.....	476	351
Amount.....	\$1,697,076	\$1,080,051
To Banks & Ins. Cos....	192	.....
Amount.....	\$823,350	.....
No. at 6%.....	313	212
Amount.....	\$994,821	\$491,171
No. at 5½%.....	55	55
Amount.....	\$220,050	\$230,365
No. at 5%.....	92	63
Amount.....	\$440,390	\$280,290
Unusual rates.....	3	1
Amount.....	\$8,983	\$1,000
Interest not given.....	13	20
Amount.....	\$32,832	\$77,225

Jan. 1 to Sept. 6 Jan. 1 to Sept. 7

Total No.....	15,526	17,729
Amount.....	\$69,357,089	\$84,101,592

July 1 to Sept. 6

To Banks & Ins. Cos....	1,152	.....
Amount.....	\$6,270,453	.....

BUILDING PERMITS

	Aug. 31 to Sept. 6	Sept. 1 to 7
New buildings.....	79	96
Cost.....	\$558,500	\$501,450
Alterations.....	\$27,095	\$30,730

Jan. 1 to Sept. 6 Jan. 1 to Sept. 7

New buildings.....	3,512	4,347
Cost.....	\$23,444,243	\$26,099,219
Alterations.....	\$3,683,445	\$3,267,416

QUEENS

BUILDING PERMITS

	Sept. 1 to 7	Sept. 2 to 8
New buildings.....	72	91
Cost.....	\$205,305	\$536,945
Alterations.....	\$10,975	\$9,880

Jan. 1 to Sept. 7 Jan. 1 to Sept. 8

New buildings.....	4,046	2,918
Cost.....	\$16,825,613	\$10,738,130
Alterations.....	\$579,927	\$514,271

Personal and Trade Notes.

E. E. SEDILLE, architect, has opened an office at 22 Clinton st, Newark, N. J.

HENRY MOEHLING, JR., architect of 303 Columbia st, Brooklyn, desires catalogues from manufacturers.

THE ALBERGER PUMP CO., 140 Cedar st, N. Y. C., has opened a branch office at 97 Peachtree st, Atlanta, Ga. Mr. R. S. McMichael is in charge.

FLEISCHMANN BROS. CO., builders and general contractors, of 507 5th av, on October 1 will move to larger quarters on the third story of the same building taking in the entire floor.

J. A. & W. BIRD & CO., of Boston, manufacturers of roofing and building papers, have transferred their interests in the Rex Flintkote roofing and other waterproofing and insulating specialties to the Flintkote Manufacturing Co. The change became effective recently.

THE McCANNELL REVOLVING DOOR CO., who have a large plant at 13th st, Manhattan, have consolidated with the United States Metal Products Company, of College Point. Recently, the John W. Rapp Company consolidated with the Blanchard Metal Company, of Astoria, and organized the United States Metal Products Company. The Blanchard and McCannell Company are moving into the new factory, which the firm recently built on Third avenue, between Sixth and Tenth streets, College Point. The firm is now the largest in the world. John W. Rapp is its president.

Building Inspector Calls for Opinion.

Building Inspector John G. Scott, of East Orange, has asked Acting City Counsel Edward O. Stanley, Jr., for an opinion regarding the controversy with the State relative to the erection of the new armory for Battery A. Mr. Scott contends that the State should take out a permit for the erection of the structure just as any individual, while Attorney-General Wilson claims otherwise. Until he receives the City Counsel's opinion in the matter Mr. Scott declares that he will hold up the work, unless the State takes out a permit.

BUILDING SECTION

SHOESTRING CONSTRUCTION—CAN IT LONG ENDURE?

Indiscriminate Credits to Companies Without Rating Are Being Restricted to Prevent a Widespread Reaction in Investment Market.

HIGH-CLASS builders, not a few architects and many purchasers of new buildings within the last year have been watching the sub rosa attempts made by financing companies and building material organizations to check the activities of so-called shoestring construction companies. So quietly has this work been going on that it was not suspected by the building public in general until recently that the curtailment of building operations in this city during the spring and summer seasons was directly traceable to this disciplinary agency.

When announcement was made in these columns recently that the Realty Trust was about to build a large number of semi-detached houses in a rapidly developing section of Brooklyn, it was interpreted as an official recognition on the part of the most conspicuous representative of high-grade building interests that the time was ripe to step in and safeguard building investment in the outskirts of the city. It was generally viewed as a form of pioneering that would be productive of great good not only to prospective buyers of homes and apartment houses in sections which will be tapped by rapid transit extensions, but to lending companies and to building material interests in general.

It is, therefore, significant that the fiduciary institutions hesitated about taking steps toward the eradication of the shoestring builder until the building material interests themselves took the initiative. Let us see why this was.

Ever since the boom of 1909 there has seemed to be a constant increase in the number of irresponsible concerns formed to put up buildings of various types almost entirely on paper. They operated on a mortgage, note and extended credit basis, the latter being the avenue through which many building material dealers unloaded during the slump in the building movement in 1910. The dealers expected a continuation of the building activity and in consequence they carried stocks equal in size to the quantities they carried during the height of the big building movement of the year before. The wholesalers foresaw the period of depression, and, being over-stocked, they either made liberal concessions or actually reduced their prices by shadings and discounts, so as to make it attractive for the dealer to buy.

When the dealers found themselves cluttered, they welcomed the mushroom company. They were free in their credits and, in consequence, there followed a speculative building movement that was almost epoch-making in its extent. The result was that certain sections of the city were over-built in the fall of that year and even though free rent and other inducements were made to prospective tenants, it was extremely difficult to fill the houses and sell them. Consequently, many of the upstart builders defaulted on their materials and many lending companies were obliged to foreclose.

STERN MEASURES NECESSARY.

The dealers restricted their credits this year, but when the gentlemen's agreements were abrogated by some of the smaller concerns, it was decided that sterner methods had to be adopted. Masons' supply houses specializing to some extent in brick, lime and cement were hit hardest, and, consequently, the first step was taken to protect the dealers against any retaliatory tactics that might be adopted by companies that found their credits considerably curtailed.

It has just come to light that the building material dealers as an association had whipped into shape a system for preventing a boycott, threatened by these outlawed companies, when the brick manufacturers up the Hudson river hit upon a new plan for regulating the sale of common brick in this market. The dealers at once saw that here was a better solution of their problem than the one they had, and they were naturally in a receptive mood when overtures were made to them to enter the new arrangement.

This, however, was merely an incident in the fight against the indiscriminate extension of credits to unknown companies. The president of one of the largest brick and supply companies told the writer recently the extent to which this evil had been carried and how the new system had effected a change:

BASIC BUSINESS CAUSES NOT BLAMED.

"I am glad to see that the Record and Guide is not blaming the falling off in building operations this year to basic business causes. We building material men know the cause of it, especially those in the Bronx, but I believe that something by way of explanation should be said to show the prospective builder of well-financed operations the real reason for existing conditions. It would be too bad to encourage the existing impression, fostered in some quarters, to the effect that prospective builders are discouraged from going ahead because of alleged restrictions in credits, which would seem to explain why there is so much of this kind of construction work now going on in Queens and in New Jersey.

"The true facts, however, are these: Following the big speculative movement in 1909, there was a great influx of upstart construction companies. These concerns would make their purchases by playing one dealer against the other. They would come into this or any other reputable office and say:

"We are going to put up so many houses in a certain section of Brooklyn; for instance, and, because you have a distributing yard nearby, we want you to bid on the brick, lime and cement. We think, because of your proximity to the job you can underbid all the other companies.

"And this man would then show the alleged figures he said he had received from other companies. We fell for that thing once or twice, but when the figures shown us were worked so low as to leave practically no margin, we woke up, and we politely told the visitor that we were very sorry, but that it would be impossible for us to figure so closely.

"The caller would then express profound regret and leave us. In a day or two we would hear of another company taking the job. The dealer would plead the necessity of keeping his organization together, in extenuation of his action. But in three or four months, we would hear that the company had either defaulted or some lending company had foreclosed.

"This is only one side of the matter, but you can see how important it was that something should be done to remedy such conditions, which, in a very short time would have spelled ruin for all of us. The same thing applies to brick, lime and other building commodities.

"So we naturally welcomed a system that would bring the dealers into juxtaposition and it is doing it.

"You have asked me whether the shoestring builder will prove a permanent problem. I should say yes and no, to that question, and yet not be paradoxical. The speculative builder is an entirely legitimate institution or factor in the building field anywhere. He supplies a need just as completely as does the builder of the finished specialty building. But the speculative builder who builds or attempts to build on the same plan that he follows in check-kiting, will not be a permanent problem, for the simple reason that he is already almost entirely eliminated.

"When you have ruinous competition, you then make room for this type of builder. Extended credits mean greater profits, through interest and accommodation charges, which the shoestring builder does not seriously object to, because he has nothing to lose and much to gain if his project is attended with the expected measure of luck. In other words, a quick sale of a completed building, will wipe off all his indebtedness and leave him a handsome profit.

"When the present system of brick sell-

ing is extended to other building commodities and when retailers of construction supplies operate with the same degree of harmony that the retailers of brick now use, the shoestring builder will be entirely eliminated.

"I was very much interested in the Record and Guide's description of the Realty Trust's operation in Brooklyn. It seems to me that this is, as you have stated, a definite, decisive protest against the type of houses these shoestring builders erect and then sell at prices equal to those asked for well-built structures. I hope, therefore, that the experiment will meet with the success it deserves, for it fills a recognized need in an honest way and directly competes with the irresponsible builder who puts up the houses as cheaply as he can and sells them for as much as he can get from a gullible laity."

Why British Workmen Struck.

Some explanation of the strikes which have recently paralyzed certain lines of industry in Great Britain is afforded by the table of weekly wages paid in that country for mechanics, arranged in comparison with the wages paid in some cities of the United States, the figures having been compiled by the United States Government.

	Britain.	America.
Bricklayers	\$9.85	\$30.42
Stone masons	9.57	26.77
Carpenters	9.57	21.90
Joiners	9.57	21.90
Plasterers	10.14	29.00
Plumbers	9.67	27.37
Painters	9.12	20.60
Hod carriers	6.57	16.73
Laborers (masons)	6.57	16.73
Pitters	8.76	18.13
Pattern makers	9.25	22.30

In connection with such figures as the foregoing it has been customary in past times to make the explanation that the cost of living in the United Kingdom is in proportion to the wages, but in these present times it is said that the old explanation does not hold. Except in items of rent and clothing, the cost of living is now actually as high there as here, and in consequence British mechanics must content themselves with less than their American friends are accustomed to in their manner of living.

New York is striving to outdo London in population, and in consequence is, in the opinion of some economists, inviting a similar overcrowded condition in all trades and callings, and is setting up a system of grinding competition that will eventually bring about as much poverty and wretchedness as are to be found there. The majority of American towns are rooting for more population, and every year with more men hunting the same dollar are less prosperous and happy on the average than they were before. Under the less competitive, less congested and simpler business conditions prevailing half a century ago in American cities and towns the average family was far more assured of its daily bread than it is to-day.

Loft Buildings Without Interior Columns.

In the new building which is being erected on the site of the former Schermerhorn mansion in West 23d street it is noticed that there are no interior columns to obstruct floor spaces, though the building has a width of fifty feet. Girders span the entire width. A number of buildings recently erected exemplify the same idea. In order to have a clear floor surface the girders must be heavier, and also the columns and footings, and this heavier framework implies a larger cost of construction and consequently more rent for tenants to pay. That tenants will be willing to pay the higher rental in choice districts to be rid of rows of obtrusive columns is the faith of the owners of such buildings.

THE BUILDING MATERIAL MARKET.

Common Brick in a Dead Market But Prices Are Steady.

The Significance of the Movement From the Lehigh to the Pittsburgh Portland Cement District as Viewed From This Market—Iron and Steel Active.

The demand for common brick at practically the beginning of the last building quarter of 1911 was nil, although prices held firmly at prearranged levels of \$5.87½ to \$6.25 a thousand, dock. During the corresponding week last year the prices were much lower, that is, \$4.75 to \$5 a thousand, but the sales for the week totaled seventy-five cargoes as against only twenty-eight for last week.

The reason for such a slump as this is interesting to the layman as well as to the student of building material fluctuations. In the first place it reveals a perfect control of the brick situation at a time of the year when, under conditions obtaining prior to the introduction of the new selling methods, influences were usually exerted to bear the market and bull the supply so as to lead the producer to believe that the building season would close strong and that he need not curtail production for some time to come.

The daily movements of brick in the week ending September 2, 1911, and September 3, 1910, show the difference in market transactions and also indicate that the manufacturer is following the city's requirements closely as proved by modified shipments:

	1911.*		1910.†	
	Left over Aug. 26, 14.	Arrived Sold	Left over Aug. 27, 8.	Arrived Sold
Monday	15	10	23	27
Tuesday	6	4	6	12
Wednesday	3	3	4	7
Thursday	7	4	14	10
Friday	6	2	12	13
Saturday	12	5	9	6
Total	49	28	68	75

*Condition of market, dull; prices, \$4.75 to \$5; Raritan, \$5.

†Condition of market, brisk; prices, \$5.87½ to \$6.25; Raritan, \$6.

The conditions of the brick industry up the Hudson are such as to indicate no concerted action toward a premature shutting down, as was feared several weeks ago. The strong buying movement following the announcement that prices of this commodity would advance took care of a large part of the surplus stock the manufacturers had on dock and on barge awaiting shipment orders, so that there is still room for stacking in the sheds, besides fair prospects of a strong building movement here during the remainder of the season.

CURRENTS IN THE CEMENT TRADE.

Reports from territories both east and west of this center are to the general effect that the movement of Portland cement at principal centers is growing in volume. A New York cement manufacturer just back from the Pittsburgh district spoke of a significant movement from the Lehigh Valley into Pittsburgh against the locally manufactured "Universal" brand. He named several brands of cement produced in the Lehigh district for which there has been of late an unusual requirement in the Pittsburgh territory, but assigned no other cause than a natural growth of business.

From other sources came intimations that the movement over the Alleghenies into the Pittsburgh district while of course mainly based on increased construction demands has also been stimulated by concessions on the part of the Lehigh Valley mills, which have been confronted by a different set of conditions than those which have prevailed for the mills along the Hudson river, and which have enabled the latter to obtain a better return for their product.

In the Lehigh Valley production has continued at an enormous rate, much in excess of the requirement, while the New York State mills have worked on more logical lines, it is claimed, both in disposing of their product and in keeping within the territory where they have an advantage of the freight rate. The mills in this immediate territory have also had an advantage on account of the very large quantity of cement being for the Catskill aqueduct.

One local agent stated this week that August had been the best month of the year so far for business in this territory. In his view trade had resumed normal proportions. His company had furnished

large quantities of cement for Brooklyn subway and Catskill aqueduct work.

Quotations from first hands have not appreciably changed, but the tendency among shippers now is to hold the prevailing price for standard Portland in this district more firmly than heretofore.

THE IRON AND STEEL SITUATION.

The iron and steel department of the building material market is active. Specifications are coming out to fabricators in satisfactory quantities to meet their present capacities, and the general impression seems to be that September will be featured by a large quantity of new contracts, because of the general desire to get in under the existing steel schedule which expires on October first.

Some of the contracts which came out this week included the Aeolian Building, awarded to Post & McCord, for 4,000 tons, which will be fabricated by the American Bridge Co. Other pending contracts follow:

John Downey, general contractor for the Seaman's Institute at Coenties slip, had not closed bids on Thursday for the 1,500 tons of steel required.

John T. Brady, general contractor for the Hackensack (N. J.) school, is taking bids for 200 tons of steel.

The Edward Corning Co., contractors for a mercantile building at 118 to 120 East 25th street, has placed the order for 250 tons of steel with A. E. Norton.

The New York Society for the Relief of the Ruptured and Crippled is to build a hospital, requiring 1,100 tons of steel, and bids are now being submitted.

The Fagan Iron Works has the contract for the Passaic Metal Ware Company's new factory at Passaic, N. J., which will require 550 tons.

The Titan Steel Casting Co. of Newark is still taking bids on 1,200 foundry structural steel.

Bids have gone in on 500 tons of steel for the suburban area at the New York Central terminal.

The production of iron and steel in August showed a gain in daily output of approximately 5,000 tons in the case of iron and 4,480 tons in the case of steel in July, showing that the structural steel demands have been strengthened in proportion to the demands for other kinds of material.

BUILDING HEIGHT.

All Shades of Opinion Among Architects—Chicago's Experiment's.

Architects hold various and diverse views on the subject of restricting the area and height of buildings hereafter to be erected. The question has been raised again by the proposed new city charter which authorizes the Board of Aldermen and the Board of Estimate to agree on a policy of limitation for any part of the city if so minded. All shades of opinion can be found among architects as among laymen, because the case cannot be decided on esthetic grounds alone.

The architect who passes on all the plans on which the Metropolitan Life Insurance loans money, D. Everitt Waid thinks it would be unwise to attempt to fix an absolute limit.

"The experience of Chicago," Mr. Waid said this week, "which has changed repeatedly its limit of height of buildings and has affected valuations of property unjustly, would seem to argue against the adoption of similar methods here."

"The practical limitations of heights of buildings, it seems to me, should be attained by means of regulations with respect to width of street and other light areas available in proportion to height, and regulations of methods of construction logically deduced from strength of materials and from fire hazard and fire fighting considerations. Such limitations might be fixed by State laws in order to avoid the more easily made changes of municipal ordinances."

Alfred Taylor believes that tall building construction in New York has reached a point where steps should immediately be taken, not only to limit the height of buildings which are to be erected, but to have a committee of experts revise the building laws, and devise a comprehensive system of inspection of tall buildings to insure their durability.

"This inspection," he added, "should be done with a view to finding out what action the vibration from wind stresses and other causes has had on the rivets and connections of the steel frame way down deep in the foundations. The buildings should be re-inspected at regular and stated intervals, and the new buildings constructed so that this inspection could readily be made."

THE MARBLE STRIKE.

Commissary Departments and Dormitories for New Workmen—Full Protection Also Assured.

The fifty-seven firms in the Marble Industry Employers' Association have finally severed all connection with the three unions whose members are on strike. These unions are the Reliance Labor Club, representing the marble cutters, carvers and setters; the Whitestone Association, representing the marble polishers, bed rubbers and sawyers, and the Compact Labor Club of marble cutters' helpers.

The executive committee of the employers' association passed the following resolution, which was signed by each member of the committee:

Resolved, That all mechanics and workmen going to work under the orders of this association will be afforded every lawful protection from intimidation and violence.

The foregoing announcement is printed on cards in several languages and will be posted at the shops and elsewhere, in order that the non-English speaking craftsmen will fully understand the situation. The employers say that there have been numerous attempts at intimidation but that they mean to give their new employees the fullest protection.

Open shop has been declared against the polishers, rubbers and sawyers, and new men are taking the places of the strikers in these lines to such an extent that the shop work is going ahead in good order. Cutters and setters are being furnished by an old local union, a rival of the Reliance Labor Club and heretofore engaged by the cut-stone firms for exterior work only. The employers express confidence that normal conditions will be restored in a short time. As union conditions are being maintained at buildings, no sympathetic strike has occurred in other trades, and contractors in other trades are also giving the marble employers their full support.

A number of firms have opened commissary departments at their works and have also fitted up dormitories for their new men. The Traitel, Shipway, Batterson & Eisele and Fisher marble works are among those which have arranged such conveniences.

The employers say that there are many skilled men who would come to work if they understood that they would be fully protected, and that steps will be taken to assure them of this protection.

Architectural Year Book.

The New York Society of Architects has issued a year book for 1911 which contains a vast fund of information of a kind required in the daily routine of an architect's office. The volume has been arranged and indexed in such a manner as to form a ready reference book. First there is a revised list of the architects now engaged in practice in New York and neighboring cities, followed by a directory of art societies, engineering societies, real estate boards, business associations, municipal departments and boards, and then all the local and State ordinances and laws relating to building, the Tenement House Law, extracts from the State Labor law relating to factories, hotel requirements and the sanitary code.

The year book has been issued by the publishing committee of the society, consisting of Constantine Schubert, chairman; C. Whitley Mullin and Oscar Lowinson. The president of the society is Samuel Sass, and the secretary is William T. Towner.

Course in Structural Engineering.

A practical course in structural engineering will be opened early in the fall at the West Side Young Men's Christian Association, No. 318 West 57th street. The course continues a period of six months, with classes meeting two nights a week, and will cover all modern structural methods.

Lessons in elementary mechanics and strength of materials form the early part of the course and later students will learn the principles and practice of structural engineering by actually working on sets of plans and making computations for existing buildings. There will be little of mere theory taught, and the work will be made as practical and thorough as possible. J. M. Gibson, B.S., C.E., a structural engineer of experience, will be the instructor.

CURRENT BUILDING OPERATIONS

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

CONTEMPLATED CONSTRUCTIONS.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

87TH ST.—Sub-contracts will soon be awarded for the 9-sty apartment house, 80x84.11 ft, which the Brixton Construction Co., 808 West End av, will erect at 314-320 W 87th st, at a cost of \$290,000. Rouse & Goldstone, 38 West 32d st, have completed plans.

BROADWAY.—Bids will be taken some time in September for the two 16-sty apartment houses which Paterno Bros., Inc., are to erect on Broadway, between 115th and 116th sts, from plans by G. Ajello, of 1 West 34th st. The estimated cost is placed at \$2,000,000.

WEST END AV.—Mulliken & Moeller, architects, 103 Park av, have completed plans for the 12-sty apartment house at 536 West End av, for the 86th Street and West End Avenue Co., 2 Wall st, to cost \$525,000.

MANHATTAN AV.—Neville & Bagge, 217 West 125th st, have completed plans for the 6-sty tenement to be erected at the northeast corner of 115th st and Manhattan av, for the Gorham Contracting Co., of 50 West 86th st. Estimated cost, \$225,000.

ST. NICHOLAS AV.—John Eaton, architect, 1033 Cauldwell av, has completed plans for alterations to the 6-sty tenement 1364-1370 St. Nicholas av, for Bernhard Levy, 1838 Madison av.

AUDUBON AV.—Work on foundations has been started for the two 5-sty apartment houses, 100x100 ft., at the southwest corner of 174th st and Audubon av, for the Stadford Building & Improvement Co., of which Lawrence Davies, 3787 Broadway, is president. Thomas Mulligan, Shakespeare av and 172d st, has received the mason contract. Total cost, \$100,000.

CHURCHES.

BROADWAY.—Excavating has been completed and work on the foundation is now going on for the new Fourth Avenue Presbyterian Church, at Broadway and 114th st, from plans by Lewis E. Jallade, 37 Liberty st. The Amsterdam Building Co., has the mason contract. No other awards have yet been made.

FACTORIES AND WAREHOUSES.

HUDSON ST.—Figures are being received on heating and ventilating by Nygren, Tenney & Ohmens, consulting engineers, 130 Fulton st, for the 10-sty candy factory, 100x175 ft, to be erected at Hudson and Spring sts, by Henry Heide, owner. These plans were prepared by Maynicke & Franke, of 25 Madison Square North.

43D ST.—Buchmann & Fox, architects, 11 East 59th st, will receive bids about September 20 for the 11-sty warehouse, 143x90 ft, which the New York Times Co. is to erect on the north side of 43d st, near 7th av, at a cost of \$500,000. The plans have been completed.

HOSPITALS AND ASYLUMS.

59TH ST.—W. W. Bosworth, architect, 527 5th av, has completed plans and is ready for bids on the general contract for the 6-sty building for the Home for the Blind in East 59th st, to cost \$80,000.

MUNICIPAL WORK.

WATER MAINS.—Bids will be received by the Commissioner of Water Supply, Gas and Electricity, Wednesday, September 13, for furnishing, delivering and laying water mains and appurtenances in Broadway, Exterior, West 34th, West 129th, West 130th, West 145th, West 149th, West 151st, West 155th and West 178th sts, and in 12th av, Manhattan.

BUILDING.—Estimates will be received by the Park Board, Thursday, September 14, for labor and material required for the erection and completion of the westerly half of the storage sheds and the west manure pit in the North Meadow storage yard in Central Park.

SCHOOLS AND COLLEGES.

LEXINGTON AV.—C. B. J. Snyder, architect, 500 Park av, is taking bids until September 12 for the 4-sty brick and stone normal college, 250x300 ft, to be erected on the west side of Lexington av, between 68th and 69th sts, for the Normal College of the City of New York. Edgerton L. Winthrop, Jr., is chairman, Board of Trustees. Estimated cost, \$500,000.

LEXINGTON AV.—The Libman Contracting Co., 1968 Broadway, is estimating on the general contract for the Thomas Hunter Hall Normal College, to be erected on the west side of Lexington av, between 68th and 69th sts, in accordance with plans and specifications by C. B. J. Snyder, 500 Park av. Bids on sub-contracts are wanted immediately.

STORES, OFFICES AND LOFTS.

32D ST.—No contract has yet been issued for the 16-sty office and loft building, 43x88 ft, which the 39 West 32d Street Co., of 30 Church st, is to erect at 39-41 West 32d st, at a cost of \$250,000. Lansing P. Reed, of 15 Broad st, is president, and Kenyon B. Conger, Irvington, N. Y., is secretary and treasurer. Griffin & Wynkoop, 30 Church st, architects.

CANAL ST.—Plans are still being figured for alterations to the 6-sty brick loft building, 198-200 Canal st, for the Brevoort Construction Co, 2-6 West 45th st. Schwartz & Gross, 347 5th av, are the architects. The work consists of

erecting new fireproof stairways and fire escapes.

5TH AV.—Estimates are being made for the erection of the 6-sty fireproof brick and limestone store and loft building, 21x62 ft, at 605 5th av, for the Peerless Investing Co., of 31 Nassau st, of which Lewis Coon is president and treasurer. Townsend, Steinle & Haskell, 1328 Broadway, are the architects. The estimated cost is \$65,000.

40TH ST.—N. C. Mellen, architect, 20 West 34th st, has specifications ready for the 12-sty loft building to be erected at 15 East 40th st, for Mrs. Lillis B. Hyde, of the Aphorp Apartments, 78th st and Broadway. The Anderson Auction Co., 12 East 64th st, is the lessee. Falk & Hager, 30 Church st, steel engineers.

21ST ST.—Henry J. B. Clark, 45 East 42d st, has plans ready for the 7-sty brick factory and loft building, 100.5x90 ft, to be erected at 531-537 West 21st st, at a cost of \$125,000. Charles Hofferberth, 532 West 22d st, is owner.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

ST. NICHOLAS AV.—Harold L. Young, 67 West 125th st, N. Y. C., has completed plans for the 6-sty brick and limestone apartment house and stores to be erected on St. Nicholas av, at the northwest corner of 177th st, for the Melvin Realty Co., 171 Broadway. The site has been excavated. Estimated cost, \$250,000.

182D ST.—Moore & Landsiedel, architects, 148th st and 3d av, are preparing plans for a 5-sty apartment, 50x58 ft., on the south side of West 182d st, 150 ft. west of Amsterdam av for Mary Halley, of 516 West 182d st. Estimated cost is \$40,000.

DWELLINGS.

WESTCHESTER AV.—Work on foundations is under way for the two 1-sty brick dwellings at the s e cor of Kelly st and Westchester av, for the Winnie Construction Co, 836 Westchester av. The owner will build. The mason contract has been awarded to Altieri & Procaro, 207 East 116th st. The total cost is \$12,000.

FACTORIES AND WAREHOUSES.

CYPRESS AV.—George H. Griebel, 2255 Broadway, has prepared plans for alterations to the 1-sty factory at 13d st and Cypress av, for Jacob Doll & Son, of 100 Southern Boulevard. Harry McNally Building Co., 5 East 42d st, has the general contract.

MUNICIPAL WORK.

BUILDING.—Bids will be received Monday, September 11, by the Superintendent of School Buildings, for the general construction, etc., of new Public School 45, on East 189th st, Lorillard pl and Hoffman st, The Bronx.

LUMBER AND SASH.—Estimates will be received by the Park Board, Thursday, September 14, for furnishing lumber, window frames, sash, etc., for addition to greenhouses in Bronx Park.

ROAD REPAIRS.—The Park Board will open bids on Thursday, September 14, for furnishing and delivering road gravel for constructing driveway between the Grand Boulevard and Mosholu Parkway, The Bronx.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

UNION ST.—W. J. Conway, 400 Union st, Brooklyn, has plans under way for a 4-sty brick and limestone tenement, 50x98 ft., to be erected in Union st, 150 ft. east of Smith st, for John Muldoon, of 364 Union st. The owner will receive estimates.

52D ST.—Eisenla & Carlson, architects, 52d st and 3d av, Brooklyn, are preparing plans for two 3-sty brick tenements, 20x74 ft, to be erected in the south side of 52d st, 100 ft east of 7th av, for A. G. Carlson. Estimated cost is \$7,000 each.

DWELLINGS.

35TH ST.—L. Danancher, architect, 7 Glenmore ave, is preparing plans for ten 2-sty brick residences, 20x35 ft., to be erected in the east side of 35th st, near Linden av, for the Hazel Construction Co., Samuel Hyman, president, 4819 14th av, Brooklyn. Estimated cost, \$3,500 each.

14TH AV.—C. Schubert, architect, 86th st and 13th av, Brooklyn, is preparing plans for eleven 2-sty hollow tile and stucco residences, 18x42 ft., on 14th av, from 77th to 79th sts, for Jacob Kaiser, builder, of 18th av and 75th st, at a cost of \$4,000 each.

7TH AV.—Eisenla & Carlson, 51st st and 3d av, Brooklyn, have plans under way for a 2-sty residence, 20x60 ft., to be erected at the southeast corner of 7th av and 77th st, for Morris Kornblum, 47th st and 12th av, Brooklyn, to cost \$5,000. The owner builds.

7TH AV.—Eisenla & Carlson, architects, 51st st and 3d av, Brooklyn, have plans in progress for the eight 2-sty brick residences, 20x55 ft., to be erected on the east side of 7th av, 21 ft. north of 78th st, for Morris Kornblum, of 47th st and 12th av, to cost \$4,500 each. The owner will build, and take bids on contracts and materials.

7TH AV.—Eisenla & Carlson, 51st st and 3d av, Brooklyn, are preparing plans for a 2-sty brick residence, 20x60 ft., at the northeast corner of 7th av and 78th st, for Morris Kornblum, of 47th st and 12th av, Brooklyn. The owner

will build, and take bids on all contracts and materials. Cost, \$5,000.

HICKS ST.—James Kane, architect, 83 Rapelyea st, Brooklyn, has completed plans for a 3-sty brick residence, 20x55 ft., to be erected on the east side of Hicks st, 60 ft. north of President st, for Joseph Suciario, 37 Carroll st, Brooklyn. Estimated cost, \$5,000.

OCEAN PARKWAY.—Henry Holder, Jr., 242 Franklin av, Brooklyn, has completed plans for the 2-sty frame residence, to be erected on the east side of Ocean Park, north of Av N, for William Benne, of Fleeman av. Estimated cost, \$7,000.

46TH ST.—M. Rosenquist, architect, 53d st and New Utrecht av, has completed plans for two 2-sty and attic frame residences, for Paul W. Connelly, of 1362 57th st, Brooklyn, to be erected in the north side of 46th st, 180 ft. west of 12th av, at a cost of \$11,000. The owner will build and is ready for bids.

ST JOHNS PL.—R. T. Schaefer, 1524 Flatbush av, Brooklyn, has completed plans for three 3-sty brick residences, 20x52 ft., on the south side of St. Johns pl, 479 ft. east of Rochester av, for the Strohkart Construction Co., 229 Snediker av, to cost \$1,500 each.

100TH ST.—T. Bennett, architect, 52d st and 3d av, Brooklyn, has plans for three 2-sty brick residences 20x52 ft, in 100th st, near Ft. Hamilton av, for Edwin O'Connor, of 343 73d st, Brooklyn. Estimated cost, \$4,500.

FACTORIES AND WAREHOUSES.

RIVERDALE AV.—A. M. Adelson, 1774 Pitkin av, Brooklyn, has made plans for the 1-sty brick distillery to be erected at the southeast corner of Sackman st and Riverdale av for the Brownsville Fruit Distillery. The cost is estimated at \$5,000. The architect will take all bids.

MUNICIPAL WORK.

REPAIRS.—Estimates will be received by the Commissioner of Water Supply, Gas and Electricity, on Wednesday, October 4, for furnishing materials and labor required for alterations, repairs and improvements at various pumping stations.

BOILER.—Bids will be received by the Commissioner of Water Supply, Gas and Electricity, Wednesday, September 13, for furnishing, delivering and erecting one horizontal return tubular boiler at the Forest Stream Pumping Station, Springfield, L. I.

No. 2. Furnishing and delivering metals and alloys (bar sheet), lead lined pipe and fittings, corporation cocks and electric drill.

REPAIRS.—The President of the Borough of Manhattan, at the City Hall, Room 14, will open bids Monday, September 11, for repairing Manhattan floating bath No. 2, now lying at the foot of 22d st, Brooklyn, and for driving piles at Battery berth.

STABLES AND GARAGES.

VERNON AV.—Louis Allmendinger, architect, 926 Broadway, Brooklyn, has completed plans for a 1-sty brick auto storage building, 25x50 ft, at the n e cor of Vernon and Sumner avs, for the Ferd Munch Brewing Co, on premises. Bids are now being received.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

RIDGEWOOD, L. I.—L. Berger & Co., Myrtle and Cypress avs, Ridgewood, have prepared plans for a 4-sty brick tenement to be erected on Sedgwick av, 53 ft. east of Catalpa av, for Ring & Gibson Co., of Hughes st, Ridgewood, to cost \$14,000. The owner will build.

LONG ISLAND CITY.—F. J. Schefcik, architect, Park av and 176th st, N. Y. C., has plans in progress for a 4-sty brick tenement with two stores, 62x90 ft., to be erected on Wilson av, for the Reliable Building Co., M. Pinacek, president, 425 East 71st st, N. Y. C., at a cost of \$20,000.

LONG ISLAND CITY, N. Y.—F. J. Schefcik, Park av and 176th st, N. Y. C., is preparing plans for seven 3-sty brick and limestone tenements, to be erected on Wilson av, for the Reliable Building Co., M. Pinacek, president, 425 East 71st st, N. Y. C. The owner will build and will soon be ready for bids on all contracts and materials. Cost, \$14,000 each.

RIDGEWOOD, L. I.—L. Berger & Co., architects, Myrtle and Cypress avs, Ridgewood, have plans for two 4-sty brick tenements, 27x72 ft., on Fresh Pond Road, south of Hughes st, for the Ring & Gibson Co., Hughes st, Ridgewood.

RIDGEWOOD, L. I.—L. Berger & Co., architects, Myrtle and Cypress avs, Ridgewood, have prepared plans for a 4-sty brick tenement, 21x 88 ft., on the east side of Fresh Pond Road and Catalpa st, for the Ring & Gibson Co., Hughes st, Ridgewood.

CHURCHES.

EDGEMERE, N. Y.—St. Mary Star of the Sea Church at Far Rockaway, Rev. Herbert F. Farrell, rector, will erect a new chapel at Grandview and Edgemere avs, this place, at an estimated cost of \$15,000.

DWELLINGS.

ROCKAWAY PARK, L. I.—W. W. Smith, architect, 82 Wall st, N. Y. C., has plans for a 2½-sty residence for G. A. F. Seelig, to be erected here at a cost of \$7,000.

GLENDALE, L. I.—L. Berger & Co., Cypress and Myrtle avs, Ridgewood, L. I., are preparing plans for five 2-sty brick residences, 20x55 ft., to be erected on the west side of Sandal st, 200 ft. north of Millwood st, for Burkhardt &

Burkhardt, on premises. The cost is estimated at \$17,500.

WOODSIDE, L. I.—Joseph A. Ferland, architect, 371 10th av., Long Island City, has completed plans for four frame residences, 25x79 ft., to be erected on Cameron Terrace, for G. H. Ruppel, Woodside and Kelley avs., Woodside, owner, who is taking bids. Total cost, \$24,000.

HALLS AND CLUBS.

RIDGEWOOD, L. I.—L. Berger & Co., Myrtle and Cypress avs., Ridgewood, L. I., have plans for a 2-story frame dance hall and lodge rooms, 25x100 ft., to be erected on the south side of Ralph st., 131 ft. west of Woodward st., for Kasper & Franz, of 542 Ralph st., Brooklyn. The owners will take bids on the general contract. Estimated cost, \$4,500.

MUNICIPAL WORK.

BUILDING.—Estimates will be received by the Superintendent of School Buildings, Monday, September 11, for the general construction, etc., of portable school buildings, at annex to Public School 32, on the southwest corner of Prospect av. and Poplar st., Douglaston Heights; also for the general construction of portable school buildings as annex to Public School 15, Southeast corner of Junction and Park avs., Corona, Queens.

BOILER PLANT.—On Wednesday, September 13, the Commissioner of Water Supply, Gas and Electricity, will open bids for furnishing, delivering and installing a boiler plant and brick chimney at the pumping station to be erected at Whitestone, Queens.

STABLES AND GARAGES.

GLENDALE, L. I.—L. Berger & Co., architects, Myrtle and Cypress avs., Ridgewood, L. I., are preparing plans for a 1-sty frame stable and milk house, 16x20 ft., to be erected at Vandine and Cooper sts for Morris Cohen, of 22 Cooper av., this place, at an estimated cost of \$7,000. The owner will take bids on the general contract.

Nassau.

DWELLINGS.

GREAT NECK VILLA, L. I.—Foundations have been laid for the 2½-sty frame residence, 45x28 ft., for Louis H. Shields, of Great Neck, L. I., from plans by Edward King, 311 Madison av., N. Y. C. The Cobern Construction Co., 26 Court st., Brooklyn, has the general contract. Estimated cost, \$8,000.

LYNBROOK, L. I.—M. Levy, Atlantic av., Lynbrook, is contemplating the erection of a 2-sty brick residence with store, 30x50 ft., on Atlantic av., at a cost of \$5,000.

LYNBROOK, L. I.—Foundations have been started on four 2½-sty frame residences on Harriett pl for Samuel Waldhouse, of Far Rockaway. The cost is estimated at \$10,000.

WINFIELD, L. I.—F. Chmelik, architect, 796 2d av., Long Island City, is preparing plans for a 2-sty brick residence, 22x42 ft., to be erected in Walnut st., for Henry Weiss, Prospect near Walnut sts., Winfield, at a cost of \$3,500. The owner will take bids on the general contract.

WOODMERE, L. I.—E. J. Lang, architect, 481 5th av., N. Y. C., is taking bids on a 2½-sty brick and frame residence, to be erected for Harris Curtis, of Cedarhurst, L. I. Cost, about \$10,000.

SETAUKET, L. I.—Ford, Butler & Oliver, 103 Park av., N. Y. C., have specification ready for the 2½-sty brick and stucco residence, 40x120 ft., to be erected for Robert H. Bloodgood. Estimated cost, \$40,000.

Richmond.

PORT RICHMOND, N. Y.—William J. Burlee, of White March, Vt., will erect a new vaudeville theatre at Ferry st and Richmond Terrace, Staten Island, at a cost of about \$60,000. It will have a seating capacity of 1,400 persons, and is to be ready by January.

Out of Town.

APARTMENTS, FLATS AND TENEMENTS.

JERSEY CITY, N. J.—Christian H. Ziegler, architect, 74 Montgomery st., Jersey City, has prepared plans for five 6-family flats, to be erected on Grant av., between Ocean and Jackson avs., for Robert Broadman and Hyman Temkin, of Bayonne. Frame, 3-stys, 27x58 ft. each. The estimated cost is \$50,000.

PERTH AMBOY, N. J.—Graham & McKeon, of this place, have broken ground for a 12-family apartment house to be erected for Horowitz & Lipman, of New York City, in the south side of Fayette st., adjoining Washington Hall. The building will be of brick, 3-stys. Goldberger & Greisen, architects, prepared the plans.

CHURCHES.

ROSELLE PARK, N. J.—The Methodists of this place are planning to erect a new church to take the place of the present building on Grant av., to cost \$30,000. Address chairman of building committee for particulars.

GENEVA, N. Y.—George B. Striker & Son, of Auburn, have received the general contract for the erection of a new church for the First Methodist congregation. The bids were opened by the building committee on Aug. 18. Proposals upon the entire building were submitted by Van Namer & Co., N. Y. C., Buckley & Dalton, of Rochester; E. H. Owens, of Rome; T. J. Wright, of Geneva; Samuel Nagel, & Co., of Geneva; Shear & Wilton, of Schenectady.

MONTCLAIR, N. J.—Crow, Lewis & Wickenhoeffer, architects, 200 5th av., N. Y. C., will soon take bids for the \$80,000 edifice to be erected by the Upper Montclair Presbyterian church at this place. C. R. Langenbacher is chairman of the building committee.

MECHANICSVILLE, N. Y.—Plans have been completed by Loth & Millman, 253 Broadway, Troy, N. Y., for the construction of an edifice, 80x200 ft., for St. Paul's Roman Catholic congregation. The general contract is held by James Dollard Co., of Troy. The cost is \$135,000.

GLENS FALLS, N. Y.—The Assyrians of South Glens Falls are contemplating the erection of an up-to-date church edifice. Rev. Elixman Hanna is in charge.

SYRACUSE, N. Y.—Gordon A. Wright, architect, O. C. S. Bank Building, has made plans for the new First Baptist Church at Montgomery and East Jefferson sts. As soon as the razing of the old Central Baptist Church building is completed work will be started at once.

DWELLINGS.

LOCKPORT, N. Y.—Contractor John Moon and E. H. Babbage, secretary of the Chamber of Commerce, have purchased a tract of land at the west end of High st and will immediately begin the erection of a number of houses.

TROY, N. Y.—H. P. Fielding, architect, 282 River st., Troy, has prepared plans for a residence to be erected in Francis av., for Myron J. Coonradt, at a cost of about \$5,000.

NORTH TROY, N. Y.—Stanton P. Lee, architect, Frear bldg., Troy, has prepared plans for a \$5,000 bungalow, to be erected at this place for Gilbert P. Williams, of Troy.

ALBANY, N. Y.—Loth & Millman, architects, 253 Broadway, Troy, are preparing plans for extensive improvements to the residence of E. A. Lovelock, in Myrtle av., at an estimated cost of \$4,000.

JERSEY CITY, N. J.—Hyman Rosensohn, 747 Broad st., Newark, has plans for a 4-sty brick dwelling for Marcus G. Goodman, to be erected in Townley av., at an estimated cost of \$22,000.

FACTORIES AND WAREHOUSES.

UTICA, N. Y.—The Durr Packing Co. will erect a 2-sty addition to its packing plant in Schuyler st., from plans of Agne, Rushmer & Jennison, 31 Arcade Bldg.

MONTGOMERY, N. Y.—Security Reliner Co. will erect a factory here for manufacturing automobile tires. Elmer I. Emerson, cashier of the First National Bank, is president of the company.

SOUTH NORWALK, CONN.—The Housatonic Power Co. will erect an addition to their present coal gas plant here for the manufacture of water gas, which will probably double its present capacity.

BUFFALO, N. Y.—The Zahm Mfg. Co., recently incorporated here to manufacture filtration and sterilization machinery, has purchased a building site and will erect a factory. C. A. Strangmann, 988 Main st., is president of the company.

JAMESTOWN, N. Y.—The Jamestown Wood Finishing Co. will erect a 2-sty factory, 36x100 ft., at Blackstone and Driving Park avs. and the Erie R. R., East Jamestown. This concern manufactures paints, stains and fillers.

UTICA, N. Y.—Plans are being prepared by Agne, Rushmer & Jennison, 31 Arcade, for a foundry, 150x50 ft., for the molding of structural iron which will be added to the present plant of the Utica Steam Engine & Boiler works. Construction will be of iron and concrete.

NORTH TONAWANDA, N. Y.—The King Construction Co., of this city, whose plant was destroyed by fire last winter, has tentative plans under consideration for a much larger plant to be erected in Wheatfield st. The plans have not yet been completed, nor the size of the building determined.

FIRE HOUSES.

DUNKIRK, N. Y.—Bids will soon be asked for the construction of a fire station here according to the plans and specifications prepared by H. B. Beebe, of Fredonia, N. Y.

HAVERSTRAW, N. Y.—The taxpayers of this place have voted \$4,000 for a new building for the Relief Hose Co. Address Town Clerk for particulars.

HALLS AND CLUBS.

NEW BRITAIN, CONN.—W. P. Crabtree, of New Britain, has been commissioned to prepare plans for the Elks club house, which is to be erected here at a cost of \$40,000.

NEW BRITAIN, CONN.—Unkelbach & Perry, architects, of this city, have prepared plans for a 2-sty brick and terra cotta clubhouse for the United Lithuanian Societies, to be erected on Park st., at a cost of \$25,000.

WATERTOWN, N. Y.—F. A. Caswell, of this place, has received the contract for the construction of the Trinity Club house. Work will be started immediately, and funds will be furnished by Mrs. Emma Flower Taylor. The cost is estimated at \$70,000.

WASHINGTON, N. J.—F. J. Lerch & Co., of Easton, N. J., have secured the contract for the erection of a fraternity house for the Del Upsilon on the Lafayette College campus, at a cost of \$50,000. A large addition to the Van Wickle Memorial Library will also be built upon the same grounds.

HOSPITALS AND ASYLUMS.

ELIZABETH, N. J.—A new orphan asylum will be erected on Salem av at a cost of \$100,000. It will be 4-stys high, of graystone, capped with red Spanish tiles. Address the secretary for particulars.

HOTELS.

LOCH ARBOR, N. J.—Howard Hullick, of the Hotel Brighton, Asbury Park, contemplates the erection of a new hotel building at this place, and has commissioned Paul L. Dodge, Cookman av., Asbury Park, to prepare the plans.

OCEAN GROVE, N. J.—The Ocean Grove Association contemplates the erection of a 5-sty addition to the North End Hotel building on the Board Walk and Wesley Lake. W. C. & A.

F. Cottrell, Appleby Building, Asbury Park, will make the plans.

MUNICIPAL WORK.

DUNKIRK, N. Y.—The Common Council has accepted plans prepared by J. M. Hackett, City Engineer, for the construction of one mile of sewers, estimated at \$20,000.

PATERSON, N. J.—Bids will be received by the Board of Public Works until Oct. 17 for all material and labor required for the complete construction and equipment of one garbage and refuse incinerating plant. Bidders will be required to furnish evidence of having built at least one incinerating plant of the type proposed and now in successful operation. No untried types of incinerating furnaces will be considered. The time for completion of the work and driveway and platform will be 180 working days. Joseph McCrystal is president of the board.

YONKERS, N. Y.—The Board of Contract and Supply, James V. Mahony, Secy., has been authorized to advertise for bids for grading and improving New av., 241st st., Fairview av., Marlborough rd., Frederic st., Palmetto rd., Armstrong av. and Murray av., and for constructing sewers in Belvidere pl. and Ashburton av., and a storm water and house sewer in Glen rd. and Glen av.

TONAWANDA, N. Y.—M. W. Simson, Clerk, will receive bids until Sept 18, for the construction of a water main in Stark st.

VALATIE, N. Y.—F. B. Ware, architect, Capitol, Albany, N. Y., is preparing plans for the installation of a water supply system in connection with the buildings for the State Farm for Women.

PUBLIC BUILDINGS.

PENN YAN, N. Y.—The government will soon advertise for bids for the construction of a new post office building here. The structure will be of brick, 2-stys and basement, 50x75, and will be fireproof throughout. James Knox Taylor, Washington, D. C., is supervising architect.

SCHOOLS AND COLLEGES.

POUGHKEEPSIE, N. Y.—Work was started this week on the new dormitory, Olivia Joscelyn Hall, at Vassar College, the gift of Mrs. Russell Sage. Plans have been drawn by Allen & Collins, architects, 40 Central st., Boston, Mass. The building will be 4-stys high, and will have one main section, with a wing on either side; red brick will be used in the construction, with limestone trim. The estimated cost is \$150,000.

LIBERTY, N. Y.—J. Porter Parsons and F. G. Jones, of Binghamton, N. Y., have received the contract to erect a high school building from plans of S. O. & J. K. Lacey, of Binghamton.

OSWEGO, N. Y.—The Department of Education has ordered plans prepared for an 8-room school building, the cost of which is estimated at \$45,000.

STABLES AND GARAGES.

HARTFORD, CONN.—Engineers of the Connecticut Co. have prepared plans for a large car barn to be erected in Washington st. The plans have been submitted to the State Railroad Commission and the city boards for approval. C. C. Elwell, at New Haven, Conn., is chief engineer.

STORES, OFFICES AND LOFTS.

ASBURY PARK, N. J.—Steinbach & Co. will erect a 4-sty brick addition to their department store, corner of Cookman and Bangs avs., to cost about \$100,000. The building will measure 205x151x149 ft. Cleverdon & Putzel, 41 Union sq., N. Y. C., are the architects, and the general contract has been awarded to I. R. Taylor & Co., Asbury Park.

PLAINFIELD, N. J.—William H. Clum, architect, 152 Park av., Plainfield, has prepared plans for remodeling the Compton Building, on West Front st., owned by Jacob A. Fass. The contract will be awarded shortly. The cost is estimated at about \$12,000.

JAMESTOWN, N. Y.—The Jamestown Construction Co. has received the contract for the erection of the new Jamestown Morning Post Building, on the west side of Washington st., near the post office. The structure will be 3-stys and basement. Work is to be started at once.

THEATRES.

PATERSON, N. J.—E. C. Horn Sons, architects, 1440 Broadway, N. Y. C., are preparing plans for a new theatre building, 102x125 ft. in dimensions, to be erected by the Paterson

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Amusement Co. in this city, at a cost of about \$130,000. The general contract has not yet been awarded.

Contracts Awarded.

APARTMENTS, FLATS AND TENEMENTS.

BROADWAY.—T. J. Waters Co., 271 West 125th st, has received the mason contract for the 10-sty apartment house at the southwest corner of Broadway and 143d st, for the McMorrow Engineering and Construction Co., from plans by Neville & Bagge, 217 East 125th st.

54TH ST.—The Theodore Starrett Co. has the general contract to erect the 9-sty apartment house, 75.10x85 ft., at 118-124 East 54th st, for the 118 East 54th Street Co., of 546 5th av, to cost \$180,000. Israels & Harder, 31 West 31st st, and Cross & Cross, 546 5th av, are associate architects.

COLUMBUS AV.—J. H. Scheier, 314 Madison av, has the contract for changes to the 7-sty store and tenement 306-316 Columbus av, for S. M. Banner, of 170 Broadway.

CHURCHES.

PARK AV.—Alexander Pelli, 55 East 116th st, has received the mason and carpenter contract to erect the Church of Ignatius Loyola, at Park av and 84th st, to cost \$150,000. I. E. Ditmars is architect; Rev. Father David W. Hearn, pastor.

DWELLINGS.

91ST ST.—Robinson & Webber, 1368 Broadway, have received the general contract for alterations to the residence at 81-83 East 91st st, for Mrs. Frederick Bronson, 118 East 72d st, from plans by Ford, Butler & Oliver, 103 Park av.

FACTORIES AND WAREHOUSES.

PHILADELPHIA, PA.—The Lustbader Construction Co., 163 East 82d st, N. Y. C., has received the general contract to erect the 2-sty brick factory, 60x150 ft., which the M. Zimmermann Co., sausage manufacturers, 318 East Houston st, N. Y. C., will erect on Fairmont av, this city, at a cost of \$50,000.

LONG ISLAND CITY.—The Tucker Vinton Co., 103 Park av, N. Y. C., has received the general contract to erect the 4-sty factory building at Creek and Meadow sts, for the Degnon Realty & Terminal Co., of 60 Wall st, N. Y. C. These plans were prepared by Thompson & Frohling, 114 East 28th st, N. Y. C. Estimated cost, \$40,000.

30TH ST.—F. W. Braender, 620 West 25th st, has received the general contract for interior alterations, consisting of new girders, columns and floors, to the 3-sty brick storehouse, 547-557 West 30th st, for the New York White Cross Milk Co., to cost \$10,000.

HALLS AND COLLEGES.

LINDEN, N. J.—Daniel Dippel, of Elizabeth, has received the contract to erect the new Town Hall. His bid was \$15,497. The amount appropriated for the building was \$23,000, of which \$18,500 was to be used on the structure alone. The other bidders were: John L. Bachman, of Linden, \$17,300; Linden Building & Construction Co., of London, \$16,889; Jeremiah Manning, of Plainfield, \$23,400; Lammerding & Devine, of Elizabeth, \$15,900; Frank Schmieder & Son, of Elizabeth, \$15,845; Charles Ellbacher, of Elizabeth, \$18,669. With the cost of the property, which was \$2,700, the building will cost \$18,197, leaving \$4,803 for furnishings.

HOSPITALS AND ASYLUMS.

35TH ST.—The Harry McNally Building Co., 5 East 42d st, has received the general contract to erect the 4-sty and basement brick institution building at 338-340 East 35th st, for the New York Association for the Blind, at 118 East 59th st. Henry Vaughan, Pemberton sq., Boston, Mass., and George H. Griebel, 2255 Broadway, N. Y. C., associated, are the architects. The site is excavated.

HOTELS.

WINNIPEG, CANADA.—The George A. Fuller Co., 111 Broadway, N. Y. C., has received the general contract to erect an 8-sty hotel to be known as the "Selkirk Hotel," for the Grand Trunk Railroad, at this place to cost \$1,500,000. Ross & McFarland, are the architects.

MUNICIPAL WORK.

IRVINGTON, N. Y.—Three White Plains contractors have submitted bids for laying about two miles of six and twelve-inch water mains and other work at this place. The contract was awarded to Partridge & Burke, who bid \$24,302.16. Other bidders were: Edward Jackman, \$25,330.37; Tony Richards, \$33,943.79; John N. Heeney, former superintendent of the water plant at White Plains, \$26,596.56.

STORES, OFFICES AND LOFTS.

CHARLOTTE, N. C.—The Whitney-Steen Co., 1 Liberty st, N. Y. C., has received the general contract to erect a 12-sty bank and office building for the Commercial National Bank at this place, to cost \$250,000. Mowbray & Ufinger, 56 Liberty st, N. Y. C., are the architects.

5TH AV.—John T. Brady & Co., 103 Park av, have received the general contract to erect the Duveen Building, 5-stys, 50.5x100 ft., at the northwest corner of 5th av and 56th st, to cost approximately \$200,000. Horace Trumbauer, of Philadelphia, Pa., is the architect.

19TH ST.—The Hinkle Iron Co., 534 West 56th st, has received the steel work necessary for the loft building for the 151 West 19th Street Co., at 151-153 West 19th st. E. M. Tessier, 37 East 28th st, is president.

19TH ST.—The Central Carolina Construction Co., 37 East 28th st, has received the general contract to erect the 12-sty fireproof, brick, terra cotta and limestone store and loft building at 151-153 West 19th st, for the 151 West 19th Street Co., E. M. Tessier, president, 37 East 28th st. Walker & Hazzard, 437 5th av, are the architects.

LAFAYETTE AV.—Coussirat & Co., 1123 Broadway, N. Y. C., have received the general contract to erect the 3-sty brick store and office building at the northeast corner of Lafayette av and Fulton st, Brooklyn, for Agnes M. Bailey, 861 Sterling pl, Brooklyn, from plans by E. Ericson, 365 Jay st, Brooklyn. The cost is estimated at \$10,000.

LYNBROOK, L. I.—S. D. Thompson, of Lynbrook, has received the general contract to erect four 1-sty frame stores, 40x60 ft., on Atlantic av for Thomas O'Connor, of Atlantic av, Lynbrook, to cost \$6,500.

WASHINGTON PL.—F. E. Conover, 30 West 33d st, has the contract for interior alterations to the 7-sty loft building 34-36 Washington pl for the Francis Asbury Palmer Fund, 52 Broadway. Schweitzer & Diemer, 45 Leonard st, architects.

42D ST.—The George A. Fuller Co., 111 Broadway, has received the contract to erect the Aeolian Building, a 16-sty office and loft structure on plot 78x200 ft., recently purchased by that company in 42d st, opposite the new Public Library, to cost approximately \$1,500,000. The same company has also secured the contract to erect a 16-sty office building for the Canadian Pacific Railroad at Toronto, Canada, to cost \$1,000,000, from plans by Darling & Pierson, architects.

SEATTLE, WASH.—The Whitney-Steen Co., 1 Liberty st, N. Y. C., has received the general contract to erect the 42-sty store and office building, 108x130 ft, at Yesler way and 2d av, for the Smith estate of which Burns L Smith, 701 East Washington st, Syracuse, is in charge. Gaggin & Gaggin, University Bldg, Syracuse, are the architects; Otis & Sons Engineering Co., Oswego, N. Y., heating engineers. The cost is estimated at between \$1,500,000 and \$2,000,000.

WASHINGTON, D. C.—F. T. Nesbit & Co., 116 Nassau st, N. Y. C., has received the contract to erect an additional story to the 8-sty building now in course of construction in this city for the Union Savings Bank.

THEATRES.

42D ST.—Fleischmann Bros., 507 5th av, have received the contract to erect the Julian Eltinge Theatre in West 42d st.

5TH AV.—McGavern & Lutle, Inc., 311 2d av, Pittsburgh, Pa., have received the general contract to erect the 2-sty fireproof theatre, brick and terra cotta, at 106th and 107th sts and 5th av, for the Amusement Co., in which Felix Isman, Mint Arcade Building, Philadelphia, is interested. W. H. Hoffman & Co., Mint Arcade Building, Philadelphia, Pa., are the architects. The cost is placed at \$100,000.

5TH AV.—J. H. Lutle, Pittsburgh, Pa., has received the contract to erect the 1-sty theatre, 91.10x150 ft., which James A. Earle, Jr., and James F. Sullivan, of Philadelphia, will erect at the northeast corner of 5th av and 106th st to cost \$40,000. W. H. Hoffman & Co., of Philadelphia, Pa., are the architects.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

106TH ST, Nos. 150-152 West, 6-sty brick tenement, 41.9x87.11; cost, \$85,000; owner, Clara L. Eakins, 157 West 105th st; architects, Townsend, Steidle & Haskell, 1328 Broadway. Plan No. 563.

54TH ST, Nos. 118-124 East, 9-sty brick and stone apartment, 75.10x85, extension 21x16.2, slag roof; cost, \$180,000; owner, 118 East 54th Street Co., 546 5th av; architects, Israels & Harder, 31 West 31st st, and Cross & Cross 546 5th av. Plan No. 568. Theo Starrett Co. has contract.

87TH ST, Nos. 314-320 West, 9-sty brick tenement, 80x84.1, slag roof; cost, \$290,000; owner, Brixton Const. Co., 808 West End av; architects Rouse & Goldstone, 38 West 32d st. Plan No. 565. Edward S. Buckner, 808 West End av, president; John M. Stoddard, secretary and treasurer.

40TH ST, s s, 105 e Park av, 8-sty brick and stone apartment house, 94.11x83.9, slag roof; cost, \$100,000; owners, Furgeson Bros. & Forshay, 700 West 180th st; architects, Schwartz & Gross, 345 5th av. Plan No. 569.

STORES, OFFICES AND LOFTS.

5TH AV, n w cor 56th st, 5-sty and basement brick and stone store, 50.5x100, slate and vitrified tile; cost, \$200,000; owner, Duveen Bros., 302 5th av; architect, Horace Trumbauer, 200 5th av. Plan No. 564. Not let.

21ST ST, Nos. 531-537 West, 7-sty brick factory and loft, 100.5x90; cost, \$125,000; owner, Charles Hofferberth, 532 West 22d st; architect, Henry J. B. Clark, 45 East 42d st. Plan No. 562.

32D ST, Nos. 39-41 West, 16-sty brick and stone office and loft, 43x88, vitrified tile roof; cost, \$250,000; owner, No. 39 West 32d Street Co., 30 Church st; architects, Griffin & Wynkoop, 30 Church st. Plan No. 566. Lansing P. Reed, 15 Broad st, pres.; Kenyon B. Conger, Irvington, N. Y., treas. and sect. Not let.

THEATRES.

5TH AV, n e cor 106th st, 1-sty brick theatre, 91.10x150; cost, \$40,000; owner, James A. Earle, Jr., and James F. Sullivan, Phila., Pa.; architects, Hoffman & Co. Philadelphia. Plan No. 567. J. H. Lutle, Pittsburgh, Pa., has contract.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

CHARLOTTE ST, n e cor Jennings st, 5-sty brick tenement slag roof, 111.11x116.11; cost, \$110,000; owner, Jennings Street Realty Co., Jos. Reiss, 1509 Bryant av, president; archi-

itects, Goldner & Goldberg, 704 Jackson av. Plan No. 676.

174TH ST, n s, 90.4 w Washington av, 6-sty brick tenement, slag roof, 50x85; cost, \$50,000; owner, Eltar Realty Co., 465 East 174th st; architect, Harold L. Young, 67 West 125th st. Plan No. 679.

3D AV, e s, 175 s 171st st, 5-sty brick tenement, 50x84.4, plastic slate roof; cost, \$50,000; owners, Wendover Bronx Co., A. Silverson, 34 West 96th st, Pres; architect, Geo. F. Pelham, 507 5th av. Plan No. 684.

CHURCHES.

KINGSBRIDGE AV, s w cor 231st st, 1-sty brick church, slate roof, 49x98.11; cost, \$45,000; owners, Rectory, Warden and Vestry of the Church of the Mediator, Rev. John Campbell, on premises, rector; architects, Vaughan & Griebel, 2255 Broadway. Plan No. 681.

DWELLINGS.

241ST ST, n s, 75 w Richardson av, 2-sty frame dwelling, tin roof, 20x50; cost, \$4,500; owner and architect, Wm. W. Penfield, 470 1/2 White Plains av. Plan No. 673.

EASTCHESTER RD, e s, 25 n Saratoga av, 1-sty frame dwelling, tin roof, 17x22; cost, \$300; owner, Guerino Frisello, 249 East 152d st; architect, T. Cunningham, 648 Robbins av. Plan No. 675.

SAND ST, e s, 205 n Sterling av, two 2-sty frame dwellings, tin roof, 21x50; total cost, \$10,000; owner, Agnes Sehana, Amethyst st; architect, T. J. Kelly, 782 Morris Park av. Plan No. 677.

ODELL ST, w s, 205 n Sterling av, two 2-sty frame dwellings, tin roof, 21x50; total cost, \$10,000; owner, Agnes Sehana, Amethyst st;

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RECORD AND GUIDE

11-13 EAST 24th STREET, N. Y. CITY

architect, T. J. Kelly, 782 Morris Park av. Plan No. 678.

AMUNDSON AV, w s, 225 s Randall av, 2-sty and attic frame dwelling, shingle roof, 20x52; cost, \$4,000; owner, Chris. Devland, 950 Washington av; architect, Thos. C. Peterson, Wilcox st. Plan No. 680.

MURDOCK AV, e s, 100 s Randall av, 2-sty frame dwelling, shingle roof, 20x24; cost, \$3,000; owner, Joseph Anderson, Bracken av; architect, Carl P. Johnson, 8 East 42d st. Plan No. 682.

SETON AV, e s, 150 s Randall av, 2-sty and attic frame dwelling, shingle roof, 20x30; cost, \$4,000; owner, Chas. Anderson, Bracken av; architect, Carl P. Johnson, 8 East 42d st. Plan No. 683.

MARVIN PL, e s, 144 n St Raymonds pl, 3-sty frame dwelling, 20x46, tin roof; cost, \$4,500; owner, Natalina Baragiola, 1480 Unionport rd; architect, B. Ebeling, 1136 Walker av. Plan No. 686.

MISCELLANEOUS.

CLASON POINT RD, s w cor Pugsley av, 1-sty frame entrance pavilion, 40x20; cost, \$500; owner, Clinton Stephens, on premises; architect, Clinton Stephens, Jr., on premises. Plan No. 674.

STORES AND TENEMENTS.

3D AV, w s, 181.1 s 168th st, two 5-sty brick stores and tenements, tar and gravel roof, 25x

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102.8x106.2; total cost, \$50,000; owner, Carrie Meagher, 3487 3d av; architects, Horenberger & Bardes, 122 Bowery. Plan No. 688.

STORES, OFFICES AND LOFTS.

3D AV, w s, 50 s 171st st, 1-sty brick stores, 50.1x85, slag roof; cost, \$9,000; owners, Terraine Realty Co., Fred G. Braun, 111 Broadway, Pres.; architect, Max G. Heidelberg, 320 5th av. Plan No. 687.

3D AV, w s, 115.4 n Wendover av, two 2 & 3-sty brick stores and lofts, 50.27-8x61, slag roof; total cost, \$50,000; owner, W. Burland, 801 Cauldwell av; architects, Koppe & Daube, 830 Westchester av. Plan No. 685.

PLANS FILED FOR ALTERATION WORK.

Manhattan.

ANN ST, No. 22, new stairs, partitions, show windows to 5-sty brick loft; cost, \$1,200; owner, Wendell Estate, 175 Broadway; architect, Adolph Giobbe, 144 West 39th st. Plan No. 2446.

BEEKMAN ST, Nos. 51-53, remove encroachments, entrance doors, to two 5-sty brick lofts; cost, \$900; owner, Wendell Estate, 175 Broadway; architect, Adolph Giobbe, 144 West 39th st. Plan No. 2447.

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EAST BROADWAY, No. 214, raise roof, partitions, stairs, walls, to 4-sty brick tenement; cost, \$3,000; owner, Agnes F. Cheever, 2917 Glenmore av; architect, Max Muller, 115 Nassau st. Plan No. 2437.

GRAND ST, No. 402, toilets, partitions, windows, stairs, to 3-sty brick store, office and dwelling; cost, \$500; owner, Max Fine, 402 Grand st; architect, O. L. Spannake, 233 East 78th st. Plan No. 2409.

GREAT JONES ST, No. 37, 1-sty brick rear extension 11x22, to 3-sty brick office and shop; cost, \$750; owner, F. W. Hopkins, on premises; architect, H. H. Holly, 37 West 27th st. Plan No. 2452.

LAFAYETTE ST, No. 432, stairs, alter windows, to 3-sty brick dwelling; cost, \$421; owner, Laura Delano, 146 Broadway; architects, Hynd Bros., 30 Church st. Plan No. 2428.

MAIDEN LANE, Nos. 77-81, change windows, platform, to three 3-sty brick lofts; cost, \$500; owner, Wendell Estate, 175 Broadway; architect, Adolph Giobbe, 144 West 39th st. Plan No. 2401.

WASHINGTON PL, Nos. 34-36, change stairs, new fireproof passageway, windows, to 7-sty brick loft; cost \$1000; owner Francis Asbury Palmer Fund, 52 Broadway; architects, Schweitzer & Diemer, 45 Leonard st. Plan No. 2436. F. E. Conover, 30 West 33d st, has contract.

(Continued on page 372.)

RECORD SECTION

of the

RECORD AND GUIDE

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

Vol. LXXXVIII

New York, September 9, 1911

(89) No. 2269

BLOCK AND LOT INDEX OF RECORDED CONVEYANCES

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

The first figure indicates the official Block number.

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

59-9	871-7	1377-26	1664-7	1978-1
119-9	884-3-4 & 88-87	1415-36	1665-8½	1993-76
138-29	895-35-36	1432-30	1667-12-15 & 42	2014-63
247-10	905-51	1451-13	1672-1 & 49	2028-21
260-15 & 56	925-48-49	1531-15	1681-51	2043-8
267-19	961-7	1535-16	1694-5	2053-71
270-62	1027-9	1543-32	1722-44	2058-37-50
272-12	1032-60	1551-24	1745-2 & 44	2062-8
286-12	1055-53	1554-2 & 14	1746-37-38	2067-35
297-4	1094-33	1565-27	1747-67	2076-1
333-75	1133-12	1580-30	1767-21	2083-40-42
379-15	1135-9	1610-11-12	1768-5-6	2088-38-39, 23-27, 13
381-18-21	1139-14-16 & 51	1624-50	1776-64	& pt lt 12
436-14	1163-5½	1630-4	1778-33-35	2109-81
542-13-17	1218-24½	1631-30	1786-4	2136-7
543-44	1241-60¼, 60¾ & 63¼	1638-28-32	1826-42	2139-236
717-61 & 68	1248-1	1642-4 & 39	1827-3 & 46	2140-129-130
724-27	1251-18	1643-51	1836-21	2174 pt lt 85
742-60-61	1266-4½	1644-38 & 69	1869-2	2177-66
750-57-58	1295-62	1645-35-36	1890-23	2194-11-17
759-22	1308-37-38½	1646-40-41	1904-11	2203-15-20
764-36	1310-64	1655-33	1917-51	2226-13-15 & 35
768-35	1346-37	1657-12	1941-10 & 39	2228-45
784-5	1347-24½	1658-33	1942-29	3402-603.
817-68	1370-21			

EXPLANATION OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

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

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

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

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

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

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

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

A \$20,000-\$30,000 indicates the as-

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

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

Flats and apartment houses are classified as tenements.

Residences as dwellings.

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

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

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

KEY TO ABBREVIATIONS USED.

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

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

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ADVERTISED LEGAL SALES.

SEPT. 9.

No Legal Sales advertised for this day.

SEPT. 11.

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

SEPT. 12.

Monroe st, 257, ns, 200.8 w Jackson, 24.10x93.1x25.2x93.5, 6-sty bk tnt & str; Johanna Bach agt Sigmund Morgenstern et al; Geo H Bruce, atty, 320 Bway; B W B Brown, ref. (Amt due, \$14,180.85; taxes, &c, \$1,350; sub to first mtg \$24,000.) Mtg recorded Mar10'06. By Herbert A Sherman.

128TH st, 255 W, ns, 258 e 8 av, 15x 99.11, 3-sty & b stn dwg; Sieg Tynberg, Jr agt Saml Levy et al; Saml P Goldman, atty, 141 Bway; Walter J Egan, ref. (Amt due, \$3,278.98; taxes, &c, \$429.42; sub first mtg \$8,000.) By Jos P Day.

167TH st, 825, ns, 140 w Prospect av, 40 x125, 5-sty bk tnt & str; Chas Danewitz et al agt Anna A Cordts Esses von Barthenfels et al; Otto J Kalt, atty, 15 Broad; Benj Schaffer, ref. (Amt due, \$4,950.35; taxes, &c, \$866.27; sub to first mtg \$29,000.) Mtg recorded Nov6'09. By Jos P Day, at 3156 3d av.

179TH st, 361, ns, 146.9 w Webster av, 16.8x125, 2-sty fr dwg; Amalie M H Kaufman agt Kathryn A McCaffrey; Gerlich & Schwegler, attys, 306 E 82d; I Morton Gottheim, ref. (Amt due, \$620.05; taxes, &c, \$25; sub to mtg \$3,500.) Mtg recorded July15'08. By Jos P Day at 3156 3d av.

Rosedale av, 1480, es, 200 s Mansion, 25 x100, Van Nest; Wm Eichmann agt John A Johnson et al; Frank Pisek, atty, 300 E 72d; James Kearney, ref. (Amt due, \$3,467.46; taxes, &c, \$286.48.) Mtg recorded June21'05. By Chas A Berrian at 3156 3d av.

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

West Broadway, 555, es, 97 s 3d, 22x128, 3-sty bk tnt & str bldg & 5-sty bk tnt in rear; Bertha M Johnson agt John B Ireland et al; Wells & Snedeker, attys, 34 Nassau; Geo H Engel, ref. (Amt due, \$27,405.36; taxes, &c, \$126.39.) By Joseph P Day.

SEPT. 13.

Bank st, 108-10; see Greenwich, 760.

Greenwich st, 762, ws, 82 s Bank, runs sw17.6xnw33.5xw23.8x14.5xne2x e 25.3 x s e 33.6 to beg, vacant; Metropolitan Savings Bank agt C N Shurman Investing Co et al; A S & W Hutchins, attys, 84 William; Adam Wiener, ref. (Amt due, \$6,517.61; taxes, &c, \$17.10.) Mt recorded Feb9'10. By Bryan L Kennelly.

Greenwich st, 760, ws, 99.4 s Bank runs sw17.6xnw34xw41.10xn72.5 to Bank (Nos 108-10) xe31.3xs60xsw12xe22.6xse34 to beg, vacant; Metropolitan Savings Bank agt Jos C Koenigsberg et al; A S & W Hutchins, attys, 84 William; Adam Wiener, ref. (Amt due, \$19,011.40; taxes, &c, \$114.26.) Mtg recorded June4'10. By Bryan L Kennelly.

119TH st, 305 E, ns, 75 e 2 av, 19.3x 100.11, 4-sty stn tnt; Wm F H Armstrong, trste, agt Whipple Security Co et al; Henry M Bellinger, Jr, atty, 135 Bway; Edmund J Tinsdale, ref. (Amt due, \$10,840.19; taxes, &c, \$332.67.) Mtg recorded May25'05. By Bryan L Kennelly.

133D st, 48 E, ss, 140 e Mad av, 20x 99.11, 3-sty & b stn dwg; Mutual Life Ins Co of N Y agt Eliz M Alburtus et al; Fredk L Allen, atty, 55 Cedar; Harford T Marshall, ref. (Amt due, \$5,424.81; taxes, &c, \$20.) Mtg recorded June13'81. By Jos P Day.

Manhattan av, swc 115th (No 350), 27x 92, 5-sty bk tnt; Sheriff's sale of all right, title, &c, which Geo Herring had on June 30'11, or since; Smith & Bowman, attys, 38 Park Row; John S Shea, Sheriff. By John S Shea.

SEPT. 14.

179TH st, 227-0, on map 221, ns, 100 w Anthony av, 50x90, 3-sty fr dwg & 2-sty fr dwg; Laura M Rooney et al, exrs, &c, agt Elizabeth J Stancliffe et al; Stetson, Jennings & Russell, attys, 15 Broad; Isham Henderson, ref. (Amt due, \$5,585.35; taxes, &c, \$4.) Mtg recorded Nov 5'00. By Herbert A Sherman, 3156 3 av.

229TH st, nec Bailey av, 120.8x246.11x 101.4x244.5, vacant; Max Marx agt Cathleen Turney et al; Saul H Immergluck, atty, 128 Bway; Jos D Kelly, ref. (Amt due, \$3,896.36; taxes, &c, \$362.12; sub to a first mtg of \$16,500.) By Jos P Day, 3156 3 av.

Bailey av, nec 229th; see 229th, nec Bailey av.

Lexington av, 1626-S, ws, 100.11 n 102d, 44.11x100, 6-sty bk tnt; Van Dyck Estate agt Saml Augenblick et al; Chas P Northrop, atty, 31 Nassau; Louis B Hasbrouck, ref. (Amt due, \$8,872.41; taxes, &c, \$196; sub to prior mtg of \$40,000.) By Jos P Day.

Morris av, 643, ws, 25.2 n 152d, 24.9x 100, 4-sty bk tnt & str; Jos Egan agt Enrico D'Ambrosio et al; Black, Varian, Bigelow & Somers, attys, 44 Pine; Jos Rowan, ref. (Amt due, \$5,474.93; taxes, &c, \$24; sub to mtg \$10,000.) Mtg recorded July2'06. By Jos P Day at 3156 3 av.

Madison av, 1441, es, 91.10 n 99th, 19.1x 100, 5-sty bk tnt & str; Elizabeth M O'Reilly agt Wm S Hofstatter et al; Boyle, Egan & O'Reilly, attys, 277 Bway; Wm H Corbitt, ref. (Amt due, \$2,514.91; taxes, &c, \$854.89; sub to a mtg of \$16,000.) By Jos P Day.

2D av, 2237, ws, 48.6 s 115th, 26.6x80, 5-sty bk tnt & str; Mary A Jeffery agt Nicola Durso et al; Cary & Carroll, attys, 59 Wall; Arthur M Levy, ref. (Amt due, \$16,513.28; taxes, &c, \$1,042.22.) Mtg recorded Feb2'07. By Jacob H Mayers.

SEPT. 15.

17TH st, 112-14 E, ss, 250 e 4 av, 50x92, 6-sty bk tnt; Sheriff's sale of all right, title, &c, which Acme Building Co had on June6'11, or since; Wm C Arnold, atty, 120 Bway; John S Shea, Sheriff. By Danl Greenwald.

118TH st, 362 W, ss, 154 s Morningside av E, 17x100.11, 3-sty & b bk dwg; Harold H O'Connor agt Patrick T McGlynn et al; Nicholas A Donnelly, atty, 20 Vesey; Hyman Turchin, ref. (Amt due, \$2,268.19; taxes, &c, \$9.) By Jos P Day.

121ST st, 232 W, ss, 321 w 7 av, 15x 100.11, 5-sty bk tnt; John J Fallon agt Julia Swartz et al; Melville B Mendell, atty, 5 Beekman; Chas A Curtin, ref. (Amt due, \$14,776.77; taxes, &c, \$315.) Mtg recorded July 22, 1910. By Jos P Day.

178TH st, 586-90 W, ss, 100 w Audubon av, 75x94.11, 5-sty bk tnt; Conroy Bros, Inc, agt John Glass, Jr, et al; J Power Donellan, atty, 140 Nassau; Louis B Hasbrouck, ref. (Amt due, \$3,225.37; taxes, &c, \$528.56; sub to two pr mtgs aggregating \$80,000 and two conditional sales amounting to \$1,005.) By Herbert A Sherman.

Broadway, 3686, es, 51 n 152d, 16x78, 3-sty & b stn dwg; John R Suidam, trustee, agt Mary Elitch Long, formerly Mary E Elitch, et al; Geo W Ellis, atty, 149 Bway; Isham Henderson, ref. (Amt due, \$10,732.22; taxes, &c, \$381.46.) By Bryan L Kennelly.

Broadway, 1164, es, 79.3 n 27th, 26.5x 114.11x24.8x105.5, 2 & 3-sty bk tnt & str bldg; leasehold; Chas E Wilcox agt Ellsworth Childs et al; Hotchkiss, Barber & McGuire, attys, 165 Bway; Jas A Lynch, ref. (Amt due, \$14,038.91; taxes, &c, \$196.80.) Mtg recorded Sept23'10. By Jos P Day.

Caldwell av, 724-6, es, 100 s 156th, 40x 100.9, 5-sty bk tnt; Jonas Weil et al agt Jos Stone et al; Arstein, Levy & Pfeiffer, attys, 128 Bway; Jerome Ullman, ref. (Amt due, \$39,474.44; taxes, &c, \$212.43.) Mtg recorded Dec29'06. By J H Mayers, 3156 3 av.

SEPT 16 and 18.

No Legal Sales advertised for these days

AUCTION SALES OF THE WEEK.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Sept. 8, 1911, at the Manhattan Real Estate Salesroom, 14 and 16 Vesey st and the Bronx Salesroom, 3156 3d av. 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.

***15TH ST, 607 E**, ns, 113 e Av B, 25x103.3, 5-sty bk tnt & str. (Amt due, \$5,995.82; taxes, &c, \$2,682.84.) Arthur S Lewis. 9,000

***96TH st, 49 W**, (*) ns, 204 e Col av, 20.8 x100.11, 4-sty & b bk dwg. (Amt due, \$24,715.92; taxes, &c, \$1,404.34.) Mary C Maguire. 20,000

***101ST st, 300 E**; see 2 av, 1960.

***Holland av, 3552 (*)** es, opp 212th, 50x 100. (Amt due, \$2,522.11; taxes, &c, \$108.21; sub to a first mtg of \$6,000.) Marie Regina. 6,200

***2D av, 1960 (*)** sec 101st (No 300) 25.11x 100, 5-sty bk tnt & str. (Amt due, \$8,664.85; taxes, &c, \$13.051; sub to a first mtg of \$32,500.) Frederic E Klein et al exrs. 33,750

D. PHOENIX INGRAHAM.

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

***Ludlow st, 96-S**, sec Delancey, 37.1x87.6, 5-sty bk tnt & str; also NORFOLK ST, 82, es, 2.1 s Delancey, 25x100, 5-sty bk tnt & str. (Partition.) Chas Karg, party in interest. 150,000

***Norfolk st, 82**; see Ludlow, 96-8.

***128TH st, 246 E (*)** ss, 75 w 2 av, 26x 99.11, 5-sty bk tnt. (Amt due, \$14,473.60; taxes, &c, \$833.38.) Henry B Twombly et al, trustees. 10,000

***152D st, 456 W**, (*) ss, 308.4 e Ams av, 16.8x99.11, 3-sty & b bk dwg. (Amt due, \$7,357.02; taxes, &c, \$4,414.95.) Isabella Jex. 10,750

***152D st, 458 W**, (*) ss, 291.8 e Ams av, 16.8x99.11, 3-sty & b bk dwg. (Amt due, \$7,364.02; taxes, &c, \$4,383.11.) Isabella Jex. 10,750

***152D st, 460 W**, (*) ss, 275 e Ams av, 16.8x99.11, 3-sty & b bk dwg. (Amt due, \$7,360.52; taxes, &c, \$4,817.77.) Isabella Jex. 10,750

BRYAN L. KENNELLY.

***8TH st, 17 W**, ns, 280.6 w 5 av, 25.1x 93.11, 4-sty bk tnt. (Amt due, \$1,639.60; taxes, &c, \$35; sub to a prior mtg of \$24,000. Adj sine die.

***67TH st, 307-9 W**, ns, 100 w West End av, 50x100.5, 3-sty fr tnt & vacant. (Amt due, \$5,624.50; taxes, &c, \$498.30.) Edw Volhart. 18,150

***9TH av, 277**, (*) ws, 61.9 n 26th, 18.6x 70, 4-sty stn tnt & str. (Amt due, \$14,135.80; taxes, &c, \$223.) Ada B Gardiner et al exrs. 13,200

HERBERT A. SHERMAN.

***11TH st, 548-50 E**; see Av B, 174.

***100TH st, 301-3 E**; see 2 av, 1946.

***Av B, 174 (*)**, swc 11th (Nos 548-50), 25x70, 5-sty bk tnt & str & 1sty ext. (Amt due, \$3,605.03; taxes, &c, \$25; sub to a first mtg of \$24,500. Wm Herz. 30,622

***2D av, 1946**, (*) nec 100th (Nos 301-3), 25.11x100, 5-sty bk tnt & str. (Amt due, \$7,819.08; taxes, &c, \$29; sub to a first mtg of \$32,500.) Rose Sobel et al exrs, &c. 32,500

SAMUEL MARX.

***Hull av, 3081, on map 3083**, (*) ws, 100 s Woodlawn rd, 25x110, 2-sty fr dwg. (Amt due, \$2,267.34; taxes, &c, \$14; sub to a first mtg of \$5,500.) Emma Keller. 7,654

DANIEL GREENWALD.

***165TH st, 946**, ss, 70.3 e Kelly, runs s 70.6x519.7xe50xn21.4xn72.3xw50 to beg, 5-sty bk tnt & str; Sheriff's sale of all right, title, &c. Withdrawn.

Total	\$363,326
Corresponding week, 1910..	134,136
Jan. 1st, 1911, to date.....	33,611,920
Corresponding period, 1910.	40,174,842

VOLUNTARY AUCTION SALES

L. J. PHILLIPS & CO.

SEPT. 14.

70TH st, 50 W, 23x100.5, 4-sty & b stn dwg.

CONVEYANCES

Borough of Manhattan.

SEPT. 1, 2, 5, 6 and 7.

Arden st, sws, at nws Nagle av, see Nagle av, nws, at sws Arden.

Cherry st, 391-3, (1:260-56) ss, 71.3 e Scammell, runs s73.9xe23.9xs6.3xe22xn80 to st xw45.9 to beg, 6-sty bk tnt & str; Sydney Rose, 16-18 E 107 to Wave Impt & Constn Co, 150 Nassau; mtg \$43,000; Aug 17; Sept15'11; A\$16,500-45,000. O C & 100

Dry Dock st, 19, (2:381-18-21), swc 12th (Nos722-8), 75x84, 3 3 & 1 4-sty bk tnts with str in 19 & 722; Sallie Weil to Leopold Hellinger, 16 E 96; Mtg\$23,000; Aug 16; Sept1'11; A\$26,000-35,000. O C & 500

Dey st, 83, (1:59-9) ss, abt 80 e West, 25.6x88x irreg x55.7, ws, 4-sty bk tnt & str bldg; Helen N Morison & no to Wm Shillaber, Jr, at Essex Fells, NJ; Aug31; Sept1'11; A\$19,400-21,500. O C & 100

Dey st, 83, (1:59-9) ss, abt 80 e West, 25.6x88x irreg x55.7 ws with easement to yard, etc, 4-sty bk tnt & str bldg; Wm Shillaber, Jr, to Edw F Searles at Windham, NH; B&S; Sept1, Scpt6'11; A\$20,000-\$24,500. nom

Duane st, 1, (1:119-9), nec Rose, 33.4x34 x47.4x5.3, 4-sty bk tnt & str; Carrie Jurgens, 1 Duane, to Colfax Realty Co, 303 W 43; Sept1'11; A\$8,500-10,500. O C & 100

Delancey st, 270, (2:333-75) ns, 49.9 e Columbia, 25x100, 6-sty bk tnt & str; Jos Wiener, Jr, & Gertrude S, his wife, to Caroline L Wiener, 67 W 89; AL; Aug25; Sept7'11; A19,000-38,000. O C & 100

East Broadway, 42; also EAST BROADWAY, 70; also DIVISION ST, 99; also HENRY ST, 135; also HENRY ST, 24; also HENRY ST, 22; also HENRY ST, 225 & 227; also MONROE ST, 33; also DIVISION ST, 227; also EAST BROADWAY, 238; also EAST BROADWAY, 239; also CHERRY ST, 327 & 329; also CHERRY ST, 349; also WATER ST, 574 & 576; power of attorney; Arthur B Conger, owning 1/2 pt, to Albert F Hagar, 54 W 40 & 60 Wall; Mar20; Sept 7'11.

East Broadway, 42; same prop; power of attorney; Herbert T Conger, owning 1/2 pt, to same; Mar20; Sept7'11.

Henry st, 231, (1:286-12) ns, 184.6 w Montgomery, 21x87.6, 6-sty bk tnt; Kaufman Realty Co to Barnett Levy, 36 W 115; Mtg\$30,250; Sept6; Sept7'11; A\$14,000-28,000.

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

Jefferson st, 25, on map 29, (1:270-62) es, 75 s Henry, 25x23.10, 7-sty bk loft & str bldg; Nettie Meseritz to Wolf Nadler, 1419 51st, Bklyn; 1/2 pt; B&S; Mtg \$10,000 & AL; Sept5, Sept6'11; A\$6,500-12,000. nom

Ludlow st, 14, (1:297-4) es, 124 n Canal, 32.4x87.6, 5-sty bk tnt & str & 5-sty bk tnt in rear; Benj Polansky et al to Bert-ram Realty Co, 74 Bway; mtgs \$55,500 & AL; Sept5, Sept6'11; A\$30,000-45,000. nom

Madison st, 335-43, on map 333-5, (1:267-19), nec Scammel, 96x35.3x95.7x41, 6-sty bk tnt & str; Isidore Marans to Fanny Gersten, 163 Lenox av; AL; July30; Sept1'11; A\$35,000-78,000. nom

Monroe st, 163, (1:272-12) ns, 229.5 w Rutgers, 26.5x100x26.2x100, 6-sty bk tnt & str; Saml Brody to Mollie Brody, 1629 Eastern Parkway, Bklyn; 1/2 pt; AT; Mtg \$26,000; Sept6; Sept7'11; A\$21,000-40,000. nom

Minetta lane, 19-21, see Minetta, 16-22.

Minetta st, 16-22, (2:542-13-7), swc Minetta la (Nos 19-21), 80x75, 2 2 & 1 3-sty bk tnts, 3-sty bk tnt & str, 3-sty fr bk ft tnt & str & 3-sty bk rear tnt; Roc-co M Marasco to Thos Rosson, 278 Mott; QC; Aug31; Sept7'11; A\$21,500-27,500. nom

Rose st, nec Duane, see Duane, 1.

Sutton pl, 22, see 58th, 451-3 E.

Scammel st, nec Mad, see Mad, 335-43, on map 333-5.

St Nicholas pl, 57, (7:2067-35) ws, 24.11 s 153d, 17x77.1, 4-sty bk dwg; Frances H Runge to Martin Ungrich, 105 W 131; Mtg \$10,000; Aug26; Sept1'11; A\$4,800-12,500. O C & 100

South st, 269, (1:247-10) ns, 37.2 w Jef-ferson, 31.10x65.4x31.10x64.4, 5-sty bk storage bldg; Jacob Washburn ref to Wm J Smith June23'96; FORECLOS, May28'96, Sept6'11; A\$10,000-20,000. 20,000

South st, 269, (1:247-10) ns, 37.2 w Jef-ferson, 31.10x65.4x31.10x64.4, 5-sty bk storage bldg; Wm J Smith to Edw H Kelly at Goshen, NY; Sept6'11; A\$10,000-20,000. O C & 100

West st, 181, (1:138-29) es, 95.3 s Cham-bers, 24.4x91.11x22.10x100.3, 4-sty bk loft & str bldg; Eliza R Allien of Montclair, NJ, to Henry V Allien of Montclair, NJ; mtg \$25,000; Dec20'10; Sept5'11; A\$27,000-32,000. nom

Water st, 648, (1:260-15) ns, 187.10 e Scammel, 20.6x 1/2 blk, 2-sty fr factory; Mary Reardon et al to Johannah Reardon, 153 Hewes, Bklyn; QC; July7; Sept5'11; A \$5,000-5,500. nom

Water st, 648; Johannah Reardon of Bklyn, NY, to Jas & Danl Reardon, 153 Hewes, Bklyn; July27; Sept5'11. nom

3D st, 34 E; power of attorney; Frieda Hart to Max Hart, 59 W 119; Oct12'10; Sept7'11.

4TH st, 146 W, (2:543-44) ss, 242 w Mac-dougal, 21x109, 4-sty bk tnt; Chas Rosen-berg to Clarence Realty & Constn Co, 206 Bway; QC; AL; Aug29; Sept1'11; A\$14,500-17,000. O C & 100

9TH st, 416 E, see 61st, 228 E.

9TH st, 416 E, (2:436-14) ss, 200 e 1 av, 37.6x77.10, 5-sty bk tnt; Jacob W Michel et al heirs & Edw Michel to Michel Real Estate & Mtg Co, 228 E 61; B&S; AL; Aug 29, Sept6'11; A\$25,000-38,000. O C & 100

10TH st, 412-4 E, (2:379); Asst of rents for 4 mos from Sept1'11 to secure \$1,208.55 Katie Levy, 58 W 119 to Banned Friend, 1770 Mad av; Aug28, Sept6'11. nom

10TH st, 412-4 E, (2:379-15) ss, 193 e Av C, 40x92.3, 6-sty bk tnt & str; Jos G Engel et al to Katie Levy, 58 W 119; AL; July28; Sept6'11; A\$23,000-52,000. nom

12TH st, 722-8 E, see Dry Dock, 19.

14TH st, 203 W, (3:764-36) ns, 25 w 7 av, 25x96, 5-sty stn tnt with 4-sty ext; Wilson L Cannon, ref to Hugh Slevin, 248 W 71; FORECLOS, May11; Sept1'11; A \$18,000-23,000. 29,000

15TH st, 105-7 E, (3:871-7) ns, 150 e 4 av, 50x103.3, 10-sty bk tnt; Josephine M Brown to Geo H Kemater, at Spingfield, Mass; QC & correction deed; Sept1; Sept2 '11; A\$61,000-268,000. nom

16TH st, 16 W, (3:817-68) ss, 367 w 5 av, 21x103.3, 4-sty & b bk dwg; Farmers Loan & Trust Co, EXR Morton Redmond to So-ciety of the N Y Hospital, 8 W 16; Sept1; Sept2'11; A\$32,000-36,000 40,000

19TH st, 340-2 W, (3:742-60) ss, 275 e 9 av, 50x92, 6-sty bk tnt; Jos Harbater et al to Saml Levy, 193 2d av; Mtg\$79,000; Aug31; Sept1'11; A\$26,500-67,000. O C & 100

20TH st, 448 W, (3:717-68) ss, 191.8 e 10 av, 16.8x91.11, 4-sty bk dwg; Eva Boyer to Wilhelmina Boyer, 448 W 20; Mtg \$8,000; Aug31; Sept1'11; A\$7,500-10,000. 100

20TH st, 434 W, (3:717-61) ss, 324.9 e 10 av, runs s92xe0.3xs20.1xe25xn20.1xw92 to st xw25.1 to beg, 4-sty stn tnt; N Thayer Robb to Cornelia V R Robb at South-hampton, LI; QC; mtg \$15,000 & AL; July 22; Sept5'11; A\$13,000-23,000. nom

20TH st, 336 E, (3:925-49) ss, 220 w 1 av, 20x92, 4-sty bk dwg; Caroline Heiles to Lena Bindewald, 900 Cauldwell av; Mtg \$2,000 & AL; Aug31; Sept7'11; A\$9,500-12,500. nom

20TH st, 336 E; Lena Bindewald to Gus-tav Heiles, 336 E 20; Mtg\$2,000 & AL; Aug 31; Sept7'11. nom

20TH st, 338 E, (3:925-48) ss, 200 w 1 av, 20x92, 4-sty bk dwg; Caroline Binde-wald, wid et al to Lena wife Harry Binde-wald, 900 Cauldwell av; Mtg\$4,000 & AL; Aug31; Sept7'11; A\$9,500-12,500. nom

20TH st, 338 E; Lena Bindewald to Gus-tav Heiles, 336 E 20; Mtg\$4,000 & AL; Aug 31; Sept7'11. nom

25TH st, 212 E, (3:905-51) ss, 198 e 3 av, 26.4x98.9, 5-sty bk tnt; Lizzie Fange-mann et al, heirs, & of Danl & Thos Ohl to Louis Ohl, 2136 Washington av; Ernest & Jno Ohl, 599 Monroe, Bklyn, heirs, & c, of Danl & Thos Ohl; 1/2 pt; Mtg\$25,000; July13; Sept7'11; A\$13,000-30,000. O C & 100

26TH st, 411 W, (3:724-27) ns, abt 135 w 9 av, —x—, 5-sty bk tnt; A\$9,000-15,000; to Edw J Mooney, his son; also 71ST ST, 407 E, (5:1466-13 1/4) ns, abt 98 e 1 av, —x—, 4-sty bk tnt; to his daughter Eliz, wife Henry Jefferson; A\$5,500-10,000; also OAKES AV (*), es, 215.6 s Kingsbridge rd, 25x100, to Thos Mooney, his grandson; also OAKES AV, 240.6 s Kingsbridge rd, 25x100, to his granddaughter, Mary A, wife of Martin Hughes; Thos Mooney, decd, by will to above heirs; Nov16'10; Sept7'11. O C & 100

27TH st, 330 W, (3:750-57) ss, 428 e 9 av, 22x98.9, 3-sty bk dwg; Mary E Brady to Chas E Culpeper, 342 W 27; Mtg\$5,500; Aug30; Sept1'11; A\$10,500-12,500. O C & 100

27TH st, 332 W; Lucy Wellbrock wid et al to same; AT; Mtg\$10,000; Sept1'11. nom

29TH st, 407 E, (3:961-7) ns, 125 e 1 av, 25x98.9, 5-sty bk tnt; Leonardo Cario to Mariano Cicero, 432 W Bway; 1/2 R T & I; Mtg \$12,000; Aug8, Sept6'11; A\$7,500-13,500. 100

35TH st, 335 W, (3:759-22) ns, 410 e 9 av, 15x98.9, 4-sty bk dwg; Patk W Vallely to Wm Pollak, 973 1st av; Mtg\$10,500; Aug31; Sept1'11; A\$6,800-9,000. 100

39TH st, 145 E, (3:895-36) nes, 207.8 nw 3 av, 17.8x98.9, 4-sty & b bk dwg; A\$17,600-20,000; also 39TH ST, 143 E, (3:895-35) nes, 225.8 nw 3 av, 17.8x98.9, 4-sty & b bk dwg; A\$17,600-21,000; Eliz K d'Este to Earl G Pier, 321 W 22; mtg \$27,000 & AL; Apr29; Sept5'11. O C & 100

39TH st, 143 E, see 39th, 145 E.

41ST st, 114 E, (5:1295-62) ss, 230 e Park av, 25x98.8, 5-sty bk tnt & str; re legacy; Chas Reinig to Geo J Jardin, 207 Hendrix, Bklyn; Eliz & Viola E Roem-mele, 234 Ainslie, Bklyn; Mamie Fitzsim-mons, 447 Ridgewood av, Bklyn; Fredk Roemmele, Jr, 213 Powers, Bklyn, & Emma T Jardin, 282 Van Sicken av, Bklyn; July30; Sept1'11; A\$20,000-36,000. nom

41ST st, 114 E; Geo J Jardin et al to Richd Croker, Jr, at Portchester, NY; Mtg \$10,000; July26; Sept1'11. nom

42D st, 356 W, (4:1032-60) ss, 99 e 9 av, 17x98.9, 4-sty stn tnt; Richd F Kolb, heir, & c, Valentine Frank, to Maria Dunseith, 354 W 42; Sept1; Sept2'11; A\$14,000-16,000. O C & 100

46TH st, 440 W, (4:1055-53) ss, 275 e 10 av, 25x100.5, 4-sty bk loft & str bldg; Wm H Jennison to Frank Richards Laundry Supply Co, 619 W 54; Mtg\$10,000; Aug24; Sept1'11; A\$11,000-16,000. nom

50TH st, 71 W, (5:1266-4 1/2) ns, 90.4 e 6 av, 17.4x100.5, 4-sty & b stn dwg; M Emma Carleton to Geo G Ward, Jr & Edith W, his wife, tenants by entirety, 77 W 50; mtg \$30,000; Aug5; Sept5'11; A\$33,000-40,000. nom

54TH st, 336 E, (5:1346-37) ss, 250 w 1 av, 25x100.5, 5-sty bk tnt & str; Louis A Weinstein to Leo Stein, 37 W 90; mtg \$24,875 & AL; Aug29; Sept5'11; A\$10,000-22,500. O C & 100

54TH st, 336 E, (5:1346-37) ss, 250 w 1 av, 25x100.5, 5-sty bk tnt & str; Leo Stein to Louis A Weinstein, 21 E 113; B&S; Mtg\$24,875 & AL; Aug29; Sept1'11; A \$9,000-22,000. 100

55TH st, 243 W, (4:1027-9) ns, 200 e 8 av, 25x100.5, 6-sty bk tnt; Jos Boerner to David Klein of Greenwood Lake, NY; mtg \$64,000; Sept18'03; Sept5'11; A\$35,000-52,000. nom

55TH st, 243 W; David Klein of Green-wood Lake, NY, to Albertina D Koschel, 228 W 52; QC; Jan28; Sept5'11. nom

56TH st, 122 E, (5:1310-64) ss, 195 e Park av, 20x100.5, 4-sty & b stn dwg; Fredericka Teepe indivd & EXTRX John C Teepe to Lawrence V Elliman, 116 E 58; mtg \$10,000; Sept1; Sept5'11; A\$24,000-30,000. O C & 35,000

58TH st, 451-3 E, (5:1370-21) nwc Av A (No 1073) or Sutton pl (No 22), 20.5x 86.5, 4-sty bk tnt & 1-sty bk str in str; Henry P Ghoid to Mary F Nolan, 28 Oliver Mtg \$13,000; Sept1, Sept2'11; A\$11,000-16,000. 100

61ST st, 151 W, (4:1133-12) ns, 500 w Col av, 16.8x100.5, 4-sty & b stn dwg; Mary E Joyce to Edw H Proudman, 8 E 48; Mtg \$8,000. Sept1'11; A\$7,500-11,000. O C & 100

61ST st, 228 E, (5:1415-36) ss, 285 w 2 av, 20x100.5, 3-sty & b stn dwg; Jacob W Michel et al heirs, & c Edward Michel to Michel Real Estate & Mtg Co, 228 E 61; B&S; AL; Aug29, Sept6'11; A\$12,000-16,000. O C & 100

61ST st, 228 E (5:1415-36) ss, 285 w 2 av, 20x100.5, 3-sty & b stn dwg; A \$12,000-16,000; also 9TH ST, 416 E, (2:436-14) ss, 200 e 1 av, 37.6x77.10, 5-sty bk tnt; A\$25,000-38,000; also 128TH ST, 112 E, (6:1776-64) ss, 187.6 e Park av, 27.6x99.11, 5-sty bk tnt; A\$10,000-26,000; also 117TH ST, 223-9 E, (6:1667-12-15) ns, 27 e 3 av, 100x100.11, 4 4-sty bk tnts; A\$40,000-60,000; Edw H Michel at Mt Vernon, NY heir Edward Michel to Jacob W Michel, Lena Belfrey, Mary Mundorff, Chas Michel, Charlotta Fendrich & Henry, Fredk, Louise & Annie Michel all at 228 E 61st; also heirs under said will; 1-10 pt; all title; QC; Mar28, Sept6'11. O C & 100

62D st, 35-7 E, (5:1377-26) ns, 125 e Mad av, 40x100.5, 5-sty bk school; Loril-lard Spencer to Cleveland H Dodge, 90 Park av; C a G; Mtg \$95,000 & AL; Aug 30; Sept1'11; A\$80,000-140,000. O C & 100

63D st, 163 W, (4:1135-9) ns, 200 e Ams av, 25x100.5, 5-sty stn tnt; Esther Seide to Mary A Hitt at Delhi, Del Co, NY; Mtg \$17,000; Aug31, Sept1'11; A\$13,000-26,000. nom

67TH st, 121-7 W; see Bway 1991.

71ST st, 269 W, (4:1163-5 1/2) ns, 121 e West End av, 18x92.2, 3-sty & b bk dwg; Emilia W Chapin to Marion Holding Co, 135 Bway; Aug29, Sept1'11; A\$11,500-19,500. O C & 100

71ST st, 407 E, see 26th, 411 W.

76TH st, 347 E, (5:1451-13) ns, 300 e 2 av, 25x102.2, 4-sty stn tnt; Richard J Casey to John Born, 1654 2 av; 1/2 pt; mtg \$3,000; Aug26; Sept5'11; A\$9,000-15,000. O C & 100

76TH st, 347 E; Margt M Casey by Chas D Donohue GDN to same; 1/2 pt; Mtg \$3,000; Aug31; Sept5'11. 6,000

78TH st, 258 E, (5:1432-30) ss, 130 w 2 av, runs s73.3xw0.4xs27.1xe0.4xs1.9xw25xn 102.2 to st, xe25 to beg, 4-sty stn tnt; Bertha Hirschfeld et al to Jeanette Rogers, 345 E 82; Mtg \$18,300; Aug31, Sept1'11; A\$11,000-22,000. O C & 100

81ST st, 350 E, (5:1543-32) ss, 125 w 1 av, 24.4x102.2, 3-sty & b fr dwg; Eliz A Martin et al to Malvine Schwartz, 1060 72d, Bklyn; July3, Sept1'11; A\$9,000-9,500. nom

85TH st, 227 E, (5:1531-15) ns, 350 e 3 av, 25x102.2, 3-sty bk stable; Christina Hunziker to Alice Otto 1595 3 av; Mtg \$8,000; Sept1, Sept2'11; A\$11,000-17,000. O C & 100

86TH st, 353 W, see Riverside Dr, 140.

87TH st, 123 W, (4:1218-24 1/2) ns, 191 w Col av, 17x100.8, 3-sty & b stn dwg; Maxi-milian Morgenthau, Jr, to Rita W Mor-genthau, 123 W 87; Mtg\$23,000; Aug21; Sept7'11; A\$10,000-17,500. O C & 100

88TH st, 355 E, see 1 av, 1701-3.

89TH st, 225 E, (5:1535-16) ns, 200 w 2 av, 25x100.8, 5-sty bk tnt; Llewellyn Realty Co to Granite Constn Co, 299 Bway; Mtg\$18,000; Sept6; Sept7'11; A\$10,000-22,000. nom

90TH st, 301 W, see West End av, 621.

91ST st, 321 E, (5:1554-14) ns, 325 e 2 av, 25x100.8, 5-sty bk tnt & str; Bertha Hirschfeld to Harry Glass, 2333 1 av; Mtg \$20,250; Sept 1'11; A\$8,500-25,000. O C & 100

94TH st, 272 W; see 94th, 276 W.

94TH st, 276 W, (4:1241-60 3/4) ss, 55 e West End av, 15x64 to ns Jauncey la x15x 63.8, 4 & 5-sty stn dwg; A\$8,000-16,000; also 94TH ST, 272 W, (4:1241-60 1/4) ss, 85 e West End av, 15x64.9 to ns Jauncey la x15x64.4, 4 & 5-sty stn dwg; A\$8,000-16,000; also LOT (4:1241 part lot 63 3/4) bounded e by line 225 w Bway s x cl old Mott or Stryker la (bet 93 & 94 sts) n by ns said la & w by line 240 w Bway; A\$—; also LOT (4:1241 part lot 63 3/4) bounded e by line 255 w Bway, s by c 1 said lane n by ns said lane & w by line 270 w Bway; A\$—; Chas A Borst to Cath O'Hara, 720 St Nich av; Mtgs \$34,000 & AL; Aug24, Sept6'11. O C & 100

95TH st, 132 W, (4:1225); general re of assignment of rents; Abr Eisenstein to Gustavus D Dickinson, — Grove av, New Milford, NJ; Sept6; Sept7'11. nom

97TH st, 142 E; see Lex av, 1501.

97TH st, 212 E, see 97th st, 210 E.

97TH st, 210 E, (6:1646-41) ss, 181 e 3 av, 27x100.11, 4-sty stn tnt & str; A\$9,000-14,500; also 97TH ST, 212 E, (6:1646-40) ss, 208 e 3 av, 27x100.11, 4-sty stn tnt & str; A\$9,000-14,500; Moses Pearlman to Max Bernow, 477 Miller av, Bklyn; mtg \$25,000 & AL; May6; Sept5'11. 100

100TH st, 403 E, (6:1694-5) ns, 50 e 1 av, 50x63.5, 6-sty bk tnt & str; Moses Pearlman to Max Bernow, 477 Miller av, Bklyn; AL; Aug24; Sept5'11; A\$11,000-38,000. O C & 100

100TH st, 23 W; see Manhattan av, 2.

100TH st, 301-3 E; see 2 av, 1946.

101ST st, 300 E; see 2 av, 1960.

102D st, 107 E, (6:1630-4) ns, 77 e Park av, 25x100.11, 5-sty bk tnt; Annie wife of & Patk McGovern to Jno J O'Grady, 166 E 111; Mtg \$8,000; June30, Sept6'11; A\$9,000-18,000. O C & 100

103D st, 163 E, (6:1631-30) ns, 150 w 3 av, 30x100.11, 4-sty bk tnt; Leroy Weill to Kitty N Weill, his wife, 601 W 149; mtg \$13,000; Mar6; Sept5'11; A\$12,000-21,000. O C & 100

104TH st, 25-7 E, (6:1610-11-2) ns, 250 e 5 av, 50x100.11, 2 5-sty bk tnts; Moritz Adler to Wm H Smith, 319 Lenox rd, Bklyn; mtgs \$49,000; Sept1; Sept5'11; A\$24,000-54,000. O C & 100

106TH st, 234 E. (6:1655-33) ss, 200 w 2 av, 25x100.9, 6-sty bk tnt & str; David Millhauser to Giuseppe Stella, 204 E 80; AL; Mar2, Sept2'11; A\$10,000-31,000. nom

107TH st, 217 E. (6:1657-12) ns, 310 w 2 av, 25x100.11, 4-sty bk tnt & str; Ignazio Biondi to Alfonso Lancona, 233 E 106; Mtg\$15,500; Sept5; Sept7'11; A\$9,000-16,500. nom

109TH st, 234 E. (6:1658-33) ss, 200 w 2 av, 25x100.10, 5-sty bk tnt & str; re mtg; Moses Pearlman to Max Bernow, 477 Miller av, Bklyn; Aug1; Sept5'11; A\$9,000-23,000. O C & 100

110TH st, 161-71 E. (6:1638-28-32) ns, 100 w 3 av, 150x100.11, 6 4-sty bk tnts & str; Robt C Ten Eyck, ref, to Julius Levy, 285 Central Park W; FORECLOS, Aug15; Sept5'11; A\$66,000-96,000. 36,000

111TH st, 208-10 W. (7:1826-42) ss, 200 w 7 av, 50x71.10, 6-sty bk tnt; Irene Horowitz to Emilie Keller, 3675 Bway; mtg \$55,000; Aug22; Sept5'11; A\$27,000-52,000. O C & 100

111TH st, 255 W. (7:1827-3) ns, 56 e 8 av, 36x100.11, 6-sty bk tnt; Brown-Weiss Realities to Brown Realty Co, 63 Park Row; Mtg \$49,000; Aug21, Sept1'11; A \$19,500-52,000. nom

111TH st, 255 W; Brown Realty Co to Chas Buek Constn Co, 5-7 E 42; Mtg \$49,000; Aug21, Sept1'11. nom

112TH st, 230 W. (7:1827-46) ss, 308 W 7 av, 17x100.11, 3-sty & b stn dwg; Ray Goldberg to Bruno S Horowicz, 142 W 112; Sept1, Sept2'11; A\$8,800-13,500. nom

112TH st, 245 E. (6:1662-20) ns, 100 w 2 av, 25x100.11, 4-sty bk tnt & str; CONTRACT; Clemente De Luisi with Alberto De Pompeis, 349 E 109; mtg \$17,000; Aug 25; Sept5'11; A\$9,000-16,000. 17,500

114TH st, 207 E. (6:1664-7) ns, 135 e 3 av, 25x100.11, 5-sty stn tnt; Henry Brune, 207 E 114 to Wm Brune, 735 E 22, Bklyn; Mtg \$20,500; Aug31, Sept1'11; A\$8,000-23,000. O C & 100

114TH st, 107 E. (6:1642-4) ns, 50 e Park av, 16x100.11, 3-sty & b stn dwg; Jno J Dooley to Helen C Dooley, 107 E 114; B&S; Aug29; Sept7'11; A\$7,000-8,500. nom

115TH st E, swc 3 av. see 3 av, 2100.

115TH st, 215 E. (6:1665-8½) ns, 188 e 3 av, 18x100.11, 3-sty & b stn dwg; Rosa Cohn to Jos Rescigno, 226 E 115; Mtg \$6,000; Sept1, Sept2'11; A\$6,500-10,000. O C & 100

116TH st, 152 E. (6:1643-51) ss, 25 e Lex av, 25x100.11, 5-sty bk tnt & str; Fredk Levy to Julia Levy, 700 W 178; AL; Sept 5; Sept6'11; A\$15,000-30,000. nom

117TH st, 223-9 E. (6:1667-12-15) ns, 275 e 3 av, 100x100.11, 4-4-sty bk tnts; Jacob W Michel et al heirs, & Eduard Michel to Michel Real Estate & Mtg Co, 228 E 61; B&S; AL; Aug29; Sept6'11; A\$40,000-60,000. O C & 100

117TH st, 106 E. (6:1644-69) ss, 47.6 e Park av, 15.10x64.11, 3-sty bk dwg; Mary McCarthy to Christina Keegan, 2040 Mad av; AL; July31, Sept2'11; A\$5,000-5,500. nom

117TH st, 223-9 E; see 61st, 228 E.

118TH st, 147 E; see Lex av, 1899-1905.

118TH st, 210 E. (6:1667-42) ss, 153 e 3 av, 22.3x100.10x22.5x100.10, 3-sty & b bk dwg; Harris B Goldman to Wm Katzenstein, 72 W 91; B & S; mtg \$8,500 & AL; Sept1; Sept6'11; A\$9,000-11,000. nom

119TH st, 111-3 E. (6:1768-5-6) ns; 90 e Park av, 50x100.10, 2-5-sty bk tnts; Albert Harris to Gussie Litwin, 182 Sackman, Bklyn, & Max Bernow, 477 Miller av, Bklyn; mtg \$44,000; Sept6'11; A\$22,000-48,000. O C & 100

119TH st, 68 E. (6:1745-44) ss, 175 w Park av, 20x100.11, 5-sty bk tnt & str; Lawyers Mtg Co to Gussie Letwin, 182 Sackman, Bklyn; B&S; Sept5'11; A\$9,500-20,500. O C & 100

119TH st, 145 W. (7:1904-11) ns, 225 e 7 av, 20x100.11, 3-sty & b stn dwg; Lizzie N Yeska to Aaron Garfunkel, 102 W 119; mtg \$16,500; Sept5'11; A\$12,000-22,000. O C & 100

122D st E, ss, 100 e 3 av, see 3 av, 2231-7.

122D st, 60 E. (6:1747-67) ss, 201 w Park av, 21x100.11, 5-sty stn tnt; Mary Solomon to Morris Spergel, 834 Halsey, Bklyn; Mtg \$19,700; Aug28; Sept7'11; A\$10,000-21,000. O C & 100

123D st W, nec Bway; see Bway, 3100.

125TH st, 16 W. (6:1722-44) ss, 185 w 5 av, 37.6x100.11, 5-sty bk tnt & str; Jno H Degelman to Degelman Realty Co, 33 E 125; Mtg\$110,000; Sept6; Sept7'11; A\$95,000-115,000. O C & 100

128TH st, 112 E. (6:1776-64) ss, 187.6 e Park av, 27.6x99.11, 5-sty bk tnt; Jacob W Michel et al heirs, & Eduard Michel to Michel Real Estate & Mtg Co, 228 E 61; B&S; AL; Aug29; Sept6'11; A\$10,000-26,000. O C & 100

128TH st, 112 E. see 61st, 228 E.

129TH st, 169-73 E. see 3 av, 2382-8.

133D st, 144 W. (7:1917-51) ss, 300 e 7 av, runs e24.9xs27.4&72.6xw24.10xn99.11 to beg, 6-sty bk tnt & str; German Society of City NY TRUSTEE August Lachenmeyer to Louis Block, 72 E 92; Sept1, Sept2'11; A\$11,000-34,000. 28,000

135TH st, 237 W. (7:1941-10) ns, 225 e 8 av, 25x99.11, 5-sty bk tnt; Carrie Pisapia to Attilio Pisapia, her husband, 237 W 29; ½ pt; Mtg \$20,500; Mar31; Sept1'11; A\$12,000-24,000. 100

136TH st, 206 W. (7:1941-39) ss, 134.2 w 7 av, 16.8x99.11, 3-sty & b bk dwg; Flora Cohen to Margt Furlong, 16 E 126; B&S; Mtg \$9,000; Aug29; Sept2'11; A \$7,300-11,000. O C & 100

136TH st, 201 W, see 7 av, 2320.

140TH st, 603-7 W; see 141st, 602-10 W.

140TH st W, nec Riverside Drive; see 140th, 625-7 W.

140TH st, 625-7 W. (7:2088-13 pt lot 12) ns, 325 w Bway, 225 to es Riverside Drive, & 99.11, 2 2-sty b & a bk dwgs & vacant; Marie N Hoguet wid et al heirs & Robt J Hoguet to Gertrude Keegan at Sharon Hill, Del Co, Pa; Mtg \$75,000 & AL; June20, Sept2'11; \$—\$. O C & 1,000

140TH st, 625-7 W; Gertrude Keegan to St Walburga's Academic School, 610 W 141; Mtg \$140,000; Sept1, Sept2'11. O C & 100

141ST st, 602-16 W. (7:2088-38-39 & 23-27) ss, 90 w Bway, 135x199.10 to ns 140th (Nos 603-7) 2-sty & b bk convent, 3-sty bk school, 2-sty & b fr academy & 1-sty fr gymnasium; St Walburga's Academic School to Robt L Hoguet, 47 E 92; AL; Aug1, Sept2'11; exempt-exempt. 100

141ST st, 309 W. (7:2043-8) ns, 150 w 8 av, 25x99.11, 5-sty bk tnt & str; Bertha Schwarz to Henrietta D John, 2702 Bainbridge av; Mtg \$26,000 & AL; Aug31, Sept 1'11; A\$6,000-19,500. O C & 100

142D st, 219 W. (7:2028-21) ns, 250 w 7 av, 25x99.11, 5-sty bk tnt; Benenson Realty Co to Hermann Mergenthaler, 2197 5 av; Mtg \$20,000; Sept1'11; A\$8,500-20,500. O C & 100

142D st W. (7:2058-37-50) ns, 180 e Ams av, runs e170 to ws Convent av xn199.10 to ss 143d xw170xs199.10 to beg, vacant; David C Leech to Holland Holding Co, 11 Pine; AL; Aug16; Sept5'11; A\$158,400-158,400. O C & 100

142D st W, nwc Convent av, see 142 st W, ns, 180 e Ams av.

142D st W. (7:2058-37-8) ns, 180 e Ams av, 45x99.11, vacant; Holland Holding Co to Sisters of St Ursula of the Blessed Virgin of N Y, 523 W 142; mtg \$17,500; Sept 5; Sept6'11; A\$16,200-16,200. O C & 100

143D st W, swc Convent av, see 142d st, ns, 180 e Ams av.

144TH st W, nec Bway; see Bway 3520-8.

147TH st, 461 W. (7:2062-8) ns, 175 e Ams av, 18.9x99.11, 3-sty & b bk dwg; Fanny C Peoli to Louise Nidelet, 31 W 60; Mtg \$10,000; Aug31, Sept1'11; A\$5,200-12,000. O C & 100

152D st, 510-6 W. (7:2983-40-2) ss, 175 w Ams av, 83.4x99.11, 2 5-sty bk tnts; Plainfield Land & Bldg Co to Juana Petrona Blanca Thomsen, 2170 Bway; Mtg \$40,000; Aug31, Sept2'11; A\$36,000-90,000. nom

158TH st, 611 W. (8:2136-7) ns, 150 w Bway, runs n15xw75xs97.7 to es Riverside Dr (No 810) xs23.3 to 158th xs59.7 to beg, 9-sty bk tnt; Brown Bros, Inc, Owners & Builders, a corp, to Dyckman Estates Co, 953 3 av; Mtg\$245,000; Sept6; Sept7'11; A\$46,000-266,000. O C & 100

178TH st W, nwc Pinehurst av; see Pinehurst av, nwc 178.

207TH st W. (8:2203-15-20) ss, 100 w 9 av, 150x99.11, vacant; R Clarence Dorsett to Mark L Kellev, 501 W 110; B&S; July 21; Sept7'11; A\$36,600-36,600. O C & 100

214TH st W. (8:2194-11-17) ss, 125 e 9 av, 175x99.11, vacant; Mary L Kelley to R Clarence Dorsett, 53 W 70; B&S; Sept5; Sept6'11; A\$21,000-21,000. O C & 100

Av A, 1073; see 58th, 451-3 E.

Av A, 1629. (5:1565-27) ws, 26.8 s 86th, 25x75.9, 4-sty stn tnt & str; Clara K Eberhart to Henry Kelling, 836 2 av; Mtg \$16,000; Aug31, Sept1'11; A\$9,500-18,500. O C & 100

Bway, 1981-7; see Bway, 1991.

Broadway, 3100. (7:1978-1) nec, 123d, 100.11x100, 6-sty bk tnt; Chelsea Realty Co to Chas M Rosenthal, 241 Port Washington av; Aug30, Sept1'11; A\$95,000-200,000. 100

Broadway, 3100; Chas M Rosenthal to Geo J Schroder, 889 Col av; Mtg \$170,000; Aug30, Sept1'11. O C & 100

Bway, 3520-8 (7:2076-1) nec 144th, 99.11x100, 6-sty bk tnt & str; Harriet W Smith to Blervie Hall Co, 100 Bway; Mtg \$200,000; Aug14, Sept1'11; A\$99,000-220,000. nom

Broadway, 1991 (4:1139-14-16 & 51) ws, 84.9 s 68th, 28.1x130.2x25x117.4, 1-sty bk & fr str; also BROADWAY, 1983-7, ws, 28.7 n 67th, 56.2x93x50x118.8; also BROADWAY, 1981, nwc 67th (Nos 121-7) 28.7x 118.8x25.5x131.8, 1-sty bk & fr str, 4 4-sty stn tnts & str & 3 4-sty stn tnts; Farmers Loan & Trust Co, exr, Robt H Arkenburgh to Eliza J Arkenburgh, 777 West End av, 1-24 pt; Sub to life; Estate of Eliz J Arkenburgh; B&S; Aug24, Sept1 '11; A\$253,000-282,000. 13,900

Bradhurst av. (7:2045) 147th; assign rents as collateral security for 3 notes of \$758 each; Aug17; Sept5'11; J Willett Fox to Alphonse M Moses; AT. nom

Broadway. (13:3402-603) ns, 188 w 228th, late Terrace View av, 25x100, 2-sty bk bldg; Chas P Mahony to Nellie M Mahaney, 206 W 82; June17; Sept5'11; A\$9,000-\$. O C & 100

Broadway, 3143-5. (7:1993-76) ws, 55 n 125th, 45x100, 6-sty bk tnt & str; Jacob W Michel to Michel Real Estate & Mtg Co, 228 E 61; mtg \$52,500; Sept1; Sept6'11; A \$45,500-70,000. O C & 100

Claremont av, 15. (7:1990), ws, 500.6 s 119th, 119.11x69.4x119.9x64.4; also land adj above on west; consent to boundary line agmt recorded Aug18'09; Greenwich Savings Bank to Louis Ottmann, 201 W 69; Aug26; Sept6'11. nom

Convent av, swc 143d, see 142d st W, ns, 180 e Ams av.

Convent av, nwc 142d, see 142d st W, n s, 180 e Ams av.

East End av, 94. (5:1580-30) swc 84th (Nos 540-2), 26x80, 5-sty bk tnt & str; David Knopp to Magdalena Frey, 506 E 87; mtg \$29,000; July25; July27'11; A\$14,000-30,000; corrects error in issue of July 29 as to cor. O C & 100

Haven av. (8:2139-236) ws, 425 n from ss 170th, runs w103.3xn21.8xne91.11&42.4 & 13.10&32.7&2.1 to av xs36.8 to beg, vacant; Geo J Schroder to Chas M Rosenthal, 241 Ft Washington av; Aug30; Sept 1'11; A\$3,500-3,500. nom

Lexington av, 1899-1905. (6:1767-21), nec 118th (No 147), 100.11x39, 5-sty bk tnt & str; Chas Brandt, Jr, ref to Rubin Bros, a corp, 18 W 13; Mtg\$52,000; FORECLOS, Aug30; Aug31; Sept1'11; A \$27,000-65,000. 5,000

Lexington av, 1501. (6:1624-50), sec 97th (No 142), 25.11x76, 5-sty stn tnt & str; Chas Rosenberg to Clarence Realty & Constn Co, 206 Bway; QC; AL; Aug29; Sept1'11; A\$17,500-28,000. O C & 100

Manhattan av, 2. (7:1836-21), nec 100th (No 23), 25.11x94.8, 6-sty bk tnt & str; Reville-Siesel Co to Weisman & Herman, a corp, 98 Willow av; Mtg\$52,000; Aug31; Sept1'11; A\$23,000-52,000. nom

Nagle av. (8:2174-pt lot 85) nws, at sws Arden, 30x250, vacant; re mtg; Security Bank of NY to Dyckman Estates Co, 953 3 av; Sept1; Sept7'11; A\$—\$. O C & 100

Nagle av. (8:2174-pt lot 85) nws, 30 sw Arden, 100x250, vacant; re mtg; same to same; Sept1; Sept7'11; A\$—\$. O C & 100

Nagle av. (8:2174- pt lot 85) nws, at sws Arden, 130x250, vacant; Dyckman Estates Co to Brown Bros, Inc, Owners & Builders, a corp, 33 E 20; Sept1; Sept7'11; A\$—\$. O C & 100

Pinehurst av. (8:2177-66), nwc 178th, 50x100, 5-sty bk tnt; Degenhardt Constn Co to Haven Realty Co, 3411 Bway; Mtg \$65,000; Sept1'11; A\$—\$. 100

Park av, 1708-10. (6:1746-37-8) ws, 50.5 s 120th, 50.5x90, 2 5-sty bk tnts & str; Mary McCarthy to Christina Keegan, 2040 Mad av; Mtg\$53,000 & AL; July31; Sept2 '11; A\$15,000-42,000. nom

Riverside Drive, late Boulevard Lafayette. (8:2140-130) ws, 225.4 s Ft Washington Park, 25x100; A\$3,000-3,000; also RIVERSIDE DRIVE, late Boulevard Lafayette, (8:2140-129) ws, 250.4 s Ft Washington Park, 25x100, vacant; Geo J Schroder to Chas M Rosenthal, 241 Ft Washington av; Mtg\$7,000; Aug30; Sept1'11; A \$3,000-3,000. nom

Riverside Drive, nec 140th; see 140th, 625-7 W.

Riverside Drive, ws, 250.4 s Ft Washington Park, see Riverside Drive, ws, 225.4 s Ft Washington Park.

Riverside Drive, 810, see 158th, 611 W.

Riverside Drive, 140. (4:1248-1), nec 86th (No 353), 26.5x100, 5-sty bk dwg, 3-sty ext; Wm H Cooper to Melbourne Impt Co, at Norwood, NJ; Mtg\$100,000 & AL; Sept6; Sept7'11; A\$70,000-115,000. 1,000

St Nicholas av, 720. (7:2053-71) es, 262.4 n 145th, 18.6x100, 3 & 4-sty & b stn dwg; Cath O'Hara to Chas A Borst at Utica, N Y; mtg \$15,000; Sept5; Sept6'11; A\$9,000-17,000. O C & 100

St Nicholas av. (8:2109-81) es, 178 n 160th, 25.5x117.4x25x112.8, vacant; Fredk Johnson & ano, EXRS Frank Falk to Gustav Scholer, 10 Jumel Terrace; Aug24; Sept1'11; A\$13,000-13,000. 10,000

St Nicholas av. (8:2109); same prop; Anna Falk, wid to same; QC; Aug31; Sept 1'11. nom

Sherman av. (8:2226-35) ws, 250 s Emerson, 50x150, vacant; Amelia A Barnum et al heirs, & C, Stephen C Barnum to Myra B Martin, 119 E 19; Janette L Jacobs, 640 West End av; Eliza K Logan, at Washington, Conn, & Walter S Logan, 501 Craigie Hall, Cambridge, Mass; QC; Mar4; Sept7'11; A\$11,000-11,000. nom

Sherman av. (8:2226-35); same prop; Myra B Martin, individ & EXTRX Walter S Logan to Janette L Jacobs, 640 West End av, & Eliza K & Walter S Logan, both at Washington, Conn; QC; June30; Sept7'11. nom

Sherman av. (8:2228-45), nwc Isham, 100x100, vacant; Wm S Bennet, ref, to Washington Heights Realty Co, 1714 Ams av; FORECLOS, Aug2; Aug10; Sept7'11; A\$18,500-18,500. 30,000

Vermilyea av. (8:2226-13-5) ss, 100 w Emerson, 100x150, vacant; Chas Hensle to Vermilyea Realty Co, 3210 Bway; Mtg \$19,000; Sept6; Sept7'11; A\$16,000-16,000. O C & 100

West End av, 762. (7:1869-2) es, 19.11 n 97th, 18x89, 3-sty & b bk dwg; Martha E McKeown to Martin H Goodkind, 2 W 89; Sept1'11; A\$13,600-20,000. O C & 100

West End av, 621. (4:1251-18) nwc 90th (No 301), 32x40, 4-sty & a bk dwg; Moses C Migel to Elisa P de Migel, 260 W 76; B & S & C a G; Sept5'11; A\$22,000-43,000. O C & 100

West End av, 877. (7:1890-23) ws, 20.11 s 103d, 20x79.3, 3-sty & b bk dwg; Rosebel G Schiff to Henry B Wesselman, 875 West End av; mtg \$12,000; Aug30; Sept5'11; A \$16,000-23,000. O C & 100

1ST av, 989. (5:1347-24½) ws, 41 n 54th, runs n20xw68xs0.7xw12xs20xel2xn0.7x e68 to beg, 4-sty bk tnt & str with 1-sty ext; Paul Kuhnhardt to Marie Schungel, 920 3d av; Mtg\$7,500; Aug31; Sept1'11; A\$8,000-13,000. nom

1ST av, 1701-3. (5:1551-24) nwc 88th (No 355), 50.8x100, 5-sty bk tnt & str; Jos A Goldfield et al to Tina L Coolidge, 62 E 77; AL; Sept1; Sept7'11; A\$33,000-60,000. O C & 100

2D av, 2132, (6:1681-51) es, 50.8 s 110th, 25x75, 4-sty stn tnt & str; Louis Pepe to Vincenzo Spagna, 11 Stanton, & Vito Di Lucia, 453 E 117; Mtg\$16,000; Sept6; Sept7 '11; A\$10,500-16,500. O C & 100

2D av, 1750, (5:1554-2) es, 26.2 n 91st, 25x80, 5-sty bk tnt & str; Jacob Kiefer to F Dornberger Realty Co, 1511 3 av; Mtg\$22,500; Sept6; Sept7'11; A\$12,000-22,000. O C & 100

2D av, 1960, (6:1672-49) sec 101st (No 300), 25.11x100, 5-sty bk tnt & str; Jas A Foley, ref, to Fredk E Klein, 72 W 119; FORECLOSED & dated Sept6'11; A\$19,500-38,000. 32,550

2D av, 1946, (6:1672-1) nec 100th (Nos 301-3), 25.11x100, 5-sty bk tnt & str; Jas A Foley, ref, to Fredk E Klein, 72 W 119; FORECLOSED & dated Sept6'11; A\$19,500-38,000. 32,500

3D av, 2382-8, (6:1778-33-5) nwc 129th (Nos 169-73), 74.11x110, 3-3-sty fr tnts & str, with 1-sty ext & 1-sty bk laundry; Thos J Mullen et al heirs, & C, Jere J Mullen to Fredk W Whitridge, 16 E 11, as receiver of the Third Ave R R Co; mtg \$10,000; AT; Aug9; Sept6'11; A\$63,500-73,000. 63,266.67

3D av, 2382-8, (6:1778) nwc 129th, (Nos 169-73), 74.11x110, 3-3-sty fr tnts & str, with 1-sty ext & 1-sty bk laundry; Thos J Mullen et al by Alice E Mullen GDN to same; AT; mtg \$10,000; Aug31; Sept6'11. 9,733.33

3D av, 884-6, (5:1308-37-38½) ws, 60.5 s 54th, 40x70, 2-5-sty bk tnt & str; Frank G Urner EXR Abby S Urner to Harry E Fry, 164 E 53; Sept5; Sept6'11; A\$28,000-42,000. 41,250

3D av, 884-6; Eliza A Arnold widow to same; QC; June20; Sept6'11. O C & 100

3D av, 2100, (6:1642-39), swc 115th, 32.1 x100, 6-sty bk hotel & str; Jno H Degelman to Degelman Realty Co, 33 E 125; Mtg\$75,000; Sept6, Sept7'11; A\$45,000-77,000. O C & 100

3D av, 2138, (6:1644-38) ws, 126.10 n 116th, 25x100, 4-sty bk tnt & str; Jno H Degelman to Degelman Realty Co, 33 E 125; Mtg\$27,000; Sept6; Sept7'11; A\$23,000-30,000. O C & 100

3D av, 2150, (6:1645-36) ws, 75.7 n 117th, 22.5x134.10x30.8x114, 4-sty bk tnt & str; Jno H Degelman to Degelman Realty Co, 33 E 125; Mtg\$15,000; Sept6; Sept7'11; A \$23,000-27,000. O C & 100

3D av, 2148, (6:1645-35) ws, 50.5 n 117th, 25.2x114x34.4x90.8, 4-sty fr str with 1-sty ext; Jno H Degelman to Degelman Realty Co, 33 E 125; Mtg\$20,000; Sept6; Sept7'11; A\$23,000-26,000. O C & 100

3D av, 2231-7, (6:1786-4) ses, 50.5 sw 122d, runs sw75.8xse105.6 to c l old Church la (closed) xe31.7xne5.3xsw25xne100.11 to sws 122d st xnw5xsw50.5xnw100 to beg, 4-sty bk lodging house & str; Jno H Degelman to Degelman Realty Co, 33 E 125; Mtg\$155,000; Sept6; Sept7'11; A\$100,000-130,000. O C & 100

4TH av, 407-13, (3:884-3-4-88-87) es, 46.1 n 28th, runs e 80xns52.8xe20xn15.11xw 15.9xw22xw84.2 to av xs90.8 to beg, 4 4-sty stn tnts & str; 407-413 Fourth Av Co to Jane M Fletcher, 263 2d, Jersey City, NJ; Mtg \$192,000; Sept1'11; A\$246,500-275,500. 100

4TH av, 407-13; Jane M Fletcher to Josephine C Christman, 20 St Nicholas pl; Mtg \$247,000; Sept1'11. O C & 100

5TH av, 1463, (6:1745-2) es, 25.5 n 118th, 25x83; 5-sty bk tnt & str; Chas Cohen to Christian Wolz, 20 W 65; Mtg\$34,500 & AL; Aug29; Sept2'11; A\$13,000-27,000. O C & 100

7TH av, 136, (3:768-35) ws, 23 n 18th, 23x60, 4-sty bk tnt & str; Isabel R wife W Irving Clark, 127 E 30 to Eliza R Allien, Montclair, NJ; May23; Sept5'11; A \$14,000-17,000. nom

7TH av, 136; Eliza R Allien, Montclair, NJ, to Henry V Allien, Montclair, NJ; May 25; Sept5'11. nom

7TH av, 2513-5, (7:2014-63) es, 40 s 146th, 40x100, 6-sty bk tnt & str; Victor E Wolf et al to Carl Rosenberger, 2370 Bway, NY, & Oscar Rosenberger, 139 La-trobe av, Detroit, Mich; AL; Aug30; Sept 5'11; A\$28,000-60,000. nom

7TH av, 2320, (7:1942-29) nwc 136th (No 201), 32.5x100, 5-sty bk tnt & str; Gertrude Michel to Herman Michel, 201 W 136; Mtg\$40,000; May9; Sept7'11; A\$36,000-60,000. O C & 100

8TH av, 488, (3:784-5) es, 95.9 s 35th, 23.8x100, 3-sty bk tnt & str with 1 & 2-sty ext; Josephine C Christman to 407-413 Fourth Av Co, 52 Wall; Mtg\$40,000; Aug 28; Sept1'11; A\$42,000-49,000. O C & 100

8TH av, 488; 407-413 Fourth Av Co to Annie M Keenan, 353 W 119; Mtg\$40,000; Sept1'11. O C & 100

8TH av, 488; Annie M Keenan to Protective Realty Co, 423 4 av; Mtg\$68,500; Sept1'11. 100

11TH av, 635, (4:1094-33) ws, 75.5 s 47th, 25x100, 4-sty bk tnt & str; Mary J Kaliski & ano to Obermeyer & Liebmann, a corpn, 59 Bremen, Bklyn; Mtg\$14,500; Aug31; Sept1-11; A\$9,000-15,000. O C & 100

Lot bounded e by line 225 w Bway, etc, see 94th, 276 W.

Lot bounded e by line 255 w Bway, etc, see 94th, 276 W.

MISCELLANEOUS CONVEYANCES

Borough of Manhattan.

Assignment of ¼ interest in estate Emma F Howe, amounting to \$7,100, to which party 1st part is entitled to under will of Alfred S Fraser; Alfred F Howe, of Derby, Conn, to Walter S Garde, of Hartford, Conn; Aug11; Sept2'11. O C & 100

Power of attorney; Frances C Hendrick to Philip E Hendrick; Aug22; Sept7 '11.

Power of attorney; Rand, McNally & Co, of Chicago, Ill, to Jesse L Gorrell; Aug30; Sept7'11.

Receipt & release of legacy for \$3,000; Louise A Irving, gdm Ruth S Irving to Louise A Irving & Francis A Shepherd, 322 W 22, exrs Geo Shepherd; Aug31; Sept1'11.

CONVEYANCES

Borough of the Bronx.

Belmont st, nwc Inwood av, see Inwood av, nwc Belmont.

Belmont st, nwc Inwood av, see Inwood av, nwc Belmont.

Belmont st, nec Macombs rd, see Macombs rd, sec Belmont.

Belmont st, swc Inwood av, see Macombs rd, sec Belmont.

Belmont st, nec Featherbed lane, see Inwood av, nwc Belmont.

Bronx Park East (*), es, 225.1 from Waring av, runs e 131.2xns50xw129.11xss50 to beg, being lots 19 & 20 map 1272 of Joel Wolfe Estate; Jos Keller to Hy L Miese & Lulu E his wife, tenants by entirety, 719 Burke, Wmsbridge; QC; Sept1; Sept2'11. nom

Bristow st, 1342, (11:2972) es, 78.9 s Jennings, 25x62.4x25.9x68.6, 2-sty bk dwg; Ida D Otten to Abe Steinbach, 141 Diamond, Bklyn; Mtg\$5,200; Sept7'11. O C & 100

Charlotte st, 1419, (11:2977) ws, 34.11 n Jennings, 40x100, 5-sty bk tnt; Cotoba Realty & Consn Co to Alex F Runge, 859 E 164; mtg \$36,000; Sept1; Sept2'11. O C & 100

Crotona Park E, 1562, (11:2939) ss, 175 w Suburban pl, 50x130, 2-sty fr dwg, 2-sty fr stable in rear & vacant; Martha Perna to Frank A Wahlig, 406 E 149; mtg \$5,000; Sept1; Sept2'11. O C & 100

Clarence st, (*) see Barkley av, see Barkley av, (*) see Clarence.

Featherbed lane, nec Belmont see Inwood av, nwc Belmont.

Fox st, 1098, (10:2718) nec 167th (No 931), 79.11x57.10x54.7x82.2, 5-sty bk tnt; Fox St Consn Co to Rosina Graziadio, 1044 Fox; mtg \$51,000; Aug25; Sept1'11. O C & 100

Fulton st, (*) ws, 200 n Becker av, 25x 100, Washingtonville; Geo H Janss to Chas E Porteous, 4130 Boyd av, & Wm & Robt Dodds, both at 28 S 12 av, Mt Vernon, NY; mtg \$5,800; Aug14; Sept1'11. O C & 100

Fulton st, (*) es, 190 n Becker av, 40x 125, Washingtonville; Edw J Flynn to Giovina Minutillo, 3642 Holland av; Aug 31; Sept5'11. nom

Gilbert pl, 1221, (10:2761) ns, 25 w Faile, 25x100, 2-sty bk dwg; Broad Realty Co to Margt Rendall, 891 Kelly; mtg \$8,000; Sept1; Sept2'11. O C & 100

Garden, nec Crotona av, see Crotona av, 2250.

Grote, 700, see Crotona av, 2250.

Herkimer pl, sec 235, see Herkimer pl, ws, 89.7 n 233.

Hoffman st, (11:3056) ws, 104.1 s 188th 50x96.11, vacant; Martin L Henry to Auletta & Co, 9 Sterling av, Yonkers, NY; Mtg \$5,000; Sept5, Sept6'11. O C & 100

Harrison st, (*) ws, 413 n Clason Pt rd; also LOTS 15 to 17 (*) map (1097) of 170 lots Siems Estate, 63.11x126.3x109; Carmela Ranallo to Eugenio Ranallo, 661 Taylor; ½ pt; April8, Sept6'11. nom

Herkimer pl, (12:3363) ws, 89.7 n 233d, 25x130; also 235TH ST, see Herkimer pl, 25x100.3x25x100.7, vacant; Wm Esselborn to Chas G Wubbenhorst, Highland av, White Plains, NY; Mtg\$2,500; Aug31, Sept 1'11. O C & 100

Jennings st, swc So Boulevard, see So Boulevard, swc Jennings.

Leland st, (*) ws, 80.10 n Meadow Drive, 25x100; Francesco Torregrossa to Tommaso Torregrossa, 214 E 106; ½ pt; Nov7 '10; Sept5'11. nom

North st, nec Davidson av, see Davidson av, 2350.

Parker st, (*) ws, 250 s Lyon av, 25x 130, Westchester; Henry Whirtley to Emily Brenneis, 2163 Gleason av; mtg \$4,000; Sept2; Sept5'11. 100

Theriot st (*) es, 18.5 n Meadow dr, 25x100; Hudson P Rose Co to Pietro Bonini, 1743 Victor st, Van Nest; AL; Sept1, Sept7'11. nom

Tiffany st, (10:2716) ws, 266.8 s 167th, 42x100, 5-sty bk tnt; J S Cully & Co to Edw J Farrell, 2 Burnside av & Jas S Cully, 935 College av; ½ pt; B&S; Mtg \$36,000; Aug9, Sept6'11. O C & 100

Tiffany st, (10:2712), sec 163d (Nos 970-8), 100x108.1, 6-sty bk tnt & str; Elmore Realty Co to Rosella Corn, 667 Mad av; B&S; Aug17; Sept7'11. O C & 100

1ST st (*), es, n ½ lot 41 & s ½ lot 40 map of Olinville, 100x100; Fannie, wife Frank Jodice to Leucio Iannace, 3533 Olinville av; ½ pt; AL; July31; Sept7'11. O C & 100

1ST st (*), same prop; Leucio Iannace to Frank Jodice or Yodice, 3560 Bronx Boulevard; & ½ pt; AL; Aug1, Sept7'11. O C & 100

5TH st, (*) ss, 105 w Av B, 50x108, Westchester; Emily Brenneis to Henry Whirtley, 2065 Powell av; Sept2; Sept5'11. O C & 100

134TH st, 373 (629) E, (9:2297) ns, 173.2 w Willis av, 16.8x100, 3-sty & b fr dwg; Jos Lally to Jno T, Mary A & Francis X Lally, 373 E 134; QC; Sept1, Sept6'11. nom

136TH st, 261, see 3 av, 2488.

137TH st, ns, 118.2 e Cypress av, see 138th, ss, 118.2 e Cypress av.

138TH st, 613 (889) E, (10:2551-2552) ns, 425 e St Anns av, 37.6x100, 6-sty bk tnt & str; Irene E Lavigne to Montague Holding Co, 215 Montague, Bklyn; AL; May12; Sept7'11. nom

138TH st, (10:2566) ss, 118.2 e Cypress av, runs s100xw0.1xs100 to ns 137th xe100xn200 to 138th xw99.10 to beg, vacant; Saml Strasbourger et al to S & W Realty Co, 74 Bway; ¾ pt; AT; AL; July 31; Sept7'11. nom

138TH st, 452 E, (9:2282) ss, 483.4 e Willis av, 16.8x100, 3-sty & b bk dwg; Jas Turner to Louis Back, 413 E 138; mtg \$8,500; Sept 1; Sept2'11. nom

138th st, 452 E (9:2282); PA; Jas Turner, 452 E 138, to Frank C Turner, 578 W 183; July7; Sept2'11.

141ST st, 602-4, (10:2552-2553) ss, 456.9 e St Anns av, 50x95; 5-sty bk tnt & str; Theo Haebler to Codex Realty Co, 2 Receptor; C a G; AL; Aug31; Sept1'11. nom

141ST st, 355, (9:2304) ns, 231.6 e Alexander av, 25x100, 3-sty & b fr dwg; also ALEXANDER AV, 289, (9:2314) ws, 83.5 s 140th, 16.7x70, 3-sty & b bk dwg; Jas J Burns to Rose A Burns, 289 Alexander av; AT; Sept6; Sept7'11. O C & 100

144TH st, 434 (9:2288), ss, 341.8 e Willis av, 16.8x100; 2-sty & b bk dwg; Josephine Freedman to Saml Newman, 434 E 144; Mtg\$6,000; May2'10; Sept1'11. nom

150TH st (9:2331) ss, 350.1 e Morris av, old line, strip 0.2x100; Jane Cooley widow to Patk Crawley, 302 E 150; QC; Aug30; Sept1'11. nom

152D st, 831-41; see Union av, 658-62.

161ST st, 701 (10:2638) ns, 57 w Jackson av, 18x75; 2-sty & b bk dwg; Wilhelmina wife of & Herman Heemsath to Saml R Waldron, Rockville Centre, LI; Aug19; Sept2'11. O C & 100

162D st, 860 (10:2690) ss, 99.11 e Prospect av, runs s25xw2.11xs44.6xe3xs30xe25 xn99.5 to st xw25.1 to beg; 4-sty bk tnt & 2-sty bk stable in rear; Gertrude Newman to Ida Brantman, 882 Prospect av; Mtg\$11,500; Aug31; Sept1'11. O C & 100

162D st, 860; Ida Brantman to Frank Schleininger, 779 Tinton av; Mtg\$11,500; Aug31; Sept1'11. nom

163D st, 970-S, see Tiffany, see 163.

164TH st, 859 (1029) E (10:2690) ns, 95 e Prospect av, 20x74.7; 3-sty bk dwg; Alex F Runge to Cotoba Realty & Consn Co, 1509 Bryant av; Mtg\$7,000; Sept1; Sept2'11. O C & 100

165TH st, see Woodycrest av, see Woodycrest av, 1046-8.

167TH st, nec Fox, see Fox, 1098.

170TH st, 494-S E, see 3 av, 3683.

172D st, 891, (11:2977) ns, 67 w Minford pl, 33x100, 4-sty bk tnt; Axel Magnuson to Jacob Kallfelz, 531 E 147; Mtg\$19,500 & AL; Sept6; Sept7'11. O C & 100

173D st, 410 E, (11:2897) ss, 90 e Webster av, 20x117.10, 3-sty bk tnt; Benj Phillips to Helen Valicenti, at Piscataway, Middlesex Co, NJ; Mtg\$8,500; Aug31; Sept 7'11. O C & 100

176TH st, nec Undercliff av, see Undercliff av, nec, 176.

182D st, 496, (11:3049) ss, 120.3 e Washington av, 18x65.4x18.2x69.3, 3-sty bk tnt; Ida R Rosin to Lillian O & Eva M Shiff, 457 Franklin av, Bklyn; AL; Aug12, Sept 6'11. nom

194TH st, nwc Webster av, see Webster av, 2623-31.

194TH st, 261, (12:3294), nec Briggs av (No 2650), 25x100, 4-sty bk tnt & str; Louis Behrman to Wm Hodes, 1876 Belmont av; Mtg\$22,000 & AL; Aug21; Sept1 '11. nom

219TH st, (*) ss, 505 e Bronxwood av, 100x114, Wakefield; Chas E Porteous et al to Geo H Janss, 633 E 168; Sept1'11. O C & 100

227TH st, (*) ns, 180 e Barnes av, 25x 114; Benj Phillips to Carmine Valicenti, at Piscataway, Middlesex Co, NJ; Mtg \$5,700; Aug31; Sept7'11. O C & 100

229TH st, (*) ns, 255 e Carpenter av, 50 x114, Wakefield; Edw P Donahue to Laura C Phelan, 2049 Ryer av; mtg \$12,000; Feb 7; Sept2'11. O C & 100

229TH st, (*) ns, 255 e Carpenter av, 50 x114, Wakefield; Laura C Phelan to Bridget Murphy, 1656 Krueger av; mtg \$12,000; Aug31; Sept2'11. O C & 100

230TH st, sec Heath av, see Heath av, 2918.

235TH st, see Herkimer pl, see Herkimer pl, ws, 89.7 n 233.

239TH st, 329, (12:3388) ns, 250.6 w Martha av, 25x100, 2-sty fr dwg; Daniel B Mahoney to Louis Eickwort, 29 Fletcher av, Mt Vernon, NY; mtg \$3,500; Aug23; Sept5'11. nom

239TH st, 328 E, (12:3387) ss, 300 e Katonah av, 25x100, 2-sty fr dwg; Louis Eickwort to John F Timmons, 328 E 239; mtg \$3,000; Aug1; Sept5'11. O C & 100

239TH st, swc Netherland av; see 239th ss, 275 w Westchester av.

239TH st, 550, late Northern Terrace, (13:3417) ss, 275 w Westchester av, runs s200xe12.8 to Spuyten Duyvil Pkwy, xne — to es Netherland av, xn— to Northern Terrace, xw— to beg, 2-sty fr bldg, Cath Mulligan to Jas Douglas bet Yonkers & Patisade avs, — n 236th, Spuyten Duyvil; Sept6'11. nom

Alexander av, 289, see 141st, 355.
Briggs av, nec 194, see 194th, 261.
Brook av, 1341-3, (11:2893) ws, 91.8 s Anna pl, 41.7x90, 6-sty bk tnt & str; Mary Hottes to Jno Koch, Bklyn, & Augusta Aussenhofer, Bronx; Mtg\$31,500; Dec22'08; Sept7'11. O C & 100
Barkley av, (*) sec Clarence, 100x200; Brown-Weiss Realty, a corp, to Clinton Holding Co, 132 Nassau; June29; Sept11. O C & 100
Boone av, es, abt 150 s 173; see West Farms rd, 1567.
Burnside av, 101, (11:3169), nec Morris av, (Nos 2050-6) 20.3x91x20.1x94; Mtg\$13,000; also BURNSIDE AV, 103 (11:3169) ns, 20.3 e Morris av, 20x88.3x19.10x91; Mtg\$8,000; also BURNSIDE AV, 105 (11:3169) ns, 40.4 e Morris av, 20.2x85.6x20x88.3; Mtg\$8,000; Chester Hill Realty Co to Mary E Robinson at nec Featherbed la & McCombs rd; Aug31; Sept'11. exch & 100
Burnside av, 103, see Burnside av, 101.
Burnside av, 105, see Burnside, 101.
Brook av, 1372 (11:2894) es, 73.4 s 170th, 24.4x100; 4-sty & b bk tnt; Margt M Bezold to Regina Heineck, 1745 Montgomery av; Mtg\$12,500; Sept'11. O C & 100
Cauldwell av, 758-64, (10:2629) es, 168.8 n 156th, 78.8x100, 2 5-sty bk tnts; John F Cowan, ref, to Lewis S Davis, 439 Manhattan av; mtg \$60,000; FORECLOS, Aug 18; Aug23; Sept5'11. 2,000
Clason Point rd (*) (White Plains rd) es, 125 s 150th, or O'Brien av, 25x111.6, Clason Point; Rosalia Petraglia & ano to Giuseppe Botta, 942 E 165; Sept5, Sept6 '11. nom
Crotona av, 2250, (11:3100), nec Garden, 70.3 to Grote (No 700) or rd from Fordham to West Farms x44x79.5 to Garden x49.2 to beg, 4-sty bk tnt; Theo Wentz to Saxe-Cal Realty & Constn Co, 30 Church; Sept6; Sept7'11. nom
Davidson av, 2350 (11:3198) nec North, 100x40; 5-sty bk tnt; Jno F Kaiser to Mary E Robinson, nec Featherbed la & McCombs rd; Mtg\$36,000; Aug31; Sept'11. exch & 100
Doris av (*), nec Westchester av, see Westchester av (*), nec Doris av.
Eastchester rd (*) es, abt 680 s Saratoga av, 25x125.1x25x118.2; Lizzie wife of & Jas McDowell to Louis Quattromani, 2059 Lex av & Leonardo Bavero, 419 E 114; Sept5, Sept6'11. O C & 100
Eastchester rd (*) es abt 405 s Saratoga av, 25.1x111.1x25x109.8; Dominick Napolee to Tony Pescia, 656 Morris av; Aug15; Sept6'11. nom
Forest av, 853, (10:2647); asn of rents; Emma M S Mestanz, 853 Forest av to J Homer Hildreth, 362 E 136; Aug29, Sept 6'11. nom
Forest av, 853; Power of atty; Emma M S Mestanz to Liubomir R Mestanz, both at 810 Forest av; May5'08, Sept6'11.
Grace av (*), nwc Westchester av, see Westchester av (*), nec Doris av.
Heath av, 2918, (12:3256) sec 230th, 25.2 x100.7; 2-sty fr dwg; Rosa Nathan et al EXRS Marcus Nathan to Ellen W Grace, 2916 Heath av; Mtg\$4,000; Aug28; Sept21. 100
Hoe av, 1516-S (11:2989) es, 75 n 172d, 50x100x47.10x—; 5-sty bk tnt; Max Hirsch to Chas Armbruster, 1025 Faile; AL; Aug 18; Sept'11. nom
Heath av, 2916 (12:3256) es, 25.2 s 230th, 25.1x100.7; 2-sty fr dwg; Rosa Nathan et al EXRS Marcus Nathan to Ferdinand Lugscheider, 621 W 135; Mtg\$3,700; July 27; Sept'11. 5,500
Hull av, (12:3346) ns, 229.7 e 205th, 50x 100, vacant; Selig Rosenbaum to Haidee Rosenbaum, 103 W 77; mtg \$5,000; Aug29; Sept5'11. nom
Inwood av (11:2865) nwc Belmont, runs n126.8xnw168.6 to es Featherbed la, xsw 95.10x47.4x49.6 on curves to ns Belmont x230.5 to beg, vacant; Mary E Robinson to West Bronx Realty Co, 26 Ferry; Mtg \$18,125; Aug30; Sept'11. exch & 100
Inwood av, snc Belmont, see Macombs rd, sec Belmont.
Intervale av, 1323 (11:2965) ws, 141 n Freeman, 37.6x100; 5-sty bk tnt; Frank A Wahlg to Martha wife Chas Perna, 954 Freeman; Mtg\$35,000; Sept1; Sept2'11. nom
Longfellow av, 1144 (10:2758) es, 239.5 n Westchester av, 20x122.3x21.6x130.2; 3-sty bk dwg; Herman Mergenthaler to Benson Realty Co, 407 E 153; Mtg\$7,600; Sept1; Sept2'11. O C & 100
Lincoln av, 183, see 3 av, 2488.
Mt Vernon av, (12:3363) es, 139 n 233d, 26.4x117.1x25x126.4, vacant; Wm Esselborn to Geo Rathgeber, 2508 Devoe Terrace; Mtg\$2,500; Aug31; Sept'11. O C & 100
Mt Vernon av, (12:3363) es, 155.4 n 233d, 26.6x114x25x122.10, vacant; Wm Esselborn et al to Chas G Wubbenhorst, at Highland av, White Plains, NY; Mtg\$2,500; Aug31, Sept'11. O C & 100
McGraw av, (*) ns, 50 e Cottage Grove av, 25x100; Mary McCarthy to Christina Keegan, 2040 Mad av; AL; July31; Sept2 '11. nom
Morris av, 2050-6, see Burnside av, 101.
Macombs rd (11:2865) sec Belmont, runs s118.5xsel173.8 to c 1 Cromwells Creek, xne 195.7 to ws Inwood av, xn32 to ss Belmont, xw314.3 to beg, vacant; Mary E Robinson to West Bronx Realty Co, 26 Ferry; Mtg \$10,000 & AL; Aug30; Sept'11. exch & 100
Macombs Dam rd (11:2865) plot begins at stone monument known by letter A on map made by Morrison & Barrett, June8'77 thence ne85.10 to monument B, thence to

right 72.6 & 15.3 to bridge crossing Cromwell Creek, thence to left across said bridge over c 1 said creek, 14.8, thence to right 11.6, thence to left 260.5 to ws McCombs dam rd, x— to pt where lines A & B produced southerly intersect said rd, x ne— to beg, except parts for said rd; Geo W Robinson et al to West Bronx Realty Co, 26 Ferry; Mtg\$7,000 & A L; Aug30; Sept'11. exch & 100
Montgomery av, 1745 (11:2877-2878) ws, 340 s Lees (Popham) av, 25x100; 2-sty fr dwg; Regina Heineck to Margt M Bezold, 960 Whitlock av; Mtg\$6,500; Sept'11. O C & 100
Macombs Dam rd, es, see Cromwell's Creek, &c.
Newell av (*) es, 200.7 s Magenta, 20.5 x125; also NEWELL AV, es, 280.8 s Magenta, 20.2x125x20.3x125; Bronx Development Co to Robt Zetsche, 658 E 175; AL; Aug15, Sept6'11. O C & 500
Newell av (*) es, 280.8 s Magenta; see Newell av (*) es, 200.7 s Magenta.
Netherland av, snc, 239; see 239th, ss, 275 w Westchester av.
Pratt av (*) es, 215.3 s Kingsbridge rd, 50x100, Edenwald; Saml Fink to Chas Kiel 15 Cortland, Mt Vernon, NY; July6, Sept6 '11. nom
Parker av (*), ws, 325 s Lyon av, 25x 130; Gertrude M Holochoer to Charlotte S Green, 201 E 116; Mtg\$6,500; Sept7'11. O C & 100
Ryer av, 2259 (11:3158) ws, 200.8 s 183d, 18.1x75.6x18.9x73.4; 2 & 3-sty fr dwg; Louis Eickwort to Louis E Gunset, 3745 3 av; Mtg\$3,000 & AL; June24; Sept2'11. O C & 100
So Boulevard (11:2977) ws, 275 n 72d, 200x100, vacant; Weisman & Herman to Reville-Siesel Co, a corp, 1082 So Boulevard; Mtg\$28,000; Aug31; Sept'11. O C & 100
Spuyten Duyvil Pkway, ws abt 200 s 239; see 239th, ss, 275 w Westchester av.
So Boulevard, (11:2976), snc Jennings, runs w100xsel100.4x—20xse25.3xn40xsw47.9 xse—xe141.7 to So Boulevard xn250 to beg, vacant; American Exchange Realty Co to Wm R Rose, 309 W 81; B&S; Mtg \$43,000; Aug10; Sept7'11. nom
Tiebout av (11:3145) ws, 250.9 s 183d, 18.7x74.10x18.5x76.3; 2-sty bk dwg; Edmondson Constn Co to S Louise Shollenberger, 2409 Grand av; Mtg\$4,000; Aug31; Sept2'11. O C & 100
Tinton av, 779 (10:2655) ws, 100 s 158th, or Cedar, 26.4x135; 2-sty & b fr dwg; Frank Schleiminger to Ida Brantman, 697 E 165; Aug31; Sept'11. O C & 100
Undercliff av (11:2877) nec 176th, 36x100 x3.11x105.2; vacant; Arden Realty & Mtg Co, 140 Nassau, to Fannie Wedlock, 106 E 25; Mtg\$1,680; Aug30; Sept'11. O C & 100
Union av, 703 (10:2665) ws, 25 s Dawson, 27x100; 2-sty & b bk dwg; Bertha Meyer to Louis Schiffer, 35 W 129; Mtg\$7,000; Aug31; Sept'11. O C & 100
Unionport rd, 1367 (*) ws, 25 n Mead av, 25x106; Isabella McCullough to Bridget McCullough, 442 Throop av, Bklyn; Sept 5, Sept6'11. 4,500
Union av, 658-62 (10:2675) nec 152d (Nos 831-41) 50x90, vacant; May Holding Co to Morris Schwartz, 119 W 137 & Wolf Wolkenberg, 292 East Bway; Mtg \$50,000; Sept6'11. O C & 100
Virginia av, (*) es, 53 s 9th, 75x—x75x 111, Unionport; Bridget Murphy to Phelan Bros Constn Co, 1910 Webster av; mtg \$2,100; Sept1; Sept2'11. O C & 100
Walton av, 1762, (11:2825) es, 126 n 175th, 26x85.9x30.3x101.1, 2-sty fr dwg; Nathan B Levin Co to Henry Weiss, 622 W 179; mtg \$6,000; Sept2; Sept5'11. O C & 100
Wilkins av, (11:2965) ws, 244 n 170th, 100x76.9x76x85.9, vacant; Richd Fensterer et al to Frank I Mitzel, 219 Carlton av, Bklyn; mtgs \$15,000; Aug31; Sept5'11. nom
Wilkins av, (11:2965) ws, 244 n 170th, 100x76.9x76x85.9, vacant; Frank I Mitzel to H & R Constn Co, 3156 Decatur av; mtg \$15,000; Sept1; Sept5'11. nom
Walton av, 2395 (11:3188) ws, 189.5 n 184th, 19.10x96.5; 3-sty bk dwg; also WALTON AV, 2409 (11:3188) ws, 328.6 n 184th, 19.10x96.6; 3-sty bk dwg; also WALTON AV, 2411 (11:3188) ws, 348.5 n 184th, 19.11 x96.6; 3-sty bk dwg; Jno F Kaiser to Mary E Robinson at nec Featherbed la & McCombs rd; Mtg\$19,500; Aug31; Sept'11. exch & 100
Walton av, 2409, see Walton av, 2395.
Walton av, 2411, see Walton av, 2395.
Webster av, 2623-31 (12:3277) nwc 194th, 95.7x72.5x95.2x63.1; two 5-sty bk tnts; Fredk M Mellert to Colman W Cutler, 207 Park av, Yonkers, NY; Mtg\$64,000; Aug24; Sept'11. 100
Westchester av (*) nec Doris av, 200 to ws Grace av, x103.1x200x99.10, except part for Westchester av; Susie E Piser to Edw Rafter, 43 W 86; Mtg\$6,500; Sept'11. O C & 100
Woodycrest av, 1046-S (9:2508) sec 165th, 50x100.9; 4-sty bk tnt & str; West Bronx Realty Co to Mary E Robinson at nec Featherbed la & McCombs rd; Mtg\$40,000 & AL; Aug31; Sept'11. exch & 100
West Farms rd, 1567, (11:3014) ws, 88.11 s 173d, runs sw 201.3x9.8xw47.9 to es Boone av, xn50 to pt 150 s 173d, xe34.5xn 8.8xne200.11 to ws said rd (as in year 1889) xs23.11 to ws said rd present line xs27.1 to beg, with all title to any strips bet old & new lines of rd 2-sty fr dwg & vacant; Jno Davis ref to Metropolitan Life Ins Co, 1 Madison av; FORECLOS; Aug22, Sept6'11. 8,500

Watson av (*) ss, 105 w Olmstead av, 100x108, Unionport; Re mtg; Anna Hepner to Cecilbert Realty Co, 1 W 34; Sept6'11. O C & 2,500
Westchester av (*), nwc Grace av, see Westchester av (*), nec Doris av.
3D av, 3681, see 3d av, 3683.
3D av, 3683, (11:2910) snc 170th (No 498), 26x79.9x26.4x82.6, 2 & 3-sty fr tnt & str; also 3D AV, 3681, (11:2910) ws, 26 s 170th, 26x77x26x79.9, 2-sty fr tnt & str; also 170TH ST, 494, (11:2910) ss, 82.6 w 3 av, 40x52.9x40x52.8, 2-sty fr dwg; John Massimino to Sophia Yehle, 250 W 30; AL; Aug3; Sept5'11. O C & 100
3D av, 3872, (11:2929) es 189.5 n Wenderover av, 25x125, 4-sty bk tnt & str; Sarah Diamond to Nathan S Kalman, 1 Manhattan; Mtg \$17,500; Sept1, Sept6'11. O C & 100
3D av, 4002-4; see 3 av, 4000.
3D av 4000 (11:2930) es 226.11 s 174th, 25 x90, 4-sty bk tnt & str; also 3D AV, 4002 (11:2930) es, 201.11 s 174th, 25x90, 4-sty bk tnt & str; also 3D AV, 4004 (11:2930) es, 176.11 s 174th, 25x90, 4-sty bk tnt & str; Denis A Spellissy ref to Chas Strauss, 317 W 75; Mtg \$39,000; Sept5; FORECLOS Aug29'11, Sept6'11. 1,000 over mtg
3D av, 2488, (9:2318) old line, nec 136th (No 261) runs e130.5 to ws Lincoln av (No 183) xn25xw121.8 to es 3 av xs26.5 to beg, except part for 3 av, 5-sty bk tnt & str; Julia Ganss to Creston Realty & Impt Co, 74 Bway; Mtg\$28,000; Sept1; Sept7'11. nom
3D av, 3061, (9:2378) nws, abt' 73.11 s 157th, 25x100, except part for 3d av, 3-sty fr tnt & str; Costantino Calamari to Angelo Boggiano, 3061 3 av; Mtg\$10,000; Sept5; Sept6'11. O C & 100
3D av, 3061; Angelo Boggiano to Costantino Calamari, 803 E 155; Mtg\$10,000; Sept5; Sept6'11. O C & 100
3D av, 4001-3, (11:2921) ws, abt 210 s 174th, 50x128x50x130.6, ss, with all title to strip 50x0.6 bet above & old ws Fordham av, 5-sty bk tnt & str; Chas G Willoughby to Frances C Hendrick, at Norwich, Conn; Mtg\$54,823.92; Aug22; Sept7'11. O C & 100
Cromwell's Creek, (11:2865), c 1 in a line with fence from es Macombs Dam rd & 228.3 therefrom, runs n along c 1 of creek 420 xnw along c 1 of a stone wall 335 xne188xwn153xn72 to es Macombs Dam rd xsw532 to a fence xse228.3 to beg, contains 4 33-100 acres; Ida A Zeuner to Mary E Robinson, nec Featherbed la & Macombs rd; QC & confirmation deed; Aug30; Sept2'11. nom
Lots 25 & 26 (*) map (1095) of 165 lots of Mary J Radway; Luigi Mastrogianni to Louis Spier, in Nyssa, Ore; AL; Aug25; Sept7'11. O C & 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.

Borough of Manhattan.

SEPT. 1, 2, 5, 6 and 7.

Ann st, 27, (1:90), nwc Nassau, str; Apostle Vlachos to Jno Balassis, 70 Vesey, et al; 4 8-12yf Sept1; Sept7'11. 1,500
Crosby st, 35, (2:473), asn Ls; Michele Riccardone to Giuseppe Innella, 33 Crosby, & ano; Mtg\$1,500; Aug2; Sept'11. nom
East Broadway, 70, (1:281) nwc New, 22x68x1.3x71, vacant lot; Albt F Hagar TRSTE, &c, et al to Saml Kaufman, 133 W 118; 21yf Sept1; Sept6'11. taxes, &c, & 1,025
Greenwich st, 487-9, (2:594), 1st loft; Heatherton Realty Associates to M S Troop, 487 Greenwich; 1 8-12yf Sept'11; Sept'11. 1,600
Grand st, 221, (1:238), asn ls as collateral for \$8,000; John H Lohmann to Consumers Brewing Co, 1011 Av A; Aug24; Sept5'11. nom
Grand st, 221, (1:238) str & b; Henry Hollmann EXR John F Mahnken to John H Lohmann, 221 Grand; 5yf May1; Sept5 '11. 1,620
Henry st, 231, (1:286) ns, 184.6 w Montgomery, 21x87.6; Sobrn of Ls to mtg for \$8,250; Kaufman Realty Co & Morris Goldberg with Abr J Dworsky, 53 E 93; Aug24; Sept7'11. nom
Houston st, 489 E, (2:325), all; Wm Weiss to Jas H McCormick, on premises; 3yf May1'08; Sept6'11. 2,000
Houston st, 489 E, (2:325), all; same to same; 3yf May1'11; Sept6'11. 2,000
Houston st, 489 E, (2:325), asn ls; Jas H McCormick to Wm Zoller, on premises; Sept2; Sept6'11. nom
Houston st, 489 E, (2:325), asn ls as collateral for \$2,639.23; Wm Zoller to S Liebmanns Sons Brewing Co, 36 Forrest, Bklyn; Sept2; Sept6'11. nom
James st, 66, (1:278), asn Ls; Vincenzo Di Benedetto & ano to N Y & Bklyn Bwg Co, 193 Bushwick av, Bklyn; Sept6; Sept7 '11. nom
James st, 66, (1:278), str & b; Giovanni Canonico & ano to Vincenzo Di Benedetto, 74 Oliver, & ano; 3yf Oct1; Sept7'11. 780
James st, 98-100, (1:252), all; St James Investing Co to Jos Basini, 1669 Clay av; 3yf Sept1; Sept5'11. 3,650

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17 BATTERY PLACE, NEW YORK

¹Murray st, 61, (1:139), str & part c; Albert Schierenbeck to Jno Brandner, 1301 57th, Bklyn; 5 7-12yf Oct'11; Sept2 '11. 1,500 & 1,800

¹Nassau, nwc Ann, see Ann, 27.

¹New st, nwc East Bway, see East Bway, 70.

¹Prince st, 191, & SULLIVAN ST, 132½, (2:518), re asn ls; Arthur G Freeland to Andrew Ghiggri, 196 Prince; AT; mtg \$2,140; Sept5; Sept6'11. nom

¹Sullivan st, 132½, see Prince, 191.

¹Stanton st, 178, (2:350), asn ls; Jacob Korn & ano to New Stanton Theatre, a corp, 172 Delancey; Sept2; Sept5'11. nom

¹West st, 190, (1:142), asn ls; Behrens Bros to Nicholas Behrens & Henry Fixen, both at 190 West; Aug28; Sept5'11. nom

¹West st, 190, (1:142), asn ls as collateral for \$7,200; Nicholas Behrens & ano to Excelsior Brewing Co, 254 Hart, Bklyn; Aug 28; Sept5'11. nom

¹Water st, 521, (1:247), part of; F Goldfarb Live Poultry Co to Jacob Bloom, 50 Suffolk; 5yf Oct15'10; Sept'11. for term, 500

¹3D st, 34 E, (2:458), all; Frieda Hart to Jno Opitz, 34 E 3; 3yf Nov1'10; Sept7'11. 1,140

¹25TH st, 24-6 W, (3:826), 1st loft; Twenty-fifth Constn Co to Morris Kittenplan, 220 W 136; 3yf Feb1; Sept5'11. 3,200 to 3,500

¹25TH st, 100 W, see 6 av, 409.

¹25TH st, 104 E, (3:880) ss, 100 e 4 av, 20.3x98.8, all; Amanda A M Taylor to Birchwood Realty Co, 114 Liberty; 20 11-12yf Junel; Sept6'11. taxes, &c, & 1,600 & 2,000

¹42D st, 133 W, (4:995), asn Ls; Max L Meyer to Huyler's, a corpn, 64 Irving pl; Sept1; Sept2'11. nom

¹42D st W, nec 6 av, see 6 av, 742.

¹43D st E, nec Lex av, see Lex av, 415.

¹48TH st W, swc 10 av, see 10 av, swc 48.

¹59TH st, 311 W, (4:1112), ns, 253 W Bway, old line, 22x100.5, asn Ls; Myles Realty Co to Harry Salvin, 1823 Bway; Aug31; Sept1 '11. 15,000

¹59TH st, 205 E, see 3 av, 993-5.

¹81ST st E, nwc 2 av, see 2 av, 1561.

¹98TH st E, see Mad av, see Mad av, sec 98.

¹100TH st W, nwc Col av, see Col av, 820.

¹101ST st, 331-41 E, (6:1673), all; Nebo Realty Co to Victor Batkin, 317 E 100; 3yf Sept1'11; Sept'11. 8,880 & 9,180

¹105TH st, 225 E, (6:1659), all; Annie Koplik & ano to Frank Vodola, 327 E 109; 3yf Sept1; Sept6'11. 2,100

¹109TH st, 251 E, (6:1659), w str & part c; Harry M Greenberg to Guiseppe Colaiacova, 251 E 109; f Sept'11 to May1'16; Sept'11. 300

¹109TH st, 133-5 E, (6:1637), all; Fredk Goldstein et al to Esther Redner, 74-6 E 99; 3 4-12yf Mar1; Sept7'11. 4,050

¹111TH st, 88-92 E, (6:1616), all; Isidor Lasser to Max Korner & Esther Redner, 74 E 99; 2 4-12yf Sept1; Sept7'11. 5,100

¹115TH st E, swc 1 av, see 1 av, swc 115.

¹121ST st W, (7:1976) ns, 170 e Bway, 30 x100, asn Ls; Carlos R Duque to University Garage, a corpn, 539 W 121; June19; Sept2'11. nom

¹122D st, 532-8 W, (7:1976) ss, 100 e Bway, runs s91.10 xw(?)100xn91.10xw along st to beg (probable error two w courses), asn Ls; Carlos R Duque to University Garage, a corpn, 539 W 121; June 19; Sept2'11. nom

¹133D st, 541-3 W, (7:1987), all; Fanny Korn to Louis Schlechter, 31 W 115, & Louis Rogers, 2 E 107; 3yf Sept1; Sept7 '11. 4,600 & 4,700

¹135TH st, nec Lenox av, see Lenox av, 504-10.

¹144TH st, 251-2 W, (7:2030), asn Ls; Frank Reiner to Jno Urlico, 267 W 144; Sept6; Sept7'11. nom

¹Broadway, 2851, (7:1894), str & b; Moses Sahlein to Jacob Lowenstein, 157 W 80, & Meyer Lowenstein, 43 W 128; 4yf Oct1; Sept'11. 2,700 & 3,000

¹Broadway, 2363, (4:1234), asn Ls; Jas Murphy to Wm Washer, Hotel Avon, nec 30 & Lex av; Sept7'11. nom

¹Columbus av, 820, (7:1855), nwc 100th, str & front c; Danl Buckley to Patk Lehey; 6 1-12yf Apr1'10; Sept'11. 2,500 to 3,000

¹Columbus av, 820, (7:1855), asn Ls; Patk Lehey or Leahy to Patk J Doyle, 68 W 70; Aug28; Sept'11. nom

¹Lexington av, 415, (5:1298), nec 43d, asn Ls; Jacob Stahl, Jr, to Charlan Restaurant Co, 415 Lex av; Aug30; Sept'11. nom

¹Lexington av, 415, (5:1298), all; Fanny J & P Allan Kirkwood to Charlan Restaurant Co, 415 Lex av; 10yf Jan1; Sept1 '11. taxes, &c, & 3,600

¹Lenox av, 504-10, (6:1733) nec 135th, two 6-sty tnnts; McKinley Realty & Constn Co to Jos Shenk, 62 W 107; 5yf May1; Sept6'11. 20,000 to 21,000

¹Madison av, 1631, (6:1614), str; E C Prescott to Saml Levin, 51 E 109; 5yf May1; Sept'11. 1,500

¹Madison av, 137-41, (3:861) es, abt 100 n 31st, runs e130xs98.9 to 31st (Nos 23-7), xw52xn24.8xw78 to av, xn74 to beg; asn ls; Edw F Terry & ano to 31st Madison Co; June30; July7; corrects error in issue of July15 as to description of property. nom

¹Madison av, (6:1603) sec 98th, 25.11x95; sobrn of ls to mtg for \$35,000; Wm Schuster, 28 Cedar, Mt Vernon, NY, et al with Mary J Kingsland at Mt Pleasant, NY; Sept1; Sept5'11. nom

¹1ST av, (6:1686), swc 115th, str & b; Enrico Viggiani to Laura Melinelli; 5yf Apr1'10; Sept'11. 1,560

¹1ST av, 2201, (6:1684), re asn ls; Davies J Marshall to Pietro Spadafora, 322 E 112; AT; mtg \$1,681; Sept5; Sept6'11. nom

¹2D av, 1561, (5:1527), nwc 81st, str & b; Jno J O'Reilly to Thos F O'Reilly, 249 E 81; 10yf May1; Sept'11. 1,800

¹2D av, 801, (5:1316), str & pt c; Arthur B & Jno S Kelly to Patk Canavan, 241 E 45; 5 3-12yf July1'11; Sept7'11. 1,200 to 1,500

¹3D av, 2011, (6:1660); agmt modifying Ls dated Sept26'06; Hy B Heylman, 120 W 183, EXR Harriet A Heylman with Annie Ryan, 2011 3 av & Bernheimer & Schwartz Pilsener Bwg Co, at Ams av & 128; Aug 28; Sept'11. nom

¹3D av, 993-5 & 59TH ST, 205 E, (5:1414), all; Wm B Coekran to Henry Stedeker, 1264 Lex av; 8 2-12 yf Sept1; Sept5'11. 7,500

¹3D av, 2011, (6:1660), re asn ls; John D Haase to Annie Ryan, 2011 3 av; AT; mtg \$1,750; Sept5; Sept6'11. nom

¹3D av, 229, (3:900) ses, 28 ne 19th, 26x 110; asn ls; Wm I Kollisch to Louis Savarese, 2110 3 av; mtg \$4,500; July25; Sept6'11. nom

¹3D av, 229; asn ls; Louis Savarese to Israel Solomon, 2158 Pitkin av, Bklyn; mtg \$4,500; Sept5; Sept6'11. exch

¹5TH av, 634, (5:1266), s str & pt b; Wm W Hall et al, EXRS, &c, Thos R A Hall to Theo S Clark, 74 E 80, & Perry A Weinberg, 137 5 av; 10yf Oct1'11; Sept7'11. 18,000

¹5TH av, 634, s loft on 8th fl; same to same; 10yf Oct1; Sept7'11. 3,500

¹6TH av, 134, (2:574), 2 upper fls & a; Angelina Court to Jacob Sparrow, 134 6 av; 3yf May1'12; Sept7'11. 420

¹6TH av, 409, & 25TH ST, 100 W, (3:800), asn ls; Adolf Fink to Philip Mandelman, 409 6 av; Aug4; Sept5'11. nom

¹6TH av, 409, & 25TH ST, 100 W, (3:800), asn ls as collateral for \$7,500; Philip Mandelman to Consumers Brewing Co, 1011 Av A; Aug4; Sept5'11. nom

¹6TH av, 742, (5:1258) nec 42d, str & b; Improved Property Holding Co to Nathan J Weiss, 742 6 av; 14 7-12yf Oct1'11; Sept 6'11. 6,500 to 7,500

¹7TH av, 67, (3:790), parlor fl; Thos Trebell to Dr Wm E MacLachlan, 67 7 av; 1yf May1; Sept'11. 780

¹8TH av, 367, (3:752) nws, 36.6 ne 28th, 18.3x60, the land; Marie M I de Courval to Meyer Skolsky, 162 E 109; Mts\$10,000; 21yf Junel (option of ren); Sept2'11. taxes, &c, & 810 & 850

¹10TH av, (4:1076), swc 48th, 25.1x100, asn Ls; Edw & Theo Miller to Wm J Frey, 1226 Tinton av; Aug15; Sept6'11. O C & 100

¹10TH av, (4:1076), same prop, asn Ls; Wm J Frey to Wm H White, 450 W 48; Aug31; Sept6'11. nom

¹11TH av, 571, (4:1090), front bldg; Adolph Duncker to Terence McKegney, 545 W 37; 14yf July1; Sept'11. 1,500 to 1,900

¹11TH av, 580, (4:1072) es, 80.5 s 44th, 20 x80, str; Conrad Freund to Giovanni Caserta, 581 11 av; 5yf Sept1; Sept5'11. 420

¹Park av, (9:2388) nec Gouverneur pl, str & part b; Louis Green to Fredk Schomacker, 545 E 87; 10yf Sept1; Sept6'11. 612 to 840

¹So Boulevard, nwc Av St John, see Av St John, 1024.

¹Sedgwick av, (9:2540) swc Depot pl; asn ls; Olga Lodamez to M Groh's Sons Inc, 238 W 28; June13; Sept5'11. nom

¹Sedgwick av, (9:2540) swc Depot pl, 1st & 2d floors & n ½ of cellar; Michael Del Papa to Olga Lodamez, 1321 Sedgwick av; 4 9-12yf May1; Sept5'11. 1,200

¹Union av, (10:2675) nec 152d; sobrn of ls to mtg for \$40,000; May Holding Co, 320 Bway & Jos Coleman, 528 W 42, with N Y Savings Bank; Sept1; Sept6'11. nom

¹Van Nest av (*), ns, 70 e Victor st, 1st fl & b & stable in rear; Otto Hassold to Fritz Bruch, 681 Van Nest av; 5yf Sept1 '11 (5y ren at \$840). 720

¹Westchester av, 1017, (10:2726) ns, 79 e Fox, str, &c; Wm Simpson to Henry H Siegmann, 1007 So Boulevard; 5yf Nov1'09; Sept5'11. 1,200

¹Westchester av, 1011, see 165th, ns, 39 e Fox.

¹3D av, (11:3051), swc 183d, str & b; agmt recognizing Ls made Apr15'11; Pocomo Realty Co, 15 Broad, with Ebling Bwg Co, 760 St Anns av; Aug22; Sept'11. nom

¹3D av, (11:3051), swc 183d, str & b; Alexander Development Co to Ebling Bwg Co, 760 St Anns av; 10yf Oct1; Sept'11. 1,500 to 2,400

MORTGAGES

NOTE.—The arrangement of this list is as follows: The first is the description of the property, then follows the date when the mortgage was drawn and the following date is when the mortgage was recorded; when both dates are the same only one is given; then the term of the mortgage follows. The first name is the mortgagor, the next that of the mortgagee, and last the amount. The general dates used as headlines are the dates when the mortgage was handed into the Register's office to be recorded.

Whenever the letters "P.M." occur, preceded by the name of a street, in these lists of mortgages, they mean that it is a Purchase Money Mortgage, and for fuller particulars see the list of transfers under the corresponding date.

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

Borough of Manhattan.

SEPT. 1, 2, 5, 6 and 7.

¹Arden st, (8:2174), sws, 100 nw Nagle av, 50x130; PM; Sept1; Sept7'11, due Sept6 '14, 6%; Brown Bros, Inc, Owners & Builders, a corp to Lionel R Lenox, at Mountain View, Santa Clara Co, Cal. 4,000

¹Arden st, (8:2174), sws, 150 nw Nagle av, 2 lots, each 50x130; 2 PM mtgs, each \$4,000; Sept1; Sept7'11, due Sept6'14, 6%; same to Park Mtg Co, 41 Park row. 8,000

¹Arden st, (8:2174); same prop; certf as to above 2 mtgs; Sept1; Sept7'11; same to same.

¹Arden st, sws, at nws Nagle av, see Nagle av, nws, at sws Arden.

¹Arden st, sws, 100 nw Nagle av, see Nagle av, nws, at sws Arden.

¹Bleecker st, 149, (2:537) ns, 57.3 e Thompson, 28.6x100; pr mtg \$26,000; Aug 24; Sept7'11, installs, 6%; Antonio Mاضulli to Louis Malavita, 15 Charlton. 400

¹Carmine st, 2, (2:542) ss, 17.8 sw Minetta la, runs se67.3xne51.4 to Minetta la (No 27) xnw45.11 to st xsw17.8 to beg; also CARMINE ST, 4, (2:542) ss, 17.8 sw Minetta la, 20x95x20.1x95.1; Aug28; Sept7'11, due, &c, as per bond; Jno A Sonntag, 2 Lenox av, to Excelsior Savgs Bank, 50 W 24. 40,000

¹Carmine st, 4, see Carmine, 2.

¹Centre st, 133-49, (1:197), nwc White (Nos 112-4), runs w54.6xn89.1xe25.3xn71.1 xe14.11xn75.3 to ss Walker (Nos 105-9) x e70.1 to ws Centre st— to beg; pr mtgs \$450,000; Aug31; Sept'11, due July25'12, 6%; Abingdon Constn Co to Centre-White Co, 100 Bway. 100,756.99

¹Centre st, 133-49; White st, 112-14, & Walker st, 105-09; certf as to mtg for \$100,756.99; Aug31; Sept'11; same to same.

¹Centre st, 133-7, (1:197), nwc White (Nos 112-4), runs w54.6xn89.1xe2.8xn0.6xe 55.11 to Centre xs91 to beg; also WALKER ST, 105-9, (1:197), swc Centre (Nos 139-49), runs w70.2xs75.4xw15x71xe28x 0.6xe55.11 to Centre xn146.9 to beg; certf as to 2 mtgs aggregating \$450,000; Aug31; Sept'11; Abingdon Constn Co to East River Savgs Instn. nom

¹Centre st, 133-7, (1:197), nwc White (Nos 112-4), runs w54.6xn89.1xe2.8xn0.6xe 55.11 to ws Centre xs91 to beg; Aug31; Sept'11, 5y5%; Abingdon Constn Co to East River Savgs Instn, 291-5 Bway. 150,000

LEASES

Borough of the Bronx.

¹Depot pl, swc Sedgwick av, see Sedgwick av, swc Depot pl.

¹Gouverneur pl, nec Park av, see Park av, nec Gouverneur pl.

¹52D st, nec Union av, see Union av, nec 152.

¹136TH st, 500 E, (9:2263), asn Ls; Jno Sharkey & ano to Danl Collins, 4218 3 av; Aug30; Sept7'11. nom

¹165TH st, (10:2726) ns, 39 e Fox, 13x75, str & b (otherwise known as 1011 Westchester av); Wm Simpson to Chas Jacobson, 1011 Westchester av; 5yf July1'10; Sept'11. 780

¹167TH st, 390 E, (9:2426), w ½ str; Eliz A Diller to Phillip H Berman, 390 E 167; 5yf Oct1'10; Sept'11. 300 & 360

¹183D st, swc 3 av, see 3 av, swc 183.

¹Av St John, 1024, (10:2683), nwc So Boulevard, str; McKeon Realty Co to Ralph Barone, on premises, & ano; 10yf Sept1; Sept7'11. 1,200 & 1,620

THE GEORGE A. JUST CO.

239 VERNON AVENUE
LONG ISLAND CITY
NEW YORK

IRON WORK FOR BUILDINGS

Catherine st, 85. (1:253) es, 30 n Cherry, 36.6x71.8x36.8x69.4; Aug31; Sept1'11, 5y 5%; Chas G Pottebaum, of Bklyn, to Emigrant Indust Savgs Bank, 51 Chambers. 27,000

Columbia st, 30. (2:332), es, abt 95 s Delancey, 25x100; July27'11, 3y5%; Genevieve R Fitzpatrick to Emigrant Indust Savgs Bank. Corrects error in issue of July29 when location was 95 e Delancey. 7,000

Cathedral Parkway, 20-48. see Manhattan av, 216-20.

Cathedral Parkway, 230. (7:1881) ss, 275 e Bway, 100x70.11; ext of \$240,000 mtg until Sept6'16 at 5%; Sept6; Sept7'11; Bklyn Savgs Bank with Paterno Constn Co, 535 W 110. nom

Greenwich st, 132 (1:54) ws, abt 25 s Cedar, 25.6x59x25.10x59; pr mtg \$—; Sept6'11; 1y4%; Mary Bleiman to Lulu Weinstein, 1184 Mad av. 1,000

Grove st, 58. (2:591) ss, 150 e Bleecker, 25x99x25x100.2; Sept6; Sept7'11, 3y4½%; Wm C O'Thayne or Wm C Thayne, of NY; Adele O'Thayne Ihnen, of Montvale, NJ; Eliz Thayne, of Liberty, NY, & Geo W Cowen, devisee Blanche N Cowen, of So Orange, NJ, to German Savgs Bank, 100 E 14. 5,000

Henry st, 231. (1:286) ns, 184.6 w Montgomery, 21x87.6; pr mtg \$22,000; Aug25; Sept7'11, 5y6%; Kaufman Realty Co, 96 Pulaski, Bklyn, to Abr J Dworsky, 53 E 93. 8,250

Hudson, 607-9. see 12th, 316-20 W.

Jefferson st, 25 on map 29, (1:270) es, 75 s Henry, 25x23.10; PM; pr mtg \$—; Sept5, Sept6'11, due Aug1'12; 6%; Wolf Nadler, Bklyn to Nettie Meseritz, 51 E 97. 1,500

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

Jumel pl. (8:2112), swc Colonial Parkway, 76.9x25x97.7x32.7; Sept1'11, 3y4½%; Wm G Alger, 1273 Mad av, to N Y Life Ins & Trust Co, 52 Wall. 8,000

Minetta, 16-22. see Minetta la, 19-21.

Minetta la, 27. see Carmine, 2.

Minetta la, 19-21. (2:542) sws, at nws Minetta (Nos 16-22), 75x80; Sept7'11, 5y 5%; Thos Rosson to Central Trust Co, 54 Wall. 25,000

Minetta la, 19-21; pr mtg \$—; Sept7 '11, 3y6%; same to David Israel, 61 E 86. 5,000

Pearl st, 122-4. (1:31) ss, abt 140 e Old sl, —x— to Water (Nos 86-88); sobrn agmt; July6, July11; Alfd C Bachman, 553 Manhattan av, with Robt W Tailer; Corrects error in issue of July15, when mortgage was omitted. nom

Pitt st, 129. (2:345) nws, 175 sw Houston, 25x100; ext of \$2,750 mtg until Aug1 '16 at 6%; Aug28; Sept1'11; Aaron J Friedman, 126 Pitt, with Jos Rosenbaum, 300 2 st. nom

Pitt st, 129. (2:345) nws, 175 sw Houston, 25x100; ext of \$4,500 mtg until Apr27 '14 at 6%; Aug28; Sept1'11; Aaron J Friedman, 129 Pitt with Meyer Schreter, 66 Pitt & Chas Rosenbaum, 245 2 st. nom

South st, 269. (1:247) ns, 37.2 w Jefferson, 31.10x65.4x31.10x64.4; PM; Sept6'11; 3y 5%; Edw H Kelly, Goshen, NY to Wm J Smith, 194 S 9, Bklyn. 8,000

Walker st, 105-9. (1:197), swc Centre (Nos 139-49), runs w70.2x75.4xw15x71xe 28x0.6xe55.11 to Centre xn146.9 to beg; Aug31; Sept1'11, 5y5%; Abingdon Constn Co to East River Savgs Instn, 291-5 Bway. 300,000

Walker st, 105-9. see Centre, 133-7.

Walker st, 105-9. see Centre, 133-49.

White st, 112-4. see Centre, 133-7.

White st, 112-4. see Centre, 133-49.

3D st, 259 E. see Av C, 33-41.

4TH st, 146 W. (2:543) ss, 242 w McDougal, 21.7x109; Aug31, Sept6'11; 5y6%; Clarence Realty Constn Co, 206 Bway to Andw A Munro, 422 State, Flushing, LI. 3,000

11TH st, 631 E. (2:394) ns, 233 w Av C, 27.6x103.3; ext of \$38,000 mtg until Oct1 '16 at 5%; Aug31; Sept1'11; Philip Muh gdn Geo Muh & Margt Muh with Yetty Bauman, 217 E 19. nom

11TH st, 229 E. (2:467) nes, 252.6 nw 2 av, 25.6x100; Sept7'11, 5y4½%; Adolph Jabloner to German Savgs Bank, 157 4 av. 25,000

12TH st, 269-71 W. (2:615) ns, 106 e 4th, runs e54.1xn70.6xw25xn10xw24xs—xe2.2xse 34.10x22.10 to beg; pr mtg \$—; Aug14; Sept7'11, due Apr1'12, 6%; Chas Rubinger to Jos I Buittenwieser, 300 Central Park W. 10,000

12TH st, 383-5 W. (2:641) ns, 110 w Washington, 44x89.10; ½ pt; AT; Sept5'11, due, &c, as per bond; Richd P Daggitt to Title Guarantee & Trust Co, 176 Bway. 4,500

12TH st, 316-20 W. swc Hudson, (Nos 607-9), 92x—x50.3; Wm R H Martin to Wm F Devine, 108 Cumberland, Bklyn, NY; Mar21; 1y4½%; Mar23'11; 2:624; Corrects error in issue of Mar25 when location was 12th st, ss, 92 w Hudson st. 500

14TH st, 203 W. (3:764) ns, 25 w 7 av, 25x96; PM; Sept1'11, 5y5%; Hugh Slevin to Title Ins Co of NY, 135 Bway. 21,000

15TH st, 105-7 E. (3:871) ns, 150 e 4 av, 50x103.3; Sept1; Sept2'11, due July1'16, 5%; Geo H Kemater, 245 St James av, Springfield, Mass, to E Matilda Ziegler, 29 W 81, et al, exrs Wm Ziegler. 185,000

15TH st, 105-7 E; Sobrn agmt; Aug30; Sept2'11; same & Wm A Lincoln with same. nom

20TH st, 448 W. (3:717) ss, 191.8 e 10 av, 16.8x91.11; pr mtg \$8,000; Aug31; Sept1 '11, 5y6%; Wilhelmina Boyer, 448 W 20, to Eva Boyer, 448 W 20. 2,500

29TH st E, nec 4 av. see 4 av, 423-5.

32D st, 318-24 E. (3:937); Sobrn agmt; Aug1; Sept7'11; Franbro Realty Co & Louis & Jos Frankel with Bklyn Savgs Bank, 141 Pierrepont, Bklyn. nom

35TH st, 335 W. (3:759) ns, 410 e 9 av, 15x98.9; PM; Aug31; Sept1'11, 3y5%; Wm Pollak to Patk W Vallely, 335 W 35. 10,500

39TH st, S W. (3:840) ss, 171.2 w 5 av, 21.11x98.9, leasehold; Aug30; Sept1'11, due Mar30'12, 6%; Barnet House to Fredk H Jones, 149 E 63. 4,500

39TH st, 143-5 E. (3:895) ns, 207.8 w 3 av, 35.5x98.9; Sept5'11, due, &c, as per bond; Earl G Pier to Union Dime Savgs Bank, 699 6 av. 39,000

39TH st, 143-5 E. (3:895) ns, 207.8 w 3 av, 35.5x98.9; pr mtg \$39,000; Sept5, Sept6 '11; 2y6%; Earl G Pier to Marion M O'Donnell, 229 Smith, Newark, NJ. 5,000

42D st, 356 W. (4:1032) ss, 99 e 9 av, 17 x98.9; PM; Sept1; Sept2'11, 5y5%; Maria Dunsenith to Lawyers Mtg Co, 59 Liberty. 15,000

45TH st, 308 E. (5:1337) ss, 143.4 e 2 av, 26.4x100.5; Aug30; Sept1'11, 3y6%; Rosina Di Caprio & Salvatore & Vincenzo Carlino to Cath E Shields, 58 Prospect pl. 2,000

45TH st, 308 E; Sobrn agmt; Aug30; Sept1'11; same & Salvatore Di Caprio with same. nom

46TH st, 440 W. (4:1055) ss, 275 e 10 av, 25x100.5; PM; Aug24; Sept2'11, installs, 6%; Frank Richards Laundry Supply Co to Wm H Jennison, 601 W 156. 8,000

46TH st, 440 W; certf as to above mtg; Aug31; Sept2'11; same to same. —

48TH st, 500 W; see 10 av, 703.

49TH st, 126-8 W. (4:1001) ss, 350 w 6 av, 50x100.5; ext of \$65,000 mtg until June21'16 at 5%; June21, Sept5'11; Felix Hirsch with Franklin Savings Bank, 656 8 av. nom

50TH st, 341-9 W. (4:1041) ns, 444.2 w 8 av, runs n 100.5xw80.6xn100.5 to 51st (346) xw12.10xsl00.5xw2.6xsl00.5 to 50th xe95 to beg; June30; Sept2'11, due as per bond; N Y Polyclinic Medical School & Hospital to Title Guarantee & Trust Co, 176 Bway. 200,000

51ST st, 346 W. see 50th, 341-9 W.

52D st, 537 W. (4:1081) ns, 300 e 11 av, 26x100.5; Aug16; Sept5'11, 5y5%; Margaretha Eckert to Lawyers Title Ins & Trust Co, 160 Bway. 14,000

53D st, 318 W. (4:1043) ss, 212.6 w 8 av, 20.10x75.5; Ext of \$6,000 mtg until Sept1 '14 at 5%; July20, Sept7'11; Mutual Life Ins Co of N Y with Eugene P Roberts. nom

56TH st, 244 W. (4:1027) ss, 100 e 8 av, 20x100.5; agt as to share ownership in mtg; July12; July13'11; Judith W Richardson with Christian Moller, 880 St Nicholas av; corrects error in issue of July15, when st No was 224. nom

56TH st, 122 E. (5:1310) ss, 195 e Park av, 20x100.5; Sept1; Sept5'11, 5y4½%; Lawrence B Elliman to U S Trust Co, 45 Wall. 35,000

56TH st, 4 W. (5:1271) ss, 125 w 5 av, 25x75; Sept6; Sept7'11, due as per bond; Ellen M Goin to Fredk A Clark, Coopers-town, NY. 12,000

60TH st, 229-31 W. (4:1152) ns, 350 e West End av, 50x100.5; Aug31; Sept2'11, 3y6%; Annette Benjamin to Eugene W Mente, 150 W 47. 8,000

61ST st, 16-24 W. (4:1113) ss, 250 e Col av, 100x100.5; bldg loan; Sept7'11, demand, 6%; Locomobile Co of America to City Mtg Co, 15 Wall. 350,000

61ST st, 16-24 W; certf as to above mtg; Sept7'11; same to same. —

63D st, 163 W. (4:1135) ns, 200 e Ams av, 25x100.5; PM; Aug31; Sept1'11, 3y6%; Mary A Hitt, of Delhi, NY, to Esther Seide, 24 E 99. 5,000

67TH st, 313 W. (4:1179) ns, 175 w West End av, 25x100.5; Sept1'11, due, &c, as per bond; Annie Dunn to Eva Foise, 331 W 101, Trste Asher Foise. 7,000

67TH st, 313 W; pr mtg \$7,000; Sept1'11, 3y6%; same & Rody Dunn to Edw Foley, 316 E 18. 3,500

70TH st, 240-2 W. (3:766) ss, 293 e 8 av, 35x84; pr mtg \$—; Dec4'08; Sept6'11, 1y6%; Martha Hinton to Edw C McQueeney. 600

71ST st, 269 W. (4:1163) ns, 121 e West End av, 18x92.2; PM; pr mtg \$16,000; Sept1'11, 1y6%; Marion Holding Co to Louis Wolfsheim, 21 Claremont av, & ano. 4,000

71ST st, 126 W. (4:1142) ss, 255 w Col av, 20x100.5; Aug31; Sept7'11, 3mos % as per bond; David C Montgomery to Nathan J Packard, 411 West End av, & ano. 3,500

74TH st, 235-9 W. (4:1166) ns, 250 e West End av, 60x102.2; Sept1; Sept6'11, due July1'16, 5%; Jos H Davis Bldg Co, 312 W 109, to E Matilda Ziegler, 29 W 81, et al, exrs, &c, Wm Ziegler. 190,000

74TH st, 235-9 W; certf as to above mtg; Sept1; Sept6'11; same to same. —

74TH st, 235-9 W; Sobrn agmt; Sept1; Sept6'11; same & A L Mordecai & Son, a corp, with same. nom

77TH st, 13 E. (5:1392) ns, 233.4 e 5 av, 16.8x102.2; Mar17'11, 5y4½%; Mary L Willard, 49 E 64, to Union Square Savings Bank, 20 Union sq. Corrects error in issue of Mar25 when amount was \$250,000. 25,000

78TH st, 307 W. (4:1186) ns, 83.2 w West End av, 16.4x102.2; Sept7'11, 3y5%; Eleanor A M Hand to Edgar Dinkelspiel, 257 West End av, & ano. 16,000

78TH st, 302 W. (4:1186) ss, 75 w West End av, 21x102.2; Ext of \$19,000 mtg until Aug14'16, at 4½%; Aug24, Sept7'11; Susan, James A & Cornelius D Van Wagener with Bowery Savings Bank, 128 Bowery. nom

79TH st, 513 E. (5:1576); certf as to mtg for \$1,500; Sept6; Sept7'11; Gaston Constn Co to Noel B Sanborn et al, Trstes Isaac G Pearson. —

79TH st, 513 E. (5:1576) ns, 268 e Av A, 45x102.2; Sept6'11, 5y5%; Gaston Constn Co, 530 W 179, to Noel B Sanborn, 47 Brevoort pl, Bklyn, et al, Trstes Isaac G Pearson. 1,500

80TH st, 517-21 E. (5:1577) ns, 273 e Av A, 75x102.2; Sept6'11, 1y5%; Phoenix Constn Co, also known as Phoenix Constn & Supply Co to Emigrant Indust Savgs Bank, 51 Chambers. 10,000

80TH st, 517-21 E; certf as to above mtg; Sept5; Sept6'11; same to same. —

81ST st, 350 E. (5:1543) ss, 125 w 1 av, 24.4x102.2; Sept1'11, 5y5%; Malvine Schwarz to Lawyers Mtg Co, 59 Liberty. 8,000

81ST st, 517 E. (5:1578); ext of \$9,500 mtg until Aug1'16 at 4½%; Aug30; Sept7 '11; Henry Siemers with Bowery Savgs Bank, 128 Bowery. nom

84TH st, 110-2 E. (5:1512) ss, 133.4 e Park av, 40.2x102.2; Sept5'11, due as per bond; Richd H Morrison, 107 E 91 to New York Eye & Ear Infirmary, 218 2 av. 30,000

85TH st, 20 W. (4:1198) ss, 181 W Central Park W, 19x102.2; Sept5'11, 3y6%; Celeste Weinstein to Isabella M Cammann at Oteora, NY. 2,200

85TH st, 173-9 E. see 3 av, 1510-8.

85TH st, 227 E. (5:1531) ns, 350 e 3 av, 25x102.2; PM; Sept1; Sept2'11, due Apr26 '14, 5%; Alice Otto, 1595 3 av, to Emil Hunziker, 229 E 85. 15,000

88TH st, 355 E. see 1 av, 1701-3.

92D st, 436-8 E. (5:1571) ss, 144 w Av A, 50x100.8, leasehold; Aug29; Sept2'11, 5y 6%; Manhattan Ice Co to Apollonia Zeilmann, 500 E 89. 6,000

92D st, 436-8 E. (5:1571) ss, 144 w Av A, 50x100.8; leasehold; ext of \$6,000 mtg until Aug29'16 at % as per bond; Aug29; Sept2'11; Manhattan Ice Co with Diedrich Schlichtmann, 129 15 av, B of Q. nom

93D st, 159 E. (5:1522) ns, 370 w 3 av, 14x61; Sept7'11, due as per bond; Charlotte Rosekrans to Title Guarantee & Trust Co, 176 Bway. 3,000

95TH st, 132 W. (4:1225) ss, 448 e Ams av, 17x100.8; pr mtg \$12,000; Sept6; Sept7 '11, due Dec1'12, 6%; Gustavus D Dickinson to St Clair Walsh, 2703 Creston av. 2,100

98TH st, 40 E. see Mad av, 1413.

98TH st, 207 W. (7:1870) ns, 155 e Bway, runs n100.11xe47.4 to c l old Bloomingdale rd xs101.11 to ns 98th xw33.2 to beg; Aug 31; Sept1'11, due Jan1'17, 4½%; T J McLaughlin's Sons to Edw S Avery, 20 E 83. 85,000

98TH st, 207 W. (7:1870); same prop; certf as to above mtg; Aug31; Sept1'11; same to same. —

100TH st W, nwc Col av. see Col av, 820.

102D st, 107 E. (6:1630) ns, 77 e Park av, 25x100.11; PM; June30, Sept6'11, due Jan1'18, 6%; Jno J O'Grady, 166 E 111, to Patk McGovern, 107 E 102. 6,500

103D st, 143-5 E. (6:1631) ns, 326 e Park av, 32x100.11; Aug30; Sept6'11, 5y5%; Educational Alliance Workmen's Circle Branch No 2, a corp, to Central Trust Co, 54 Wall. 17,000

103D st, 122-6 E. (6:1630) ss, 158.6 e Park av, 146.6x100.11; pr mtg \$—; June 27; Sept7'11, 2y6%; Albert R Klein to Max Lachman, 148 W 118. 5,000

106TH st, 312 W. (7:1891) ss, 189 e Riverside Drive, 20x100.11; Sept6'11, due, &c, as per bond; Madeline P Nash, of Warwick, NY, to Title Guarantee & Trust Co, 176 Bway. 10,000

108TH st, 145 W. (7:1863) ns, 275 e Ams av, 25x100.11; Sept7'11, due as per bond; Hermann G Eggers to N Y Savgs Bank, 81 S av. 19,000

109TH st W, nec Manhattan av. see Manhattan av, 216-20.

112TH st, 230 W. (7:1827); ext of \$11,000 mtg until Sept1'14 at 5%; June30; Sept2 '11; Jessie A Luke, Trste Walter Luke with Ray Goldberg. nom

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 5 Fox, Jno—Adirondack Trust Co.650.10
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6 Frank, Jacob—A Watsky.....86.56
 6 the same—J B Watsky.....86.56
 7 Friedman, David—H Fischbuch.....83.06
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 8 Freedman, Ruben—N Y Edison Co.15.45
 8 Frank, Ida & Harris*—C Chugerman et al.....119.90
 8 Flanders, Wm P—W Minder et al.37.50
 2*Gallagher, Jno et al—A Thomson.145.47
 2 Gilhooly, Andrew—C C Hoge et al.....1,008.94
 5 Goldbaum, Benj—J Rosenblatt.....258.65
 5 Goldberg, Bernard J—A Miller.....23.91
 5 Guthman, Alexander—Central Chandler Co, Inc.....57.06
 6 Garbarella, Antonio—Italian Importing Co of N Y.....52.21
 6 Goldman, Frank—Simmins Hardware Co.....30.21
 6 Gernaunt, Wm G—N Y Edison Co.85.06
 6 Gordon, Elka—the same.....19.02
 6 Gossett, Henrietta—the same.....46.71
 6 Gordon, Philip—American Woolen Co.....7,837.39
 6 Groden, Abraham—the same.2,150.73
 6 Greenzweig, Israel—Galchinsky Bros.....363.79
 7 Goldsmith, Saml J—A Anderson.....98.62
 7 Groff, Herman A—A E Hlahre et al.....25.24
 7 Gibson, Percy S—Equitable Trust Co of N Y.....162.43

7 Gisnet, Morris—Funk & Wagnalls Co.....50.39
 7 Gyves, Margaret A—W Lennox.....61.78
 7*Greenberg, David et al—C S Splitford Inc.....82.67
 7 Gans, Geo—Pennsylvania R R Co.42.44
 7 Griffen, Saml—P C Kemp.....59.41
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 7 Giniger, Jacob—L Cohen.....29.31
 7 Grinberg, David et al—Stewart & Clark Mfg Co.....133.44
 8 Gunn, Felix—E W Ashley.....116.25
 8 Gluck, Bertha—S Wolf.....26.31
 8 Gottlieb, Emanuel et al—N Y Edison Co.....16.94
 8 Gaynor, Patrick—E Invernizzi.....352.20
 8 Greenberg, Sarah—H Levin.....39.20
 8 Geiger, Jacob W—Tower Mfg Co.36.12
 2 Harrington, Mathew et al—N Y Telephone Co.....63.41
 2 Hoag, Adeleine M—Tiffany & Co.....548.68
 2 the same—the same.....544.81
 2 the same—the same.....539.65
 2 Hart, Max—First National Bank of Pittsburgh, Pa.....5,025.32
 5 Hertz, Sadie K—Dalsimer Bros.....73.11
 5 Hauptman, Wm L—Adirondack Trust Co.....225.12
 5 Hardy, Geo J—H G Ridabock et al.....516.24
 5 Height, Benj—B C Samuels et al.....125.36
 5 Halper, Jacob—White Tar Co.....69.31

2D AV, No. 1146, stairs, fireproof door, show windows, to 4-sty brick store and tenement; cost, \$1,500; owner, Max Nortmann, 1148 2d av; architect, O. L. Spannhake, 233 East 78th st. Plan No. 2410.

2D AV, No. 138, partitions, windows, bathroom, to 4-sty brick tenement; cost, \$500; owner, Benj. Menschel, 14 2d av; architects, Horenburger & Bardes, 122 Bowery. Plan No. 2414.

5TH AV, w s, Central Park opposite East 82d st, erect tank to 3-sty brick museum; cost, \$20,000; owner, Metropolitan Museum of Art, premises; architects, McKim, Mead & White, 160 5th av. Plan No. 2429.

5TH AV, Nos. 105-107, erect tank to 11-sty brick store and loft; cost, \$1,650; owner, Hoffmann Estate, 258 Broadway; architect and builder, The Rusling Co., 39 Cortlandt st. Plan No. 2407.

7TH AV, n w cor 39th st, windows, to 1-sty brick and stone church; cost, \$250; owner, Corporation Trinity Church, 187 Fulton st; architect, Thomas Nash, 1170 Broadway. Plan No. 2419.

RANDALL'S ISLAND, s e part, opposite East 118th st, 1-sty brick rear extension, 27x40, partitions, cut windows, to 3-sty brick dormitory; cost, \$30,000; owner, City of New York, foot East 26th st., architect, Wm. Flanagan, Ft. East 26th st. Plan No. 2442. Not let.

8TH AV, No. 2339, windows, change front wall, to 2-sty brick store and office; cost, \$350; owner, Chas. Adrian, 447 2d av; architect, O. Reissmann, 30 1st st. Plan No. 2403.

Bronx.

FAILE ST, e s, 249.3 s Bancroft st, 1-sty brick extension, 8.2x2.6, to 3-sty brick dwelling; cost, \$200; owner, Samuel Grossman, 1038 Faile st; architect, Geo. F. Pelham, 507 5th av. Plan No. 403.

GRAND CONCOURSE, w s, 218 n 200th st, move 2½-sty frame dwelling; cost, \$1,000; owner and architect, Wm. J. McComb, 3029 Grand Concourse. Plan No. 402.

WHITE PLAINS RD, n s, 150 w Van Nest av, raise to grade 1-sty frame dwelling; cost, \$150; owner, K. Muller, on premises; architect, J. Schneider, 181 Wallace av. Plan No. 404.

150TH ST, s w cor 3d av, 1-sty of brick built upon 1-sty brick extension of 4-sty brick stores; cost, \$1,500; owner, Chas. Levy, 2714 3d av; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 398.

169TH ST, Nos. 126 and 128 East, new partitions to two 2-sty and attic frame dwelling; cost, \$300; Frank Falvella, 100 East 169th st;

architect, Arthur Boehmer, 178th st and Arthur av. Plan No. 405.

CRIMMINS AV, n w cor 141st st, 1-sty brick extension, 21.4x9, to 5-sty brick stores and tenement; cost, \$700; owner, Commonwealth Realty Co., Jacob H. Rubin, 534 Willis av, president; architect, Harry T. Howell, 3d av and 149th st. Plan No. 400.

DYER AV, s s, 100 n Conner st, move 2½-sty frame dwelling; cost, \$250; owner, Annie B. Russell, on premises; architect, Harry J. Robinson, Jr., 139 North 4th av, Mt. Vernon. Plan No. 397.

HOLLAND AV, e s, 75 n 214th st, new toilet, sink and tubs, etc., to 3-sty frame store and dwelling; cost, \$500; owner, Girardo Di Genova, on premises; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 399.

HULL AV, n w cor 207th st, 2-sty frame extension, 9x9, to 2½-sty frame dwelling; cost, \$500; owner, Mrs. Julia Messimer, on premises; architect, Thos. Riley, 3030 Webster av. Plan No. 401.

WEBSTER AV, No. 2032, change from peak to flat roof, 2½-sty frame stores and dwelling; cost, \$500; owner, Antonio Floris, 2160 2d av; architect, Guiseppe Miceli, 449 East 116th st. Plan No. 406.

Bids Opened.

BROOKLYN.—Joseph Balaban Co., at \$2,896, submitted the lowest bids for alterations, repairs, etc., at Erasmus Hall High School, Brooklyn.

MANHATTAN.—The School Board opened bids, Sept. 5, for repairs, alterations and additions to the electric equipment in Public School 30, Wadleigh High School, and High School of Commerce, Manhattan. Public School 30; T. Frederic Jackson, Inc., \$1,188; W. H. S. J. & F. Electric Co., \$836; H. S. of C., J. & F. Electric Co., \$558; low bids.

ALBANY, N. Y.—The bids received by the Trustees of Public Buildings on Aug. 29, for the restoration of the burned portions of the State Capitol, were: For entire work; Callanan & Prescott, Albany, N. Y., \$123,875. For slate and tile roofing, sheet metal work, skylights and terra cotta: L. F. Bannon Co., Kingston, N. Y., \$32,773; Sykes Steel Roofing Co., Chicago, Ill., \$40,290; Lexington Sheet Metal Works, New York, \$32,000.

NEWARK, N. J.—Bids for the proposed Cleveland School at Waverly av and Bergen st, opened by the Board of Education have been laid over pending a report by supervising architect Guilbert. Only three bids were submitted for the entire construction. C. H. Peckworth, N. Y. C., at \$198,657 was lowest; Other bidders were: The Hedden Const Co, N. Y. C., \$221,000; and J. P. Rogers Co., \$231,874. W. H. Fissell & Co., 1133 Broadway, N. Y. C, bid \$181,500; for

the work with the exception of the iron and steel portion.

MANHATTAN.—Following are the bids opened by the School Board on Tuesday, Sept. 5, for Item 1, installing heating and ventilating apparatus, and Item 2, installing temperature regulation in Washington Irving High School: Item 1: Gillis & Geoghegan, \$84,732; Item 2, Johnson Service Co., \$7,940; low bidders. Other bidders were: Item 1, Wm. J. Olvany, \$96,665; R. J. McKinnon, \$85,830; Frank Dobson Co., \$86,256; Raiser Heating Co., \$90,453; E. Rutzler Co., \$87,447. Item 2: National Regulation Co., \$8,472.

MANHATTAN.—Bids were opened by the School Board, Tuesday, Sept. 5, for the general construction of additions and alterations in Public School 78, as follows: The Bottsford Dickinson Co., \$171,186; submitted the lowest bid. Other bidders were: James MacArthur, \$177,000; Charles Wille, \$175,436; Cockerill & Little, \$178,900; Charles H. Peckworth, \$184,849; J. F. Walsh, \$182,474; H. C. Stowe Construction Co., \$178,700; Richard Carvel Co., \$203,800; A. L. Guidone & Co., \$172,400; Wm. Werner, \$186,551; Kerr & Krenkel, \$172,389; Frymier & Hanna, \$179,000.

Government Work

WASHINGTON, D. C.—Proposals for retaining wall will be received at the Bureau of Yards and Docks, Navy Department, Washington, until Sept. 16 for retaining wall at the U. S. Naval Hospital, Washington, D. C. Plans and specifications can be obtained on application to the bureau. Wm. M. Smith, acting chief of bureau.

MANHATTAN.—The following bids were received by the supervising architect, Treasury Department, Washington, D. C., for electric wiring in the new post office building, New York City: Lord Electric Co., N. Y. C., \$74,850; time, Sept. 1, 1912. Porsth Electric Co., N. Y. C., \$64,953; time, Sept. 1, 1912. Eugene Frank, N. Y. C., \$60,000; time, March 1, 1913. Van Wagner-Linn Construction Co., N. Y. C., \$55,720; time, Jan. 1, 1913.

WALLINGFORD, CONN.—Bids were received by the supervising architect, Treasury Department, Washington, D. C., Aug. 29, for the construction, complete, of the United State public building at Wallingford, Conn.: W. H. Fissell & Co., St. James Building, N. Y. C., \$80,990; Newport Engineering & Contracting Co., Newport News, Va., \$84,748; Wm. Warner, Brooklyn, N. Y., \$82,426; Ambrose B. Stannard, St. James Building, N. Y. C., \$78,000; The Merrick Fireproofing Co., N. Y. C., \$89,936; Wills & Marvin Co., N. Y. C., \$74,879; The Connors Bros. Co., 127 Plain st, Lowell, Mass., \$79,900; King Lumber Co., Charlottesville, Va., \$82,640; Westchester Engineering Co., N. Y. C., \$71,800; Woodbury & Leighton, Boston, Mass., \$78,250.



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5 Horkheimer, Herbert M—Annoniedes Co.	6 McGrane, Thos H et al—N Y Edison Co	5 Skamene, Leo D—H Bissing
5 Hersch, Benj et al—C G Reider	6 Maisch, Jennie & John—C Ludwig	5 Sands, Philip J—J S Nichols
5 Hills, Jacob—A Hills	6 Maubane, Ralph—Ludwig & Co.	5 Skainene, Leo—H Bissing
5 Horsley, David et al—J Manheimer	6 Miller, Adolph S—E Pawel et al.	6 Seraphine, Jos—Municipal Lighting Co.
6 Hochfelder, Morris—Wm Ulmer Bwy	6 Muller, Jakob—E Osterholt	6 Stickney, Chas L—Clover Farms Co.
6 Homer, Edwin A—Coney Island & Brooklyn R R Co.	6 McCormick, Jas E admr—A Bowsky & Son	6 Salimetre, Fannie—N Y Edison Co.
6 Herkowitz, Lojzer—N Y Edison Co.	6 McGowan, Jas J—F J Breslin	6 Story, Claude H—same
6 Hughes, Andrew J—same	7 McCabe, Austin B—Bluthenthal & Bickart	6 Solomon, Aaron—the same
6 Hoesel, John—the same	7 Morris, Adolph et al—Stewart & Clark Mfg Co.	6 Smith, John L—C F David
6 Heitler, Carl—J & F Goldstein & Co.	7 Muller, Enrique—E B Meyrowitz	6 Schomer, Abraham S—D Weidinger
6 Hirsch, Leon—Galilee Fish Co.	7 Melbourne, Geo—H Haas	6 Sherwood, John F—Brunswick-Balke-Collender Co.
6 Hungerbuhler, Arnold—F L Messer	7 Morrison, Edw—P Clark	6 Smith, Jas B et al—F N Du Bois & Co.
7 Hochman, Abraham—S Fogel	7 McKennan, Wm F—Equitable Trust Co of N Y	6 Sessler, Henry—M Aisenstein
7 Hickey, Chas—Gorham Co.	7 Morris, Adolph et al—S C Splittdorf, Inc	6 Spector, Solomon or Sol—J Schach
7 Hall, Chas M—W A Smith	7 Meinecke, Otto J—Wholesale Typewriter Co.	6 Schwartz, Moses—J Solomon
7 Hindelman, Aaron—J M Hayman	7 Mulligan, Thos P—T F Hanley	6 Silverman, Leah—O Poeminger
7 Haney, Benj R—L Daniels	7 Marea, Jake—S Kalinsky et al.	6 Stroth, Isaac—A M Stein & Co.
7 Howell, Wm F—Frank L Fisher Co.	7 Mahler, Louis—N Y Edison Co.	7 Schonholz, Thos—S Steinman et al.
8 Hanigan, Mary E—I Rosenbaum	8 McCarthy, Eugene J—the same	7 Schwartz, Kalman—Shapiro & Co.
8 Huist, Christ—Jas G Sutzpain & Son.	8 Mellinger, Adolph—the same	7 Sirrine, Chas—J De Wolf
8 Heatherton, Thos—G H Downey	8 Messman, Augustus—J J Monks	7 Swirkey, Max—International Lace Co.
8 Hefferon, John—N Y Taxicab Co.	8 McGinty, Patrick J—Anheuser Busch Agency	7 Smith, Wm B B—F D Clossley
8 Hart, Abt—A Bierman	8 Masterson, Walter J—B F Goodrich & Co.	7 Sheridan, Jno J—Equitable Trust Co of N Y
8 Honnesiter, Louise—Fritz Handrich & Sons	8 Merwin, Horace W Jr—J B Martin	7 Smith, Chas E—R B Henry Co.
8 Hillson, Sarah et al—L E Kleban	8 Muskat, Geo F—International Provision Co	7 Springer, Jno H—Inter City Car Advertising Co.
8 Hirschenbein, Morris & Lean—J Cohen	2 Norman, Jno G—United Novelty Co.	7 Scupelitti, Mary—M Roth
8 Jasper, Jos—N Y Edison Co.	2 Nelson, Edmund—H Heide	7 Schmidt, Wm—Equitable Trust Co of N Y
7 Johnson, Walter D—Lord & Taylor	5 Newfield, Harry F—P H Hart	7 Shurman, Clifford N—W Rau
8 Jaeguin, Gaston L—N Y Edison Co.	5 Norris, Jas H—C H Forsman et al.	7 Springer, Jno H—Inter City Car Advertising Co.
5 Kern, May et al—People, &c.	5 the same—J H Alken	7*Stearns, Walter H et al—D C Myers
2 Kotsandes, Custratos—J varvisotis	6 Nylin, Chas—W Klein	7 Schmeischl, Saml—M Hyams
2 Koster, Otto—Cooper & Weismantel Mfg Co.	7 Newberger, Frank J—American Radiator Co.	7 Sweet, Elbert W—Continental Silk Mills
2 Kincaid, Ike—S Klawnsky	7 Neier, Harry D—Ideal Wind Shield Co	7 Scharnowitzky, Julius R admr—Wm Ortman & Co.
6 Kaimeyer, Paul—Galilee Fish Co.	7 Newman, Randolph M—J Meyers	7 Stahl, Clarence—A S Simon
6 Keelson, Morris J & Sidney N et al—M M Keshin	8 Nicholas, Geo—I Townsend	7 Sacco, Jos—L Cohen
7 Kierski, Edw et al—D C Myers	5 Osborn, Nat—Advance Building Co.	7 Seacombe, Chas N—Detroit Graphite Co.
7 Klausner, Max—D Nagel	5 Oes, Ingvald C et al—J Manheimer	8 Secor, Richard J—M M Leahy
7 Kahn, Saml & Lina—R Goldberg	6 O'Hare, John J—R Wigge	8 Sondheim, Saml et al—A H Rosenberg
8 Kavanagh, Addison—Ludwig Bauman & Co.	6 Oberhaus, Fred—Municipal Lighting Co.	8 Stein, Herman et al—the same
8 Klein, Solomon—A Klein	7 Ortloff, Herman et al—E Fisher et al.	8 Seckolitsky, Abraham et al—R Goldfein et al
8 Kelly, John S—W B Atterbury et al.	8 Ornstein, Leo—H Witty et al.	8 Silver, Nathan—Harvard Leather Goods Mfg Co
8 Kristic, Thos—N Y Edison Co.	8 O'Neil, Geo S—N Y Edison Co.	8 Simon, Harry—N Y Edison Co.
8 Keller, Saml—T McGrath	8 Overton, John B—the same	8 Sartoris, Henry & Jos*—the same
8 Kommis, Jas—J Lisinsky	2 Paletz, Jacob—Greater N Y Sash & Door Co.	8 Steele, Wilbur F—J Stenger et al
8 Kuck, Haiganz H—Geo Liss & Co.	6 Prior, Albt S—W M Sullivan	8 Sardo, Gaetano et al—People, &c.
8 Kiernan, Bernard F J—Mutual Bank	6 Phillips, Theodore et al—L Schulman & Co	8 Scileppi, Guiseppa et al—the same
5 Lockwood, Jno S—Washington Heights Development & Construction Co.	6 the same—M Scharf et al.	8 Steckler, David et al—Copland Raymond Co
5 Levinson, Moses et al—National Silk Co.	6 Papassamakes, John K—N Y Edison Co	8 Schwerk, Saml—Geo Liss & Co.
5 Lindner, Machs—G Schuchman	6 Peterson, John—Hudson Wrecking & Lumber Co	8 Schulz, Albt—R Wackerhagen
6 Loewy, Edw—N Y Edison Co.	6 Plowman, Arthur S—Equitable Trust Co of N Y	5 Thanhauser, Edwin et al—J Manheimer
6 Loefferts, Theodore C & Homer D—D W Lesio et al.	7 Powers, Peter—College Clothes Shop	8 Thompson, John M—J J Conyers
6 Levitas, Herman—Hyman & Oppenheim	7 Perley, Milton C—E Casabianca	7 Tchembky, Edw—S Muller
6 Leibowitz, Isaac—W Kotlowitz	8 Prindle, Harry B—H A Prindle	7 Toomey, Cornelius F—A F Griffiths
6 Langdon, Paul D—W D Marry	8 Perelson, Lazarus—N Y Edison Co.	7 Taylor, Jno C—A H Evans
6 Lenihan, John—Equitable Trust Co of N Y	8 Price, Abraham H—P K Wilson et al.	7 Tarkazikes, Alianadios—Equitable Trust Co of N Y
7 Lehey, Patk—C Messler	7 Quinby, Fredk J—L D Quinn	7 Topousis, Anast et al—I Lewis
7 Levin, Sarah et al—L Manheim	2 Raul, Leo—N Y Telephone Co.	7 Tarbox, Harold E—Philadelphia Axminster Carpet Co.
7 Langerman, Walter—C F Splittdorf	6 Roach, Jno J—F A O Schwarz	8 Temmler, Ferdinand W—C G Wiloughby
7 Legomsky, Koppel—G S Saltzman et al.	5 Rifkin, Louis—Kadish & Reichman	6 Uhl, Henry—W C Winter et al.
7 Liebenthal, Jno J & Louis*—Rider Ericsson Engine Co.	5 Roth, Philip—H W Vogel et al.	6 Usher, Wm J—Equitable Trust Co of N Y
7 Lorenzo, Antonio—J Kulla Co.	5 Richardson, Frank et al—W L Stuhlmiller et al.	8 Ulmer, Jos—A Silberfeld
7 Lindstrom, Jos W—Equitable Trust Co of N Y	6 Reynolds, Thos L—M Freedberger	8 Upton, Grace L—L Cronin
7 Lahman, Alexander—H W Doll	6 Redmond, M B—M Rubenstein	5 Von Slochem, Jno—I Goodstein
7 Lamb, Winfield S—J E Bergstrom	6 Richmond, Sarah E—B B Goldberg	5 Van Keuren, Milton—Hartford Rubber Works Co.
8 Luce, Chas J—First National Bank of Jamaica	7 Rubin, Sarah et al—L Manheim	6 Von Ende, Herwegh—Burns Bros.
8 Leichtag, Abraham & Mary et al—R Goldfein et al.	7 Rumpf, Wm—Equitable Trust Co of N Y	6 Vigorito, Giacchino—C D Alek
8 Lippincott, Oliver—N Y Edison Co.	7 Rubenstein, Leon J—Business Address Co.	7 Vogel, Saml—I D Bachmann et al.
8 Levy, Adolph—J T Buckley	7 Ryan, Jno—O'Brien Bros.	7 Van der Water, Jas—R L Graham
8 Lowen, Chas H—Kammerman & Co.	7*Runkle, Maurice et al—D C Myers	7 Van Eaton, Geo E—H W Eaton
8 Levy, Minnie et al—L E Kleban	7 Rand, Edithe E—V Gumprecht	8 Vitelli, Vincent & Alfonso—Petroleum Products Co.
8 La Vella, Harry—Becker Bros.	7 Rosenbergs, Hyman & Mary—S Seidens	2 Wallace, Jno C—S Holden
2 McCreery, Saml H—J White	7 Rubin, Saml et al—M Kaplan	2 Williams, Elizabeth C—N Y Telephone Co.
2 Max, Clara & Ezra—J J Kelly	8 Rothenberg, Adolph—N Y Edison Co.	2 Wolf, Arnold—H Rosenson
2 Mann, Saml—A M Gropper	8 Rosenberg, Nathan—the same	2 Wolfke, Wm B—Leavitt & Grant
2 Molony, Frank T—T A Bernhard	8 Ressler, Harry—L H Lacey Co.	5 Williams, Jno A & Robt—R C Kastner Paper Co.
5 McAleer, Thos J—R Werner	8 Rosenthal, Morris—Duparquet Huot & Monouse Co of N Y	6 Wieser, Max—J A Glenn et al.
5 Musliner, Louis—H Cohn	8 Rice, Geo—Sayles Zahn Co.	6 Whelan, Martin—J J Ward
5 Milanasi, Condzieto et al—N Ressler	2 Schaeffler, Frank C et al—N Y Telephone Co.	6 Williamson, Edw—N Y Edison Co.
5 Mehrbach, Wm—F J Bowes	2 Schultz, Bernard et al—A Thomson	6 Wenderhold, Wm et al—Building News Pub Co
5 Murray, Martin—Jacobson Bros.	2 Schultz, Bernard—Progress Marble Works	6 Weber, Carl et al—the same
5 Messina, Jno—H T Gleich	5 Schwarz, Max—Illustrated Postal Card & Novelty Co.	6 Warren, Paul—F A Reed
5 Litchfield, Jacob T E & Henry C—Corn Exchange Bank	5 Sander, Henry—A Rothbart	6 Waldman, Clara et al—H Bernstein & Co
5 Lewis, Nathan—H T Gleich	5 Schwartz, Irving—D Albert et al.	6 Weindorf, Wendel—J H Degelman
5 Meissner, Saml—L Phillips et al.	5 Sullivan, Michael—Westinghouse, Church, Kerr & Co.	6 Wernberg, Noel B et al—N Y Edison Co.
5 Mosher, Philip S—M Badt	6 Church, Kerr & Co.	6 Weyl, Henry—R G Collicott
5 Moss, Herman H—Hannis Distilling Co.	6 Church, Kerr & Co.	6 Weil, Henry—H Sanger et al.
5 Mayer, Chas H—H F Fulling	6 Church, Kerr & Co.	7 Waldner, Bertha—H Handelman
5 Meany, Jno—W L Stuhlmiller et al.	6 Church, Kerr & Co.	7 Williamson, Wm A—Westinghouse Electric & Mfg Co.
6 Mastroyan, Fredk—S Rosenberg	6 Church, Kerr & Co.	7 Welch, Garrett—M Donohue
6 Mengis, Morris C—Knickerbocker Garage	6 Church, Kerr & Co.	7 Wilson, Fredk H et al—D C Myers
6 Mitchell, Abbie—D Johnson	6 Church, Kerr & Co.	7 Winig, Lena & Harry—Krasnoff Bros & Co.
6 Mandel, Abraham—M Lubelsky et al.	6 Church, Kerr & Co.	

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Table with 2 columns: Name and Amount. Includes entries like Wilks, Seth—H B Cutner, Wolf, Isaac J—N Y Edison Co, etc.

Table with 2 columns: Name and Amount. Includes entries like Byers, Wm H & Frances F G W Griffith, Berkman, Davis—Cohen & Friedman, etc.

CORPORATIONS.

Table with 2 columns: Name and Amount. Lists various corporations such as Schaffler & Harrington et al, Brooklyn Taxicab Co, etc.

Table with 2 columns: Name and Amount. Lists various individuals and firms such as Dickson, Gustavus D—American Newspaper Pub Ass'n, etc.

CORPORATIONS.

Table with 2 columns: Name and Amount. Lists various corporations such as Halls Stable Co, Simon Improvement Co, etc.

SATISFIED JUDGMENTS.

SEPT 2, 5, 6, 7 and 8.

Table with 2 columns: Name and Amount. Lists judgments for individuals like Adams, Albt J, Jr, & Jos W Cody, etc.

MECHANICS' LIENS.

SEPT. 2.

Table with 2 columns: Address and Amount. Lists mechanics' liens for properties like East End av, Houston st, etc.

SEPT. 5.

Table with 2 columns: Address and Amount. Lists mechanics' liens for properties like 72D st, Morningside Drive, etc.

SEPT. 6.

Table with 2 columns: Address and Amount. Lists mechanics' liens for properties like S 14TH av, 171ST st, etc.

SEPT. 7.

Table with 2 columns: Address and Amount. Lists mechanics' liens for properties like 164TH st, Central Park West, etc.

1Vacated by order of Court. 2Satisfied of appeal. 3Released. 4Reversed. 5Satisfied by execution. 6Annulled and void.

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2D av. 35-37; also 2D ST. 27-29 E; also 1ST ST. 22-24 E; Adolph E Lowenthal agt Geo F Johnson. (56) 470.04

SEPT. 8.

Centre st. ws, whole front between White & Walker, 237.8x54.6x—x70.3; Meyer Schnee agt Abingdon Construction Co. (56) 55.00

Broadway, sec 98th, 100.11x180.6; National Metal Molding Co agt Borchardt Corporation & Power Engineering & Contracting Co. (57) 699.82

36TH st. 53 to 57 W; Moritz Arnstein agt 55 West 36th Street Co, Coates Construction Co & Geo K Maltby. (58) 224.73

Morningside av. swc 121st, 107x101; National Metal Molding Co agt Stevenson Construction Co & Power Engineering & Contracting Co. (59) 986.37

20TH st. 26 W; Brooklyn Fireproof Sash & Door Co agt Bertha K Bartlett, Saml N Katz, lessee & Davis Levin. (60) 155.00

20TH st. 26 W; Morris Talsky agt Saml N Katz & Davis Levin. (61) 1,350.00

112TH st. 160 E; Morris Talsky agt Max Levin & John Levy & Nathan Epstein. (62) 174.00

5TH av. 998; National Metal Molding Co agt Century Holding Co & Power Engineering & Contracting Co. (63) 2,291.57

72D st. 164 W; National Metal Molding Co agt Brown Bros & Power Engineering & Contracting Co. (64) 764.22

BUILDING LOAN CONTRACTS.

SEPT 2 & 5.

No Building Loan Contracts filed these days.

SEPT. 6.

Watson av. ss, 105 w Olmstead av, 100 x108.1; Central Mortgage Co loans Cecilbert Realty Co to erect a —sty bldg; — payments. 18,000

SEPT. 7.

West st. ss, 228.5 e Mohegan av, 50x81.5 to 181st, x50.6x88.7; Prospect Investing Co loans A Warren Construction Co to erect a 5-sty apartment; 8 payments. . . . 35,000

Crotona av. nec Garden, 70.3x49.2; Theodore Wentz loans Sass-Cal Realty & Construction Co to erect a 4-sty apartment; 7 payments. 22,000

Seton av. es, 150 s Randall av, 25x100; Mahlon A Freeman loans Charl A & Maria Anderson to erect a — sty bldg; — payments. 3,000

Delavelle av. ws, 150 n Hollers av, 25x100; Herbert D Lent loans Giovanni Platanita to erect a — sty bldg; — payments. 2,500

SEPT. 8.

Vermilyea av. ss, 100 w Emerson, 100x150; City Mtg Co loans Vermilyea Realty Co to erect four 5-sty apartments; 12 payments. 76,000

61ST st. ss, 250 e Columbus av, 100x100.5; same loans Locomobile Co of America; to erect an 11-sty mercantile bldg; 7 payments. 350,000

162D st. ns, 140 e Courtlandt av, 50x100; Greenwich Mtg Co loans Benj Benenson; to erect a 5-sty tenement; 10 payments. 20,000

Seneca av. sec Faile, 50x100; Title Guarantee & Trust Co loans McCarthy-Macy Co; to erect a 4-sty apartment; 6 payments. 28,000

Overing st. ss, 129.1 w Raymond av, 50x81.5x—x92.6; Geo McCauslan loans Frisby Realty Co; to erect two 2-sty dwellings; 3 payments. 9,000

SATISFIED MECHANICS LIENS.

SEPT. 2.

Aqueduct av. es, 634.1 s Plimpton av; V Cardo & Sons Co agt Towanda Construction Co et al; Aug18'11. \$863.00

SEPT. 5.

Boston rd. 1369; G B Raymond & Co agt McKinley Square Taxicab Co et al; Sept 1'11. 24.75

5TH av. 331; Raphael Carbone agt Jno M Martin et al; Aug16'11. 1,203.80

SEPT. 6.

Wadsworth av. nec 175th; Jacob H Weibelovsky agt Herbert Dongan Construction Co et al. (Aug 1, 1911.) 185.22

27TH st. ns, 200 w 10 av; Church E Gates & Co agt Lawrence Garby et al; Mar22'11. 100.00

27TH st. ns, 200 w 10 av; Olof Valley agt Jas Garvey et al; Apr22'11. 192.45

Marmion av. swc 179th; Oskar Anderson agt C K Realty Co et al; Aug10'11. 180.00

So Boulevard, nwc 142d; Sands & Barnett, Inc, agt Curzio & Rozzano et al; Aug4'11. 775.00

So Boulevard; same prop; Candee, Smith & Howland Co agt same; Aug10'1911. 1,475.00

So Boulevard; same prop; Church E Gates & Co agt same; Aug8'11. 1,190.63

So Boulevard; same prop; S C Bernstein agt same; Aug9'11. 392.00

So Boulevard; same prop; John Bell Co agt same; Aug9'11. 401.35

Vyse av. es, 250 n 172d; Chas Shapiro agt Nelson Black Construction Co et al; Sept2'11. 241.75

Marmion av. swc 179th; Savoy Glass Co agt C K Realty Co et al; Aug23'11. 340.00

SEPT. 7.

Garden st. 775; J Rosenblum & Co agt Furrer Construction Co et al; Sept5'11. 250.00

27TH st. 151-159 W; also 28TH ST. 150-158 W; Patrick McNamara Jr agt Twenty-eighth Street & Seventh Avenue Realty Co et al; Aug22'11. 540.90

SEPT. 8.

175TH st. ss, 190 e Prospect av; Reliance Fireproof Door Co agt Jno Cornish Constn Co et al; Sept7'11. 385.00

5TH av. swc 118th; Mary Jennings et al agt Peter McGinn et al; June1'11. 70.00

5TH av. swc 118th; same prop; Jas E Sexton & Son agt same; June27'11. 148.00

5TH av. swc 118th st; same prop; Jas G Freaney agt same; July1'11. 95.97

5TH av. swc 118th; same prop; Geo C Baerlocher agt same; July26'11. 105.00

Valentine av. nwc 187th; Vincenzo Saporito agt Valentine Realty Co et al; Aug 22'11. 936.00

¹Discharged by deposit.

²Discharged by bond.

³Discharged by order of Court.

ATTACHMENTS.

AUG. 31.

Bell, Fred; T F Von Dorn; \$830.50; T F Von Dorn.

Myers, Chas R; Wm A Darling et al; \$1,000; J Levy.

R A Whytlaw Son & Co; Amory Lawrence et al; \$1,573.18; James, Schell & Elkus.

SEPT. 1, 2 and 5.

No Attachments filed these days.

SEPT. 6.

Florida Railway; F Olof Cudlipp; \$3,-592.81; W Ferguson.

National Boat & Engine Co; Henry S Beardsley; \$2,431.13; Worden & Van Gorden.

CHATTEL MORTGAGES.

AUG. 31, Sept. 1, 2, 5 and 6.

AFFECTING REAL ESTATE.

Cully (J S) Co & Edw J Farrell, Tiffany st..Colonial M & R Co. Consols. \$370

D'Ambra Const Co. Hull av, ws, 150 n Mosholu Pkway North..Colonial M & R Co. Refrigerators. 792

Elviel Realty Co. 1340, 1351, 1352 & 1357 Bryant av..A Larsen & Son. Dumb-waiters. 297

Elviel Realty Co. 1503, 1506, 1511 & 1514 Bryant av..A Larsen & Son. Dumb-waiters. 270

Gas Bill Reducing Co. 129 E 124th..Fairbanks Co. Engine. 2,831

Sun Const Co. Edgecomb av & 169th st ..Atlantic Gas Fixt Co. Gas Fixt. 1,100

Waverly Const Co. Southern Boulevard, 193 s 182d st..Colonial Mantel & Refg Co. Refrigerators. 584

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