

BAD ROADS RETARD THE DEVELOPMENT OF QUEENS.

Residents of the Borough Meet to Protest Against Conditions Which Drive Prospective Dwellers Away—Officialdom Passes Blame Along.

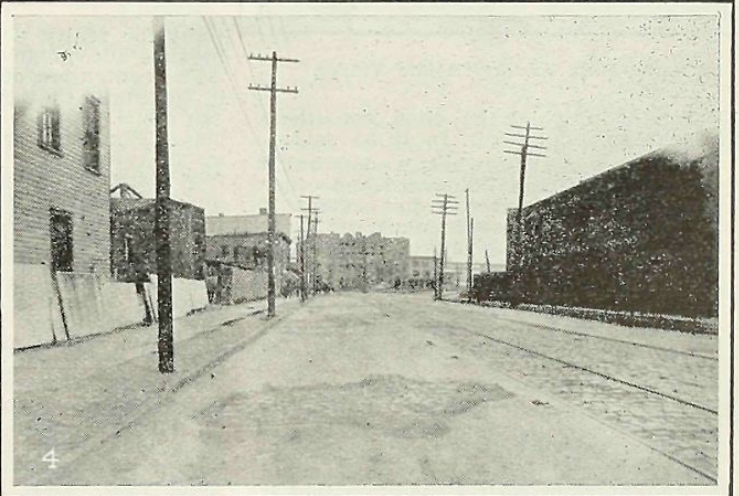
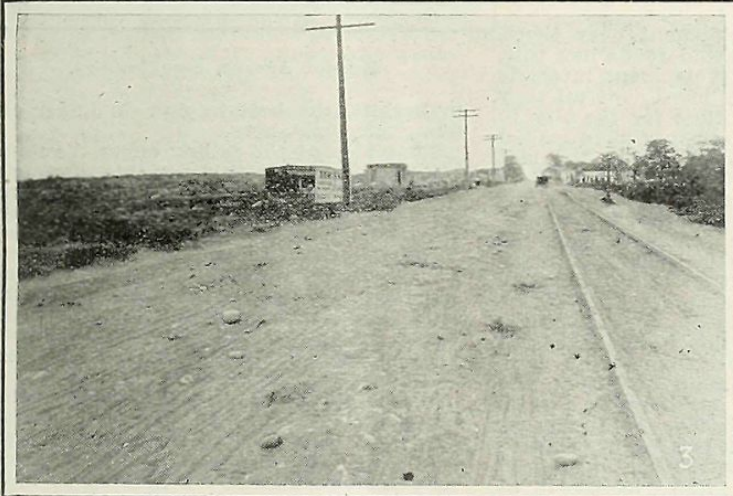
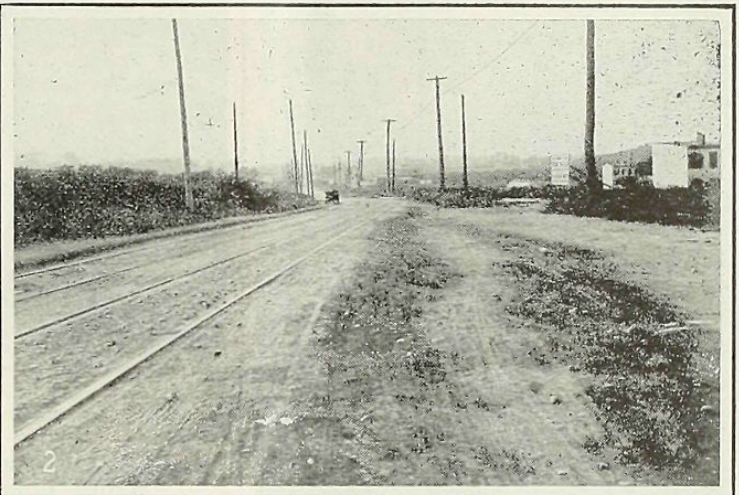
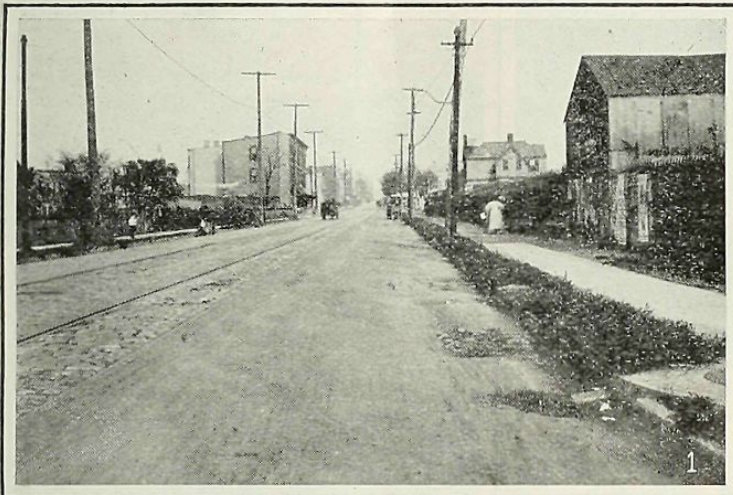
AROUSED to concerted action by the warning issued recently by the Automobile Club of America to all auto tourists, advising them to avoid Queens roads if they are on pleasure bent, a general meeting of representatives of real estate, civic, development and boosting associations, with a plentiful scattering of property owners, was held yesterday afternoon in the office of President Gresser of the Borough of Queens in the Hackett building, Long Island City. Resolutions were introduced calling for immediate relief from conditions which have become

capitalists who are asked to finance development projects. It is not the individual property owner who holds title to a single lot or two that is raising his voice in the campaign for good roads. It is the voice of large interests that have already expended fortunes in private development and in park sites. Among these is the Sage Foundation. These interests demand co-operation on the part of the city. Without the automobile Queens can do nothing, because it is a borough of magnificent distances and the transit problem is just being worked out without the aid of the city.

Where good roads exist there is found

their questionings. They expressed this weariness when the Ordway investigation began. President Gresser was exonerated, but the people want to know where the blame lies, hence yesterday's meeting.

Through his secretary, John N. Booth, President Gresser this week replied to the Automobile Club of America, and in it is revealed the difficulties under which the head of the borough government has worked. He puts the responsibility up to Comptroller Prendergast, who says that Queens is getting all the aid it asks for within reason, and Mr. Stirling, who has charge of this matter in the Corporation Counsel's office, says the city is



Metropolitan Avenue, Middle Village.
Shell Road, Long Island City.

Juniper Avenue, Middle Village.
Vernon Avenue, Long Island City.

A FEW SAMPLES OF ROAD CONDITIONS IN QUEENS BOROUGH.

intolerable. Instead of requesting action the meeting demanded it, and July 15 was set as a time limit.

The Borough of Queens is determined to have its roads put into such shape as to encourage rather than discourage their use by automobilists, and herein is seen the close relationship that now exists between suburban development and the motor car.

In the good old days, before 1906, the first question the prospective purchaser of suburban realty would ask was: "How far is it from the railroad station?" or "How far is it from the trolley?" Today his question is: "Are there good roads between the site I am asked to buy and the city?" or "How are the roads in the surrounding country?"

But the point that is still more important to the owner of property in Queens Borough just now is, to get the roads in such shape that they can speak laudably of them; not to prospective buyers of individual lots, mind you, but to

the greatest suburban development. The Bronx had good roads before the Subway brought the homeseeker in hordes. It is the policy of New Jersey municipalities of the highest type to build good roads and streets first, and then let the population catch up with them. But Queens moved in before the house was ready. Rapid transit has come and with it a rapidly increasing population, and yet inter-town communication by road is worse than bad. This is what ails the borough. It is the cause of its rural aspect, although its natural advantages are superior to any suburban section in the country. Up to now the borough has been building on this asset. It can go no further without better road facilities.

The development that has taken place there lacks harmony and consecutiveness. Civic pride is high, despite this, and it is this virtue that has been the deciding factor in demanding immediate highway action. People over there are tired of the "Not me; him" reply to

doing all it can at present. Mr. Booth said:

"The City of New York has for several years appropriated \$3,000,000 in corporate stock yearly for road improvements in the entire city. Queens portion of this fund has been \$350,000. In 1910 the corporate stock budget committee of the Board of Estimate did not allow Queens any part of this fund and deducted \$36,000 from the balance of 1909. This left Queens without any corporate stock fund for road improvements in 1910 and \$36,000 worse off than nothing.

"The roads had commenced to disintegrate in 1906 under the tremendous automobile traffic, an entirely new feature in transportation, and the President was powerless to maintain the highway with the amount of money at his disposal. In 1911 \$350,000 was appropriated to Queens for road improvements, but in 1910, there was a bill passed by the State Legislature, known

as the Miller act, which segregated pavements of the corporate stock fund into two classes, Class A and Class B.

"This legislative act was so differently construed by the various borough Presidents, and the question as to whether it was a retroactive bill or not was so frequently discussed that it was finally referred to the Corporation Counsel for an opinion, and the Comptroller, awaiting the opinion of the Corporation Counsel, withheld all contracts for the repaving out of the corporate stock fund from registration, thus tying the hands of not only the President of the Borough of Queens but of every other President in the entire city.

"Up to the present time this matter has not been satisfactorily adjusted, and the conditions grow from bad to worse. President Gresser is no more to blame for the present road conditions in the Borough of Queens than the most humble taxpayer, and unless this question be settled and satisfactorily settled before July 15, 1911, the road conditions in Queens will continue to grow worse and no man can say how bad these conditions will have become by 1912."

Yesterday's protest was headed by John W. Paris, president of the Real Estate Exchange, and ex-Lieutenant Governor Timothy L. Woodruff. The latter recently addressed this letter to James E. Wilkinson, secretary of the Real Estate

the running gear of his car from damage owing to the roughness of the road.

No. 3 shows the famous Long Island City shell road. An abandoned car-track is indicative of the apparent lack of interest on the part of the public officials in keeping the highways in order. This photograph illustrates how macadamized roads are permitted to run to ruin.

No. 4 shows how one of the busiest streets in Long Island City is treated. It is a view of Vernon avenue, once used by automobilists running from Astoria to Long Island City, where the Thirty-fourth street, N. Y., ferry terminal is located. Here is one of hundreds of cases where even city pavements have been permitted to reach a stage of replacement through failure to make repairs.

No. 5 is a photograph of Metropolitan avenue, in Middle Village, showing a typical Queens Borough road condition. This is one of the main highways in a section which is being rapidly developed by real estate companies who, however, are finding it difficult to interest capital in properties served by such roads as this.

No. 6, Woodhaven avenue, Woodhaven, was once one of the main automobile highways, but of late is almost deserted for the reasons depicted.

No. 7 is a photograph of Jamaica avenue, near Jamaica, illustrating how Queens Borough treats its principal highways. This is one reason why money is

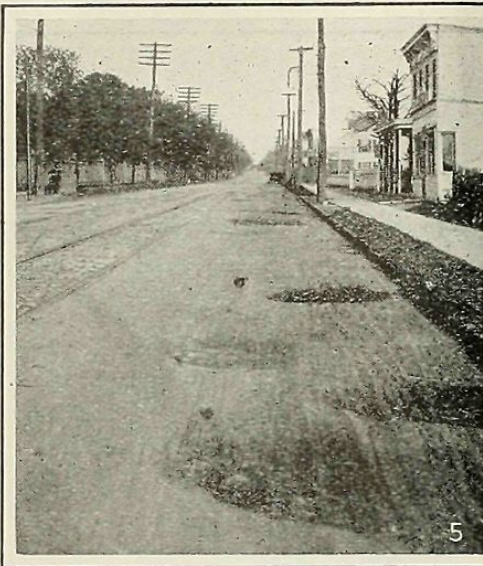
pavements out of the fund provided for that purpose. As a definite decision on this question is still lacking, the road department in Queens has suffered a demoralization in its organization and effectiveness and this has much to do with the present poor road conditions."

The present city administration's efforts to cut down budget items is also largely responsible for the poor roads, according to another authority. From the budget reports for the last three years we find this curtailment in appropriations, with comparisons for the same period with Bronx:

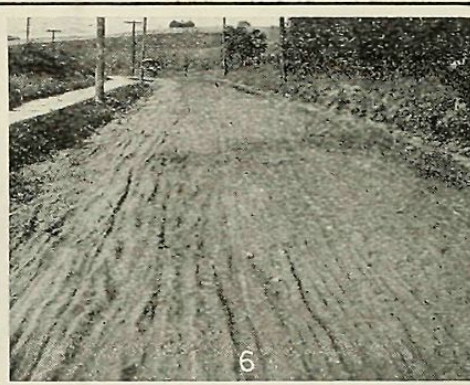
	Queens.	Bronx.
1909.....	\$663,431	\$695,676
1910.....	621,130	691,964
1911.....	619,152	640,445

But such a slight paring in Queens, taxpayers say, should not result in so great a difference in road conditions, in comparison with those in the Bronx. This is what the property owners want to find out about.

The problem that confronts taxpayers is, Who will pay for putting the roads in good condition again? Many of the roads will have to be remade from foundation to surface. Since the agitation regarding bad roads has assumed definite shape, many of the worst places in Hoffman Boulevard have been covered over with a light screening and some bonding material, but Superintendent Brandon has admitted that this is merely a temporary



Metropolitan Avenue, Middle Village.



Woodhaven Avenue, Woodhaven.

MORE REASONS WHY AUTOMOBILISTS AVOID QUEENS BOROUGH.

tight for realty development over there, because automobiles avoid roads like this.

The contention of development interests in Queens is that they have done all they can alone. Now it is time for the city to help. Taxes and assessments have leaped up in tremendous jumps within the last few years, but property owners have seen but little of this returned to them in improvements. An example may be cited:

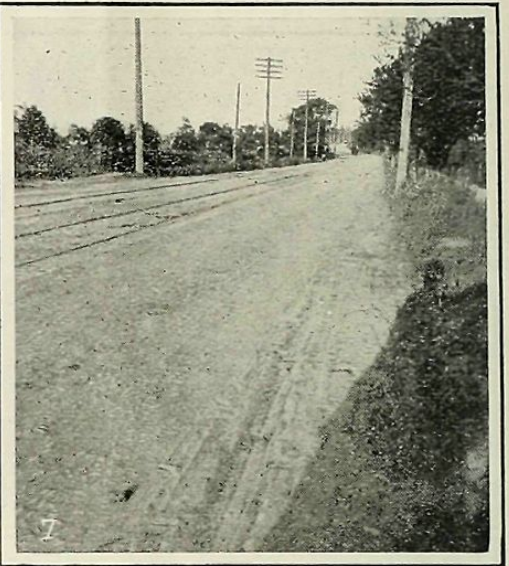
In the old Bayside school district the assessments total \$50,000,000. The taxpayers of the district pay into the city treasury \$75,000 a year more than before the consolidation, and in 1910 they received in return for this a few lights at a total cost of not more than \$500 a year, 2,000 feet of water main extension and six additional school teachers at a total of not more than \$6,000. On the other hand, one farm, that before the consolidation was assessed at \$30,000, has been subdivided and is now assessed at \$472,000.

The principal centers of the borough are developing approximately this way: Long Island City, in small detached houses and factories, with a plentiful supply of fine residences in the outskirts of the city; Jamaica, as a commuters' residential center, and Flushing as a villa section of a high type.

It will be seen that the class of resident attracted by such development would depend largely upon the automobile for recreation and for getting to and from the railroad stations. With poor roads, these automobilists are almost sure to remain where they are in their city apartments, for one reason because the roads are so bad that they will not ride over them to find out the attractions of these communities.

A reason for the present condition of Queens Borough roads was given by a city official this week when he said that Queens was not able to get the value out of its road appropriations that Bronx did, because of a general lack of system, primarily.

"But," he said, "Queens has been up against a confliction of legal opinion. The Miller act threw the whole road situation in Queens into a muddle when they rejected all bids for repairing the



Jamaica Avenue, near Jamaica.

makeshift, the best he can do under existing circumstances.

Some idea of the falling off in the number of automobiles that use this thoroughfare alone may be obtained by the results of counts made of machines bound only from New York City on the Sunday before the Fourth of July in 1911 and 1910, between the hours of 10 a. m. and 9 p. m. The count was taken at the Long Island Railroad crossing, just outside of Long Island City, and showed 114 on Sunday, July 2, 1911, as against 698 on Sunday, July 3, 1910.

If the falling away in automobile traffic is as great as that on one road leading out from New York to Queens Borough, it is small wonder that the realty development companies are beginning to have apprehensions regarding the view capitalists are likely to take of this condition of affairs. The keynote of the situation is immediate action. Unless additional funds are put into the hands of the borough officials by July 15, when the road appropriations for the year are considered by the Board of Estimate, the matter will have to go over until 1912, and that is what the property owners of Queens are determined to avoid if possible.

A New State Highway.

Governor Dix has approved the bill establishing a new State highway, beginning between New York County and the town of Pelham, and running along the Short Road through New Rochelle to the Boston Post Road, thence through the towns of Mamaroneck and Rye to the Connecticut line.

—Estimates of the American Telephone and Telegraph Company, including all its associated operating companies, for new construction requirements show that about \$60,000,000 will be required for current additions to plant in 1911.

Exchange, in which he cited conditions in Hoffman Boulevard. In it he said:

"Do you realize what a deplorable condition Hoffman Boulevard and other streets are in, and to what extent it is injuring the development of Long Island? In these days when the automobile is so universally used such roads cannot help but have a baneful influence, and I know that the auto traffic has diminished considerably in the last year, except, perhaps, on special occasions.

"Whether I am right or wrong in my assumption that it causes a diminution of auto traffic on Long Island, it certainly is a fact that it is a disgrace to the County of Queens to have its main thoroughfare in such a condition that it is almost impossible to ride over it without such a shaking up as to make one feel that he never would ride over it again. As a matter of fact, nearly every one I know at Jamaica Estates and Garden City Estates is using trains instead of autos.

"I wish you would do whatever you can to stir up the officials. I have been working at it for some time, and I am again taking it up vigorously."

In the foregoing letter reference is made to Hoffman Boulevard "and other roads." Hoffman Boulevard conditions are known to almost every property owner in the borough. The other roads reveal the extent to which the highways have suffered through official neglect. Some of these are shown in the accompanying illustrations:

No. 1 shows a small section of Metropolitan avenue. Here a brick pavement has been laid. When it came time to repair it the holes were filled up with granite blocks and loose earth. Such a road is almost fatal to the running gear of an automobile.

No. 2 shows how Juniper avenue, Middle Village, has been neglected. The photographer caught an automobile using the wrong side of the road in order to save

RENTS IN MODERN MERCANTILE BUILDINGS.

The Square Foot Price Runs From 35 Cents in Greenwich Village to \$1.50 in Fifth Avenue—Evolution of the Loft Building in Manhattan.

The modern loft building seen in the midtown section bears but a slight resemblance to its prototype of lower Manhattan. The broadening of trade and the increased yearly output of manufactured articles require a different type of building from the old, and not only is the construction and equipment vastly improved, but the uses to which the loft building is put have somewhat changed.

The term loft first occurred in connection with shipping buildings on the waterfront, both in England and America, which were used for supplying stores for vessels. They often had a few open floors above grade, and the space was utilized for the manufacture of sails and rigging for ships. These floors came to be known as "sail lofts." The name was also used in connection with agriculture, the upper part of barns, where fodder was stored, frequently being called "hay lofts." Many such structures may still be found along the river fronts of this and other cities. As trade and manufacturing in all lines increased, the value of land became greater, and it was found to be convenient to have higher buildings, which would contain large open space for manufacturing purposes.

The first regular loft buildings were erected sixty or more years ago in the district below Chambers street. Many of these buildings, with some modern features added, still stand on Dey, Vesey, Barclay and adjoining streets, and still serve the purposes for which they were originally intended.

The construction was of the simplest, the walls being of plain brick without plaster, the floors of roughly dressed lumber, and the stairs straight flights of wooden steps, which by their arrangement took up a great deal of space. No provision was made for either heat or light, and plumbing was unknown. The nearest approach to an elevator was the block and tackle or hand hoists commonly called "lifts." As most of the manufacturing in those days was done by hand, heavy machinery being almost unknown, no great structural strength was required, and a floor with a carrying capacity of 75 to 100 pounds to the square foot was considered to be of ample strength. For many years the buildings well served the purposes for which they were constructed.

As trade expanded and competition increased, manufacturers began to see the necessity of the time and labor saving devices which were constantly being invented, and many of these were installed in the old buildings. When iron came to be used in constructive work many of the old buildings were strengthened by installing girders and iron columns.

The first of the really modern lofts were built between Tenth and Twenty-third streets, near Fifth avenue and Broadway. These buildings were from six to eight stories high, were equipped with heating plants and elevators, and piped for gas. As electricity came into general use for lighting it also was installed in these buildings. The walls and ceilings were plastered and plumbing was introduced. As trade conditions changed and as the rentals of ground floor stores became higher, these buildings became more and more to be used by wholesalers for show and sales-room purposes, above the grade floors, as well as for manufacturing. With this broadening of their field of utility, the demand for such buildings increased enormously and they became and have still continued to be one of the most favored types of construction for speculative builders. Lower Fifth avenue and the side streets adjoining have been built up almost solidly with such structures, the majority of which have proved excellent investments.

As the large loaning institutions have favored this form of construction and have made liberal building loans on them, it has been comparatively easy for builders of repute to carry through large operations of this nature. During the last five years the full development of this form of mercantile housing has been reached and the best types of such structures are to be found in the Pennsylvania terminal section, on Fourth avenue, and on and near Fifth avenue, above Twenty-third street.

Whereas, the first modern loft buildings seldom exceeded eight stories in height, the present ones are rarely less than twelve stories high and frequently run as

high as sixteen or eighteen stories. One was recently started on 36th street, between Broadway and Seventh avenue, which will have twenty-two stories and is the highest loft structure yet planned in the city.

These buildings are about as fireproof as art can make them and are equipped with every structural convenience which appears in the office building or hotel of today. They have high speed freight and passenger elevators, concrete floors, automatic electric pumps which eliminate the inconveniences caused by neglect on the part of janitors, filtered water throughout, fire hose and extinguishers and many other safety devices. High ceilings are the custom and above all provision is made for ample light and air. So essential are the last mentioned features now considered that it has become quite customary for the builders of a large loft to secure the adjoining lots and maintain small structures on them for permanent protection. So superior is the construction and so numerous the conveniences of the modern loft building that in one case—the Cameron building at Madison avenue and 34th street, it has required only a few additional features to make the building adapted for residential purposes. Here the owner has had a part of the top floor finished off as an apartment and makes his home there during the winter months.

As these buildings have grown in height they have also increased in width. The early loft buildings often covered only a 25-foot lot and were seldom more than 50 feet wide. To-day they are rarely built on less than two full lots and more often on four or five. It is not uncommon to hear of a building occupying half a block and recently plans have been made for a loft to cover the entire block now occupied by Madison Square Garden. Especially is this demand for large space noticeable in the new wholesale and manufacturing centers such as the Fourth avenue district and Greenwich Village. In the latter section very large plots are the only ones which are in demand. Economy of construction and the desire of large firms to concentrate their business as much as possible and thereby reduce their operating expenses, account for this.

The uses of the present loft buildings have in many cases diverged so far from those of their ancient prototypes that many owners of such buildings in the Fifth avenue section have placed an absolute ban on manufacturing of any kind and these buildings have in consequence become enormous show rooms and offices. To such an extent has the upstairs sales-room been developed, that a recently projected building at the corner of Madison avenue and 42d street will have on its 41st street side twelve stories, each built exactly like a ground-floor store, with high ceilings and show window fronts.

The numerous structural improvements, which might be justly classed as business luxuries, are expensive and, of course, must be paid for by the tenant in the form of additional rent.

On the other hand, many of the benefits which the merchant derives from being housed in buildings of such superior construction are indirect economies, that is to say, the extra rent is more than offset by the saving in other important items of expenditures.

Foremost among these economies is the great reduction in peril by fire. Not only does the fireproof construction lessen the liability of a fire starting but it also prevents a fire from becoming a conflagration. It is possible in most cases to confine a blaze to one or two floors, and even in the case of a fire being large enough to destroy the contents of a floor or more, it seldom happens that any serious structural damage ensues. Tenants are also furnished by the landlord with many safety fire devices which in former times were furnished by the tenants at their own expense.

The rents in the early loft buildings ranged from thirty to forty-five cents a square foot in the wholesale centers. To-day the rentals on the side streets in the Fifth avenue section average not less than seventy-five cents a square foot, while on Fifth avenue the rent per foot for the lower lofts often runs close to a dollar and a half. Even in the new manufacturing center of Greenwich Village large loft space is worth to-day about thirty-five cents a square foot, which is an increase of ten cents in the last two years. This increase is wholly due to the

large space offered under one roof and to the superiority of construction.

There appears to be a decided tendency to-day on the part of builders to make all fireproof buildings somewhat similar in their structural design. A careful analysis of the different types will disclose the fact that the skeletons of hotels, office buildings and lofts are almost identical and that the only essential difference in the completed structures lies in the arrangements of partitions and in decorations. Remove the partitions from an office building or a hotel and one would have a loft and a little rearrangement of partitions and the addition of a few baths would transform one of our downtown skyscrapers into a hotel.

SATISFACTION METHODS.

How Situations Embarrassing to Owners Are Obviated by Two New Laws.

Walter Lindner, solicitor for the Title Guarantee & Trust Company, points out the importance to real estate interests of two bills which have just been signed by the governor, both of which were drafted by the Law Committee of the Allied Real Estate Interests, and were introduced by Senator Bayne.

"One bill," said Mr. Lindner, yesterday, "relates to the execution of certificates of payment and discharge of mortgages on real estate. It is Chapter 574 of the Laws of 1911. It adds to the real property law a new section (333) and provides (Subdivision one) that on the request of the mortgagor or any person interested in the mortgaged premises made at any time when payment of the mortgage is entitled to be made, and on the presentation of a satisfaction piece and tender of payment of all that is due on the mortgage, a mortgagee must execute and acknowledge a satisfaction piece.

"Subdivision two provides that on the failure or refusal of the mortgagee to comply with the foregoing provisions, any person having an interest may apply to the Supreme Court or a County Court for an order cancelling the mortgage, on condition that the sum tendered be paid into court.

"Subdivision three provides that where an actual tender cannot, with due diligence be made within this state, any person having an interest may apply to the Supreme Court or a County Court for an order to cancel and discharge the mortgage of record, on condition that the principal sum of the mortgage and interest be paid into court.

"Subdivision four provides that under this section, the order may be obtained on application by petition and on giving notice in such manner as the court or judge may direct, and on the return day the court, after investigating the facts, directs the deposit of the amount owing on the mortgage and issues an order directing the register or the clerk to satisfy and discharge the mortgage.

"The other bill relates to satisfaction of judgment, and is Chapter 599 of the Laws of 1911. This bill adds to Section 1260 of the Code of Civil Procedure, a new subdivision, and provides that when a judgment has been recovered against a judgment debtor, the debtor or any person may deposit with the clerk in whose office the judgment roll is filed, an amount equal to the judgment with interest to the time of the deposit, and one per cent. in addition. The person making the deposit is required to deliver to the clerk a certificate of the sheriff that no execution on the judgment is in his hands and on such payment and delivery, the clerk is directed to enter on the judgment docket, a statement that the judgment is "satisfied and discharged by deposit."

"By these two new laws, situations which often form an embarrassment to real estate owners can be obviated. If a mortgagee will not satisfy a mortgage on being tendered the amount owing, or if the mortgagee absents himself so that tender cannot be made with due diligence, the money owing can be deposited in court and the property relieved of the lien of the mortgage.

"In the same way, when the owner of real estate finds his property incumbered by a judgment but cannot find the creditor to whom he should make payment, he may make a deposit in court and thus relieve his property from the lien."

THE CITY'S ANTIQUATED PAVING METHODS.

A Huge Debt Is Piling Up Because the Terms of Repairing Bonds Outrun the Life of the New Pavements—Abutting Owners Should Pay a Larger Share.

[From a report by Nelson P. Lewis to the Board of Estimate and Apportionment, submitted on June 22.]

IN the Borough of Manhattan it was formerly the practice to assess all pavements, whether original improvements or renewals. This policy appears to have been maintained until the early 70's, when the levying of assessments for repaving streets which had once been paved at the expense of the property benefited was prohibited by section 580 of the laws of 1872. This change of policy appears to have been prompted by a disposition on the part of the municipal authorities at that time to authorize the laying of a large amount of pavement which was experimental, and the citizens feared that they were to be put to unnecessary and unreasonable expense for the laying of pavements, the permanent character of which had not been demonstrated and was at least doubtful.

This prohibition appears in all of the city charters subsequently enacted, namely, in the charter of 1873, the consolidated act of 1882, and the original and amended Charters of Greater New York. The act of 1882 provided that the Board of Estimate and Apportionment should include in its final estimate each year a sum not exceeding \$500,000 to be used for the repaving of such streets as might be certified to the Board of Aldermen to require repavement for the safety, health or convenience of the public. Subsequently the city began to raise the money required for repaving by bond issue, instead of including it in the annual budget, and this plan has been followed until the present time.

In the Borough of Brooklyn it was customary to lay all pavements under assessment proceedings, but for some years before consolidation the former city of Brooklyn followed a somewhat more generous policy and assessed one-half of the cost of such repaving, although the law provided that with the written consent of the Mayor, the Commissioner of Public Works could pave certain thoroughfares at the entire expense of the city at large, and the law authorized an annual issue of bonds to the amount of \$500,000 to meet the city's share of these improvements.

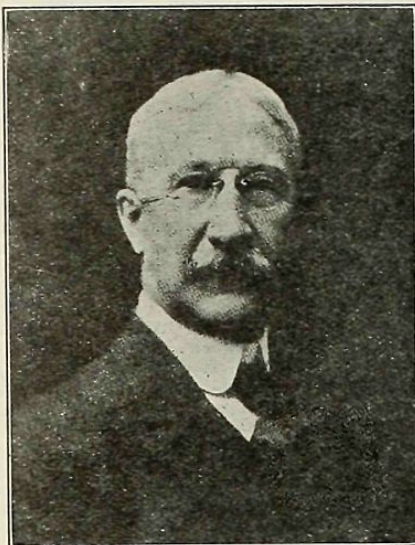
Where any part of the cost was assessed it was customary to levy a provisional assessment based upon the estimated cost, and no contracts were entered into until assessments amounting to one-third of the total amount to be thus raised should have been paid in. When the exact cost of the work was ascertained there was a revision of the assessment, followed by a refund or an additional assessment, depending upon whether the actual cost exceeded or fell within the original estimate. It was not until 1895 that chapter 1008 of the laws of that year authorized the performance of the work before the levying of any assessment.

In the Borough of the Bronx, which was a part of the former City of New York, the repaving practice appears to have been governed by the same laws as those which prevailed in Manhattan, although the repaving problem had assumed little importance in this borough before 1898, when the greater city became a fact.

In the boroughs of Queens and Richmond there never was a repaving problem until after consolidation. These boroughs, with the exception of Long Island City, were either rural districts or villages, and there was little pavement except macadam, much, if not most, of which had been paid for by village assessments, or by the issue of town bonds many of which had not been paid for at the time of consolidation, and the obligations were therefore assumed by the City of New York.

Very little of the pavement in these two boroughs had been provided at the expense of the abutting property, although in the older portions it had been the custom for many years to insist that the property owners on each street should pay the entire cost of at least one substantial pavement in front of their property. In certain portions of the Bronx, comprising villages formerly in Westchester County, the conditions and customs were quite similar to those prevailing in the boroughs of Queens and Richmond.

My attention has recently been called to what was probably the most notable case of deferring pavement for what should have been local improvement, when some



NELSON P. LEWIS.

Chief Engineer to the Board of Estimate.

time in the 60's there was, under the provisions of a special act of the Legislature, an issue of bonds to the amount of several hundred thousand dollars. These bonds were in denominations of \$1,000, and the act authorizing the issue provided that one of the bonds should be paid each year until the entire issue should be retired. One of the bonds, therefore, was to run more than 250 years, and as they all carry 7 per cent. interest, their value to the holder was very great. Most of them are said to be held by one estate, and I understand that provision is annually made in the budget for paying one of these bonds and for the interest on the 200 or more still outstanding.

It is a matter of common knowledge that in some cases local bonds were issued in large amounts immediately before consolidation with New York City, and these obligations were, of course, assumed by the greater city. Consolidation with New York under a charter prohibiting assessments for repaving offered an opportunity to secure without expense costly pavements for streets where the property owners had never paid any assessments representing more than a small fractional part of the cost of a modern pavement. Would not the policy formerly prevailing in the city of Brooklyn, of assessing one-half the cost of at least one repaving, have been entirely equitable and far wiser? Those who were willing to pay their share of the expense could secure good pavements. Those who were not willing to contribute could do without them.

PROVISION FOR REPAVING BY THE BOARD OF ESTIMATE AND APPORTIONMENT.

The four years under the first Greater New York charter appear to have covered a period of readjustment to the new law and conditions, and there was little provision for repaving. During the nine and one-half years from Jan. 1, 1902, to the present time the Board of Estimate and Apportionment as now constituted has authorized issues of corporate stock for repaving as follows: 1902, \$3,000,000; 1903, \$6,150,000; 1904, \$3,300,000; 1905, \$3,750,000; 1906, \$3,750,000; 1907, \$3,750,000; 1908, \$3,000,000; 1909, \$3,000,000; 1910, \$2,134,000, and 1911, \$3,000,000, making a total of \$34,834,000.

The apportionment of this among the several boroughs was as follows: Manhattan, \$12,104,000; Brooklyn, \$13,775,000; the Bronx, \$3,298,000; Queens, \$3,000,000; Richmond, \$2,657,000.

The present charter provides for an issue of corporate stock for repaving to the amount of \$3,000,000 annually without action by the Board of Aldermen, and this sum has usually been divided among the boroughs in this proportion, namely: Manhattan, \$1,000,000; Brooklyn, \$1,000,000; the Bronx, \$350,000; Queens, \$350,000; Richmond, \$300,000.

Just what was the basis of this allotment does not appear. That it was determined as the result of an investigation of the relative actual needs of the several boroughs is highly improbable. The

President of the Borough of Manhattan has lately stated that to put in proper condition the paved streets of his borough, nearly all of which have once been substantially paved by assessment, would require in the immediate future an expenditure several times as great as the largest annual allowance heretofore made, while for at least one of the less populous boroughs it has been admitted that the allowance made cannot be expended unless it is possible to repave streets which have been nominally paved with unsubstantial and temporary material at a lesser width and at a different grade than that now established for the city streets which include the old roads thus improved.

REPAVING BONDS.

In recent years the city has met the cost of repaving by issuing fifty-year bonds. It is safe to say that there is not a pavement in the greater city which has been in existence for this number of years. It is equally safe to say that not a single pavement, the cost of which has been met by the issue of fifty-year bonds, will be in existence when the debt incurred for it shall have been paid. In many cases the maximum life of such a pavement as is demanded by the locality will not exceed ten years. In such cases when a fifth repaving is done on borrowed money, the city will still be paying for four previous pavements which have been worn out and removed.

There are doubtless many cases in which asphalt pavements under exceptionally heavy traffic will have to be renewed or replaced in less than ten years. From information furnished by the Richmond Borough authorities it appears that sheet asphalt pavement seven years old was last year replaced by iron slag block; that another pavement of the same kind after seven and one-half years' service was removed and wooden block substituted, while in a third case an asphalt block pavement eight years old gave way to one of wooden block. It is not improbable that the three pavements removed after much brief service were laid at the expense of the city at large, and that their cost was met with money borrowed for fifty years.

UNWISE BORROWING.

It is generally considered unwise to borrow money for a period longer than the life of the article to purchase which the debt is incurred. If this theory is sound, what can be said of the policy of the City of New York in assuming a debt for fifty years to pay for a pavement which will last one-fifth or even one-half of that time?

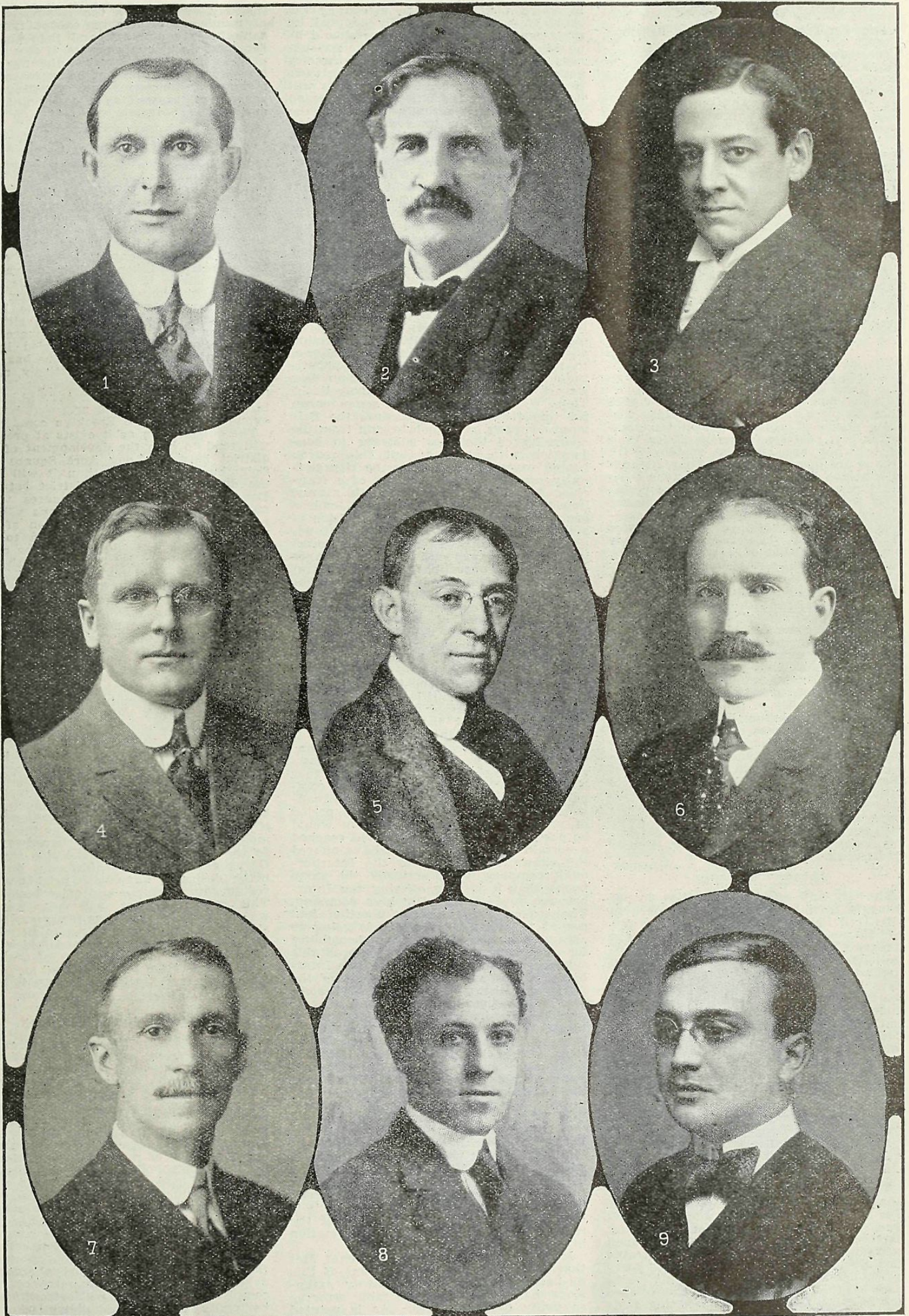
AVERAGE LIFE OF PAVEMENTS.

In a paper on the "Street Paving Problem of Manhattan," read before the municipal engineers of the City of New York on Oct. 26, 1910, by Mr. George W. Tillson, then chief engineer of the Bureau of Highways of said borough, the effect of this policy is forcibly shown. The author of the paper estimates the average life of the pavements of Manhattan to be eighteen years. Assuming that all of the 504 miles of the streets of this borough have once been paved (440 miles have been paved already), and that no further pavements could be assessed, the city, if it continues to borrow money for fifty years, will be obliged to provide each year for interest and sinking fund on a four per cent. basis, \$3,592,642, while there would be a constant outstanding repaving debt of \$77,000,000, and this is for the borough of Manhattan only.

PROSPECTS OF AN APPALLING DEBT.

In the Greater City there were at the beginning of the present year 1,967 miles of paved streets, including macadam, and the outlying boroughs have just begun to lay pavements. Even if Mr. Tillson's estimate were materially reduced, the annual expense of the mass of debt to be incurred for repaving will soon be appalling if this policy continues. In the paper referred to it is shown that the annual expense of maintaining and renewing pavements, with the same estimates as to cost and life but on a cash basis, that is, by providing for it each year in the annual Budget, would be \$1,540,000, or more than \$2,000,000 less than the taxpayers would be obliged to raise for interest and sinking fund charges, to say nothing of

NOTABILITIES IN THE CURRENT NEWS



Building Managers in Leading Cities

The fourth National Convention of Building Managers will assemble at Cleveland next Monday. The above group contains portraits of principal members of the association, as follows: (1) Charles E. Horton, manager of the Dexter-Horton estate at Seattle; (2) Edw. H. Doyle, manager of the Majestic Building at Detroit and former Banking Commissioner of the State of Michigan; (3) D. B. Kinch, superintendent of the Frick Building at Pittsburgh; (4) Clarence E. Terrell, manager of the Rockefeller Building at Cleveland and president of the Cleveland Building Managers' Association; (5) John C. Knight, manager of the Metropolitan Building, New York City, and president of the National Association of Building Managers; (6) George T. Mortimer, of the U. S. Realty and Improvement Company, New York City; (7) Tysilio Thomas, manager of the Prudential Insurance Company's Buildings at Newark; (8) Charles A. Patterson of Chicago, secretary of the National Association of Building Managers; (9) L. L. Banks, manager of the Park Building at Cleveland.

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The tax assessment books for 1911 were transmitted to the Board of Aldermen on Monday of this week. It was one of the hottest days for property owners in the history of the Tax Department.

The decision of Mr. Dowling and his confreres to erect upon the former Langham Hotel site, at the northeast corner of Fifth avenue and 52d street, two eight-story business buildings, of the class officially described as "lofts," can be taken as the best possible judgment of the time as to what use sites on middle Fifth avenue are now best adapted for. Granted that the choice was limited to a very few types, yet within the range of possibility were a skyscraper hotel, a palatial apartment house, and a much taller commercial or office building. Eight stories of lofts, rather than twelve stories or more, are symbolic of a retail shopping center, and this, in the judgment of real estate experts, is what Fifth avenue, from 34th street to the Plaza, is to be.

A suit to recover a bonus or commission of ten per cent., paid to a mortgage loan company for extending a second mortgage on his dwelling, has been instituted by the Rev. Dr. Madison C. Peters, of the People's Church in Brooklyn. The question of the legality of the payment seems to depend on whether it is to be construed as a fee or as excess interest. If the law permitted borrowers and lenders on real estate the same freedom of contract with respect to interest rates as it allows buyers and sellers of real estate with respect to prices, there would probably be enough capital seeking investment in second mortgages to do away with ten per cent. commissions for extending loans to borrowers of Dr. Peters' credit rank.

The city and county authorities do not want to permit a larger court house in City Hall Park; "but where shall we put it?" they ask. In other words, they want constructive suggestions, not merely objections. Several locations have been suggested, but edifice and site, together, have been found too expensive. Doesn't the trouble lie in the fact that New York County is too big for one court house, and ought to have two or three? Orange County has two for regular terms of the county and Supreme Courts, and still another building for special terms. How would it do, then, to make a half-shire county of New York and give each district the kind of court house it is able to pay for? "Write legislative bills, not magazine articles," exclaims the Mayor. Who will write a bill to this effect to see how it fares?

The new Interstate Park was greatly appreciated during the heated holidays. For miles the shady beach under the cliffs was lined with boating and camping parties. One effect the park is having upon surrounding real estate was illustrated this week in the purchase of some forty acres of land at Edgewater, this being one of the few remaining undeveloped tracts along the shore. The setting aside of so much land as has been taken for the great park leaves a limited and very definite amount of waterfrontage available for business development on the west side of the river between Newburgh and Weehawken. The inevitable consequence to values will be more apparent than it is now when the expansion of both interstate and international commerce in this port follows from the operation of the State Barge Canal and the Panama Canal, as it will, a few years hence.

Drifting Into Error.

In spite of the hot weather, the taxpayers of Manhattan ought to have been doing a lot of thinking about the situation in which they have been placed by the rapid transit policy recently adopted by the Board of Estimate. There should be no doubt in their minds as to the seriousness of the responsibilities which the city government has decided to place on their shoulders. Either one of two things will happen. Either the city will have to go very slow about actually beginning the construction of the lines that have been planned, or else the taxpayers of Manhattan will have to pay, during many years, heavy deficits resulting from the operation of a transit system which will afford them relatively less benefit than it will to the other boroughs. This is the situation in a nutshell, and while the taxpayers of Manhattan and the Bronx may not be able to prevent the imposition of this burden, they will be quite within their rights in protesting as vigorously as they know how.

The complaint of the Interborough company that it has been unfairly treated may, on the whole, be justified. A system of transit extensions which can be most economically operated in connection with the existing subway are being offered to the Interborough company's competitor on very much easier terms than they were to the Interborough company itself. There was, in January last, some reason for this discrimination, because the Belmont company had much to gain from the operation of the new subways in conjunction with the old; but this reason ceased to exist as soon as the city seriously considered the granting of a franchise for the Broadway-Seventh avenue line to the Brooklyn company. Such a grant altered radically every condition of subway operation in Manhattan. It deprived the franchises which the Interborough company wanted of any chance of profitable operation for some years; and it placed the city in the position, not of conferring a profitable privilege, but of receiving an unprofitable public service.

The Board was, of course, quite right in not agreeing to the demand of the Interborough company that no franchise for Broadway should be granted to the Brooklyn company. That company, as the representative of the transit interests of Brooklyn, was entitled to a centrally situated loop in Manhattan. But if the city was resolved that the Broadway-Seventh avenue grant should be made, it should, as a logical and necessary convenience, have modified its attitude towards the Interborough company. Either it should have arranged with that company for the construction of the Broadway line at the end of a certain period of years, so that the competition would be postponed until the traffic had reached a certain level, or it should have offered the subway extensions to the Interborough company on practically the same terms that it is now offering the Interborough route to the Brooklyn company. The reason for the discrimination had ceased to exist. If the city is going to assume the whole financial responsibility for the construction of an unprofitable subway system, it should let the Interborough company in for its share of the work and the possible ultimate benefit, particularly in view of the fact that it would obtain in this way a system which would afford the public of New York a large saving in double fares. The concessions offered by the Board of Estimate at the last moment to the Interborough company showed plainly that it realized the unfairness of the first proposals; but these concessions did not go far enough. The Brooklyn company was not entitled to any discrimination in its favor. In the Broadway-Seventh avenue line, it is obtaining the most valuable single franchise within the gift of the city, and one which is essential to the most profitable operation of the Brooklyn company's system. After such a grant has been made, it is both absurd and unjust to make it the reason for a still further discrimination in its favor and against its rival.

It is an interesting and significant fact that New York, in its treatment of this all-important matter of subway extensions, has drifted into the same error as so many German cities. As is pointed out by Mr. L. S. Rowe in his "Problems of City Government," the general experience of Germany and Europe has been that, as the terms of the franchise are made shorter, and as the grants are tied up with all kinds of restrictions, the private transit companies are gradually forced to the wall. They cannot continue to do business on the terms proposed, and they refuse to build the extensions demanded by the growth of the city, except on better conditions. Usually those con-

ditions are refused, and the result is municipal ownership.

New York has apparently reached the stage of municipal ownership. Under the terms offered to the Brooklyn company, the city assumes all the responsibilities of municipal ownership, except that of capital for equipment, and then surrenders half its ultimate profits, if any. That may be a wise policy, but the financial loss involved should not be increased by making an inconvenient operating arrangement, as well as a costly financial one.

Future of Columbus Circle.

Some reasonable doubt may well exist whether the owner of the New York "American" will actually build on the property which he recently purchased at Columbus Circle. He has so frequently threatened to build in the same vicinity without making his threats good, that further announcements to the same effect can scarcely be taken at their full value.

Nevertheless, it is very probable that on this occasion an office building and publication office will actually be built, and that the most conspicuous site on Columbus Circle, as on Times Square and Herald Square, will be occupied by a prominent newspaper. The time has evidently come for a comparatively rapid process of improvement of the Circle and its vicinity, and this statement will be reinforced in case all the proposed transit extensions go to the Brooklyn company.

The official plan, as it exists at present, will tend to help the development of the district between Long Acre Square and Columbus Circle more than it will help the development of the district between Long Acre and Greeley squares. The more southerly of these sections will be retarded by the transit isolation of the Pennsylvania Station. The area to the north of Long Acre Square, on the other hand, will be benefited by the Seventh avenue and 59th street line by the direct communication which will be established over the Queensboro Bridge with the most rapidly growing region of Long Island, and by the close connection which it will obtain with the upper East Side of Manhattan. It is already tied, of course, in the tightest way, with the West Side, and the density of population on the West Side is being constantly increased by the building up of Washington Heights and west of the Park by the replacement of dwellings by apartment houses. Already the amusement and restaurant district is steadily spreading up Broadway and Seventh avenue towards the Circle.

Of course five years must elapse before these conditions can become effective; but even during these five years much will be accomplished. It looks, however, as if the process will tend to drive the automobile district further up Broadway or to the west on some of the side streets. Garages and motor salesrooms do not make desirable immediate neighbors for restaurants, theatres and office buildings. This whole district will bear careful watching during the next few years. The side streets contain many stables, which will have to be displaced and which will yield the more easily, because of the constant substitution of mechanical means of locomotion and transport for the horse.

Developing the West Bronx.

For several years the busiest part of the Bronx has been in the section east of Westchester avenue and north of the Prospect avenue station of the subway, where a great city has grown up. Latterly the activity has been concentrated in that part of the territory made accessible last year by the erection of the subway station at Intervale avenue. Here the amazing possibility of real estate development in this metropolis under the nervous pressure of modern needs has had a striking exemplification. In less than two years the district has been converted from open fields into one compactly built with tenement houses.

Inasmuch as the whole region between Westchester avenue and the Southern Boulevard has now reached a stage of development not very far removed from completion, the Bronx will evidently soon be ready for the upbuilding of some other large section. The logic of events seems to be pointing now to the west side of the borough, where Jerome avenue is about to receive an elevated extension of the subway system precisely similar to the rapid transit line along Westchester avenue, which caused the wonderful change in the configuration of the East Bronx within the brief period of seven years.

Jerome avenue is not only to be favored with a part of the subway system,

but also with a connection to the elevated lines on the West Side of Manhattan, the effect of which will be, by giving the West Side people their own particular transit facilities, to make residence in the West Bronx attractive to those families whose preferences and associations have always been centered in the west side of the city. Thus, a new element of society will be appealed to, and there has been proof in recent years, in the ready way in which large offerings of lots along the principal avenues of the West Bronx have been absorbed, that this element is actually being attracted.

Dependent upon the nearness of the time when the Jerome avenue extension will be put under construction, it is very probable that a West Bronx building movement of large proportions is imminent. As there is nearly always a different note and more individuality to West Side building, the coming campaign should not be expected to have the same characteristics as have been seen in the swift upbuilding of the other side of the borough. It can hardly be that the tenement house will subdue every aspiration for detached homes, though it must be admitted that the hope for small house construction is not so well founded for some parts of this territory it was five years ago.

It is certain to be a movement of long duration and to spread far to the north. It will gather force as it proceeds, and in time is likely to interest more people than any previous movement in the history of the city, with the exception of the development of Brooklyn. The subway extension will start it, but in later years other rapid transit improvements will carry it along. In the history of New York, West Side development has always been slower, but superior, to the development of corresponding sections on the opposite side of the town, and this is one of the main reasons for thinking that, with a revival of general business assured, and no postponement of subway construction, that the beginning of a great and prolonged real estate development for the West Bronx is not far off.

The Week in Real Estate.

Trading in the Manhattan real estate market fell off sharply this week. The Fourth and the protracted spell of abnormally hot weather are perhaps sufficient to account for the decline in business. The number of sales was insignificant and the spectacular transactions that have been so common of late were entirely wanting.

The principal transactions were made in the district affected by the Grand Central Station, above 42d street and between Fifth and Madison avenues. A group of about half a dozen sales, aggregating about \$1,000,000, were reported from one brokerage office, and would seem to indicate that a speculative buying campaign was under way in this neighborhood. Ever since the plans for the new Grand Central Station were made, well located property in the district has been in more or less demand, but the near approach of the completion of the work has evidently given an added impulse to the trading there.

The largest of the transactions affected the southwest corner of Madison avenue and 48th street, a plot 44x100 feet, which was sold by Michael Dreicer. This is the third sale of the property in about a year and in each sale a substantial profit was realized. The present price was \$275,000. Two other parcels which figured in the news were 18 and 20 East 48th street, which are separated from the Madison avenue corner by a single dwelling. Shepard K. De Forrest is the buyer of all of the properties, and negotiations are pending for the acquisition of the intervening house.

These purchases are all based on the steadily increasing demand for space on the part of business firms who wish to be located in the fashionable retail shopping center, but for whom the rentals on Fifth avenue are prohibitive.

The filing of building plans this week revealed the fact that the lessees of the two parcels on which the Langham Hotel formerly stood, at Fifth avenue and 52d street, were two realty companies, both headed by Robert E. Dowling. The corner portion was sold recently by Mr. Dowling to a syndicate said to be composed of foreign capitalists, and the inside parcel was acquired about the same time by Henry Phipps. Both buildings are to be eight stories high and are designed for mercantile purposes. Eight-story structures of this nature are not common on Fifth avenue, and their ability to produce an adequate return on the investment involved will be an excellent demonstration of the value of Fifth avenue space.

An interesting rumor regarding Broadway property below 23d street was current this week. It was said that a mercantile structure, twenty or more stories in height, is to be built on the Mortimer estate property, occupying the block front in 22d street between Broadway and Fifth avenue. The owners denied that any such project had been settled upon, but as it is known that an architect is drawing plans for a building on the site, it is very probable that something will eventually come of it.

About the usual number of rather commonplace transactions were reported from the Bronx and the auction room schedule was composed entirely of routine legal sales. No leases of any great import were negotiated.

The Building Material Market.

The inactivity on the part of purchasers of building material this week should not be ascribed to any backwardness in the opening of the second half of the year, but rather to practically four days' vacation and weather conditions which have undoubtedly caused an easing-up of structural work. Many of the supply companies refuse to ride materials during the hottest part of the day because of the severity of the weather upon both the drivers and the horses. In consequence transactions in the wholesale departments were more or less restricted.

Contrary to expectations, common brick failed to advance in price. Instead, it fell to a lower level, and was quoted yesterday at \$5.50 to \$5.75 a thousand for the best Hudson River product. The Raritan River commodity was also at the same level. No quotations were made here in New York on Connecticut brick. The greater New York Brick Company postponed the inauguration of its new selling methods until definite word was received from S. Percy Hooker, at present Commissioner of Highways of the State of New York, who has been asked to consider an offer to take over the sales management of the new company. It now seems that the company will be ready for business about July 15, at which time it is presumed that the price level of common brick will move up at least half a dollar over the present low level.

Prospective builders are looking with some satisfaction upon the outlook partly owing to the fact that with the increased demand for practically all kinds of building material, prices have held rigidly to levels prevailing six weeks ago when the building movement became more energetic. The number of invitations for bids for prospective work has increased within the last two weeks showing that architects are going ahead with the plans they have had on their boards for the last five months.

Title Registration.

Editor of the RECORD AND GUIDE:

That the Torrens system of land title registration is making satisfactory progress is shown by the fact that Justice Erlanger, sitting in Special Term, Part II., of the Supreme Court, has, upon my application as attorney for the plaintiff, signed orders for the issuance of summons and the posting and publication of summons and notice of object of action in the Torrens title registration action brought by Mrs. Bernadina Gorgers to register her title to 557 West 44th street, Manhattan, upon which the Emigrant Industrial Savings Bank, holds a mortgage.

The same justice has also signed the final judgment and decree in the Torrens title actions of Gertrude D. Hawes, plaintiff, against Joseph F. Steir, et al, defendants, and Gertrude D. Hawes, plaintiff, against John R. Hegeman, et al, defendants, brought to register title to two apartment houses owned by plaintiff at 205 West 85th street and 596 West End avenue, Manhattan.

Several other titles are in course of registration, and some of the largest financial institutions in the city have already agreed to make mortgage loans upon Torrens titles without demanding further search or policies of title insurance.

GILBERT RAY HAWES

New York, June 27.

Water-Pipe Condensation.

Editor of the RECORD AND GUIDE:

I own several detached and two-family houses in Brooklyn and Queens boroughs, and during the summer months, especially when the temperature rises to torrid levels, the concrete floors of the cellars are kept in a constant state of dampness by reason of condensation on the water pipes. I am writing to ask if any of your readers can inform me of any method whereby this trouble can be avoided. Is there any kind of covering on the market that will prevent this condensation?

E. T. J.

New York, July 5, 1911.

Applicable to the B. R. R. Too.

After a careful consideration of the discussions of the past few months, we find ourselves more and more inclined to agree with our practical and far-sighted Mayor, in his conviction that the best policy of the city would be to permit the Interborough, the present operating company, to build all the needed extensions in Manhattan, the Bronx, Brooklyn, and Long Island, and operate them for a single five-cent fare. But we would attach to this proposition a most important clause—namely, that the hands of the Public Service Commission should be strengthened to give them such an immediate control of the operating features of the road that the comfort, convenience, and proper self-respect of the traveling public, will be absolutely safeguarded. . . . The average citizen cares very little who builds, owns, or operates a "five-borough, five-cent" system; but he cares very much indeed whether the system is to be operated along the lines of disgusting indecency which mark the present methods, and he demands that whatever new system may be built, it shall be no longer necessary, when he gives up his five-cent fare, to also forego his self-respect, his elementary sense of decency and his native in-born chivalry toward women.

Now the "Scientific American" pointed out some months ago that the reasonable comfort of the passenger could be secured if the representatives of the traveling public, namely, the Public Service Commission, were empowered to see that their mandates were carried out to the letter by the operating company. To do this, it would be necessary merely to insert a clause in the contract with the operators of the subway, to the effect that whenever an employee, big or little, of the operating company, became obnoxious through failure to follow the orders of the Public Service Commission, the Commission would have power to summarily dismiss him, be he train-guard, center rush at car doors, or general manager.

Such a clause is to be found to-day in the printed forms of contracts for big city works—bridges, public buildings, etc. The same policy is followed in all great railroad contracts throughout the country. It works like a charm. What the chief engineer says, goes; and it is extremely rare for him to have to exert the drastic authority with which he is invested.

So the "Scientific American" would suggest that the Interborough Company be permitted to carry out the programme of construction which it has so prayerfully submitted to its long-time pushed and elbowed and buffeted patrons, with the understanding, however, that they, the patrons, are to be placed in a position where they can demand and enforce every possible consideration as to accommodation and courteous treatment that the exigencies of the situation will allow. —"Scientific American."

Foreign Criticism of New York Skyscrapers.

The press of Europe was merciless in its criticism of the causes that led up to the Triangle factory fire in New York, and in Germany advantage was taken of this opportunity to condemn the skyscraper type of building as largely responsible for such catastrophes. Newspapers were filled with communications and editorials decrying tall buildings and warning Berlin municipal authorities to continue their opposition to the introduction of what is termed in Germany "cloud-scrappers."

Herr Reichel, Chief of the Berlin Fire Department, in discussing the Washington Place horror, pointed out that a disaster of such magnitude is practically excluded in Germany, because of the relentlessly rigid building and inspection laws, which are not only enacted, but enforced in that country.

Budget Exhibit.

The Budgetary Publicity Committee, which is composed of the Borough President, the Controller and the President of the Board of Aldermen, has turned over the active preparation for the Budget Exhibit to be held next October to the Budget Exhibit Committee, composed of Leo Arnstein, Secretary of the Borough of Manhattan; Benjamin F. Welton, representing the Commissioner of Accounts; B. G. Lewis, representing the Board of Aldermen; John L. Pulz, representing the Department of Water Supply; and Arthur McKinney, representing the Public Service Commission. The chairman is Robert B. McIntyre, of the Department of Finance, and the exhibit will be managed by Francis J. Oppenheimer.

BUILDING MANAGERS

Program of the Fourth National Convention, to Be Held at Cleveland.

The fourth national convention of Building Managers and Owners will be held in Cleveland, July 10, 11, 12, at the Engineers' Building. The purpose of this gathering is to bring about a closer relationship between the men who own, rent and operate buildings, and to compare experiences and methods of construction, equipment and operation. The result has been seen in better construction, from which has come a larger revenue and more economical operation of skyscrapers and apartment houses.

A program has been prepared that covers many of the most important problems relating to construction, equipment, renting and operating buildings. Ample time for a generous discussion of each address will be given, and these free-for-all-experience meetings have in times past proved of great value to the delegates. John C. Knight, of the Metropolitan Life Building, New York, is the president of the association.

George T. Mortimer, of the United States Realty and Improvement Co. will read a paper entitled "Why owners should consult a building manager in selecting a site and erecting a building; mistakes to be avoided thereby."

E. M. Hill, manager of the Ellicott Square Building, Buffalo, will read a paper on "The cost of operating and proportion of fixed charges, including interest, taxes, depreciation, etc., should be charged to lighting, heating, plumbing and elevators." Edward J. Murphy, of Springfield, will read a paper on "Managing the Renting Department." George Oppenlander, of Denver, will speak on "Specialized Buildings." Other speakers and their topics will be as follows:

Charles F. McBride, of Pittsburg: "Uniform keeping of cost of operation accessories, cost of supplies and advisability of making comparisons with other buildings."

Henry C. Tulley, of St. Louis: "Elevator service, signals and accessories."

Charles J. Fuess, Ch. B., of Utica: "The legal side of managing buildings." Charles M. Frey, of New York: "Vermin."

TOPICS FOR DISCUSSION.

Compensation of building managers, superintendents, engineers, janitors, etc., in various types of buildings.

Advantages and disadvantages of giving office building managers quarters in office buildings.

Payment of employees, holidays, sickness, etc. Should compensation be based by hour or day?

What to do with incapacitated old employees.

Concessions—bottle water, ice, waste paper, bootblack. Comparisons of price.

Besides the set program, the insurance committee, composed of Charles E. Doty, chairman, Cleveland; George T. Mortimer, New York; Cullen Brown, Detroit; T. E. Bainbridge, Chicago; and J. T. Curran, Seattle, will make a report of their eight months' investigation.

Limitations of Efficiency Engineers.

Efficiency engineering is being made a nuisance in some parts of the country by a swarm of "specialists," which settles thickly from time to time about the office of any mill agent or shop manager who shows the slightest interest in the subject. The older and more prosperous the business, the more certain are these enthusiasts that they can introduce great economies.

After looking into the subject, the "Engineering Record" has come to the conclusion that under certain conditions it is undoubtedly possible for a skilful efficiency engineer to suggest methods of conducting manual operations which will save much money. These conditions are (a) the continuous repetition of the same acts, (b) the doing of these acts by numerous people, and (c) the grouping together of the people doing the same kind of work.

Where these conditions exist a specialist, in making every little motion have a meaning all its own, and that meaning one of maximum effectiveness, may accomplish a great deal. Where, however, the same work is rarely repeated, and, if it is, the same man does not perform it twice, and the operations are conducted at widely scattered places, efficiency engineering ceases to have any peculiar advantage and becomes merely a selection of men and machinery.

Real Estate Show Coming.

The third annual Real Estate and Ideal Homes Show will be held in Madison Square Garden this fall instead of next winter. The opening date is set for October 5, and the show will continue for ten days.

In addition to showing the advantages of life in the suburbs, the exhibition will also have displays by prominent city owners demonstrating the many conveniences open to those living in modern apartment houses.

These shows are interesting in that they afford a common ground on which the buyer and seller can meet, and the home-seeker is enabled to make a comparison between the various available sites, without making a number of separate trips to the country.

Just Cause for Breaking Lease.

The Appellate Term of the Supreme Court recently decided that the tenant of an apartment is justified in leaving the premises leased before the expiration of the lease if the landlord fails, on complaint, to take action against undue noise on the part of other tenants. The ruling was made in a suit by Amelia Phyfe to recover rent against John G. Dale under a lease of an apartment in 342 West 56th street.

The court decided that the neighbors complained of were a nuisance, which the landlord could abate, and failure to do so justified the vacation of the premises.

Obituary Notes.

Charles T. Goodrich, a real estate and insurance agent at Newburg, N Y, died on Thursday, aged 65.

Henry Clay Vail, a native of Dutchess County, and for many years a real estate operator in Bensonhurst, Brooklyn, died, Thursday, at the home of his son, Carl M. Vail, of Passaic, N. J. Mr. Vail was in his 81st year.

Robert Alexander Asinari, a well known real estate broker, died on July 3, at his residence, 450 Riverside Drive. The funeral services were held in the Church of St. Vincent de Paul on Thursday. He was formerly a partner in the firm of Huston & Asinari.

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 June 30 to July 6	1910 July 1 to 7
Total No.	201	219
Assessed value	\$9,400,500	\$10,981,700
No. with consideration	14	17
Consideration	\$1,180,300	\$2,735,600
Assessed value	\$755,500	\$2,064,000
Jan. 1 to July 6		
Total No.	5,399	6,003
Assessed value	\$311,430,050	\$349,253,330
No. with consideration	460	559
Consideration	\$29,581,864	\$33,558,202
Assessed value	\$23,856,700	\$28,505,900

MORTGAGES

	June 30 to July 6	July 1 to 7
Total No.	166	202
Amount	\$3,974,787	\$7,300,697
To Banks & Ins. Cos.	30	52
Amount	\$1,571,500	\$4,152,950
No. at 6%	61	75
Amount	\$583,870	\$649,363
No. at 5½%	2	5
Amount	\$12,000	\$580,000
No. at 5%	49	52
Amount	\$2,175,775	\$3,621,500
No. at 4½%	17	30
Amount	\$548,000	\$525,168
No. at 4%	1	4
Amount	\$5,000	\$256,000
Unusual rates	.....	.....
Amount	.....	.....
Interest not given	36	36
Amount	\$650,142	\$1,668,666
Jan. 1 to July 6		
Total No.	4,276	4,971
Amount	\$150,660,653	\$189,773,350

MORTGAGES EXTENSIONS

	June 30 to July 6	July 1 to 7
Total No.	30	50
Amount	\$1,750,300	\$1,440,556
To Banks & Ins. Cos.	8	17
Amount	\$1,332,000	\$898,000
Jan. 1 to July 6		
Total No.	1,329	1,363
Amount	\$51,215,651	\$66,301,344

BUILDING PERMITS

	July 1 to 7	July 2 to 8
New buildings	10	9
Cost	\$1,520,320	\$1,039,225
Alterations	\$290,278	\$174,310
Jan. 1 to July 7		
New buildings	502	511
Cost	\$56,587,300	\$65,381,270

BRONX

CONVEYANCES

	June 30 to July 6	July 1 to 7
Total No.	126	151
No. with consideration	8	11
Consideration	\$124,300	\$75,925
Jan. 1 to July 6		
Total No.	3,800	3,743
Consideration	\$2,322,989	\$3,003,240

MORTGAGES

	June 30 to July 6	July 1 to 7
Total No.	140	151
Amount	\$1,184,521	\$2,798,297
To Banks & Ins. Cos.	14	19
Amount	\$220,500	\$1,651,950
No. at 6%	59	66
Amount	\$409,571	\$632,136
No. at 5½%	10	13
Amount	\$58,200	\$54,600
No. at 5%	24	45
Amount	\$311,600	\$1,950,174
Unusual rates	.....	.....
Amount	.....	\$35,000
Interest not given	47	26
Amount	\$405,150	\$126,387
Jan. 1 to July 6		
Total No.	3,249	3,666
Amount	\$30,878,257	\$36,787,380

MORTGAGES EXTENSIONS

	June 30 to July 6	July 1 to 7
Total No.	5	12
Amount	\$64,500	\$86,350
To Banks & Ins. Cos.	2	.....
Amount	53,500	.....
Jan. 1 to July 6		
Total No.	329	339
Amount	\$5,063,894	\$4,426,135

BUILDING PERMITS

	July 1 to 7	July 2 to 8
New buildings	27	26
Cost	\$456,150	\$391,200
Alterations	\$147,730	\$13,950
Jan. 1 to July 7		
New buildings	697	1,067
Cost	\$10,882,135	\$22,535,370

BROOKLYN

CONVEYANCES

	1911 June 29 to July 5	1910 June 30 to July 6
Total No.	508	589
No. with consideration	33	38
Consideration	\$189,272	\$401,112
Jan. 1 to July 5		
Total No.	13,516	14,475
Consideration	\$7,086,852	\$8,536,856

MORTGAGES

	June 29 to July 5	June 30 to July 6
Total No.	489	562
Amount	\$1,804,081	\$2,262,595
No. at 6%	257	325
Amount	\$719,581	\$935,376
No. at 5½%	53	47
Amount	\$219,000	\$409,810
No. at 5%	142	158
Amount	\$746,500	\$758,720
Unusual rates	4	5
Amount	\$8,000	\$34,000
Interest not given	33	27
Amount	\$111,000	\$124,689
Jan. 1 to July 5		
Total No.	11,797	13,716
Amount	\$55,798,394	\$68,760,233

BUILDING PERMITS

	June 29 to July 5	June 30 to July 6
New buildings	95	62
Cost	\$646,250	\$459,265
Alterations	\$132,985	\$66,901
Jan. 1 to July 5		
New buildings	2,768	3,549
Cost	\$17,946,260	\$20,608,392
Alterations	\$1,959,233	\$2,644,109

QUEENS

BUILDING PERMITS

	June 30 to July 6	July 1 to 7
New buildings	84	52
Cost	\$217,460	\$235,225
Alterations	\$8,495	2,550
Jan. 1 to July 6		
New Buildings	3,085	2,198
Cost	\$13,014,811	\$7,814,107
Alterations	\$423,522	\$447,576

BUILDING SECTION

WILL THE CLAY COMBINE CONTROL CRUSHED STONE?

Concrete Interests Uneasy Over the Outlook—State Absorption of Hudson Quarries Thought to Pave Way for a New Monopoly.

BUILDING construction interests viewed the recent merger of the Hudson River common brick manufacturers from a new angle this week, and saw possibilities of unsuspected power within the grasp of the new company. The clause in the incorporation papers, permitting the company "to buy and sell coal and other material," is the foundation of a fear among concrete construction interests, crushed rock and sand and gravel companies that eventually this new corporation may seek to control the Hudson River output of basic concrete materials.

Only a general denial of the truth of these rumors, which have gained wide circulation, could be obtained from persons interested in the Greater New York Brick Company. A high official told the writer, however, that the company would probably sell crushed rock of all sizes to the city and State for road building, as one company in the combine formerly supplied some of this material to the city for use in Bronx Park and on some of the State roads.

He smiled when asked if the company was going to try to corner the road stone market and the crushed stone supply for concrete construction work.

"The brick situation is big enough for us to tackle for the present, and we will devote our time and attention to that problem. There are all sorts of stories afloat regarding the purpose of this company, and most of them are not worthy of being seriously discussed. I will, however, say this: We are not trying to corner anything, nor do we now contemplate any inroads upon industries or businesses outside of those directly concerned with the manufacture of common brick and the sale of the by-products of the clay beds."

There have been reports for a long time of the formation of a company to take over all the crushed rock quarries in the vicinity of New York. This was never possible until the State voted to take over the Harriman tract on the west shore of the Hudson River, from the Jersey line to a point near Haverstraw. This means that eventually the big rock-crushing plants which have been pecking away at the Palisades for years will sooner or later be bought up by the State. The Manhattan Trap Rock Co., of 50 Church street, which was the trap rock department of the Barber Asphalt Co., has already been sold to the State. Negotiations are now under way for the purchase by the State of other large plants located in the tract.

It has never been possible to raise enough money to take over all the Staten Island, Long Island and Hudson River plants, but with the most important source of supply shut off, it has been pointed out that the other plants could be purchased at a reasonable figure, and that the sales could be so regulated that an actual profit may be guaranteed to producers, which is not now the case. Plants which have been mere Staten Island landmarks have suddenly taken on a new lease of life, and are now supplying the New York market, though frequently at a loss, which gives current reports a semblance, at least, of foundation.

It has been stated that a capital stock of \$6,000,000 would be ample to buy up the largest of the big plants supplying the New York market with crushed stone from points outside of the Hudson River district, and that by the end of 1913 there will not be a single crushing plant along the west shore of the lower Hudson River within towing distance of New York. The bulk of the future supply for New York City and vicinity must come from Staten Island, Long Island, or from Snake Hill on the Hackensack River.

With the Palisades out of the supply market, the Greater New York Brick

Company finds itself in a position to operate some of its big deposits outside of the Harriman Park zone. Other large crushed stone companies, it is said, may see their way clear to work harmoniously with the new brick company, either as component parts or as independent, but complaisant, companies, so as to put prices back upon a firmer level by controlling supplies, installing cost-reducing machinery for crushing and handling stone, somewhat in the manner in which it is hoped to put the common brick industry on a paying basis.

The uncertainty of the demand for crushed trap rock in New York City and vicinity has been one of the greatest drawbacks in efforts to merge producing companies heretofore. There have been spurts in which the demand for crushed rock have been enormous, but they have been matters of only a year or two. Conspicuous among these periods were the year in which the cable road was laid in Broadway and when the subway was built. Since then the industry has been dependent upon building construction almost exclusively for existence.

The outlook for the crushed stone industry, however, is especially bright for the next half decade at least, during which time the vast subway systems now practically agreed upon will be constructed. As most of this work will be of concrete construction, the quantity of crushed rock that will be required will reach 170,000,000 cubic yards of three-quarter-inch size, or 130,000,000 of the one and one-half-inch size. In the first case, the value of this one item would approximate \$1,170,000, and in the latter case, \$1,445,000. Should a price of 75 cents, covering large quantities and long deliveries, be agreed upon for discharge of material at job, the value would be \$1,275,000. This represents a total weight of approximately 18,700,000 tons.

With such a prize in store for the crushed rock industry, and in view of the fact that in subway construction work comparatively little common brick is used, it is not at all singular that the report has gained circulation alleging that the Hudson River clay industry is quietly laying wires for getting some of the contracts on the new subway construction work. The crushed rock interests are not averse to such a plan, it seems, because they fear that the prospects of such a vast construction operation, without some organized selling arrangement, history will repeat itself and competition will prove so keen that prices will sink to ruinous levels.

As in the case of Portland cement, crushed stone prices have gone down in almost exact ratio to the increase in the demand for it. This is clearly shown in the statistics showing the movement of crushed stone into this market in five-year periods from 1880 to the beginning of the building season this year:

	Price.	Quantities into New York.
1880	.....\$1.50	80,000 cu. yds.
1885	..... 1.40 to \$1.50	120,000 " "
1890	..... 1.30	240,000 " "
1895	..... 1.20 to 1.35	500,000 " "
1900	..... 1.00 to 1.10	600,000 " "
1905	..... .90 to 1.00	900,000 " "
1910	..... .80 to .90	1,500,000 " "
1911 (April 15)...	.85 to .90	

About seventy-five per cent. of all crushed stone coming into this market is of standard size, generally one and one-half to two inches. About twenty per cent. of all stone coming into New York is of three-quarter size. The remainder is of finer or coarser grades for special work. The above prices are for scow loads, dock, New York. The average price at job so far this year for three-quarter-inch stone was \$1 to \$1.05 per cubic yard. The shipment into the Metropolitan district from all points in 1910 was approximately 2,500,000 cubic yards.

The reduction in price was due to the introduction of machine crushing devices. Most of the stone was crushed by hand tools in 1880. The introduction of cost-saving devices reduced the price in the market, but this was carried to

ridiculous levels when new companies entered the field and competed with the older concerns by still further cutting into quotations. Since that time, conveyor machinery has done much to further reduce cost of manufacture; but so heavy have been the losses of most companies, that many have not been able to install this equipment.

The proposed new company will do its most important work by cutting down the cost of transportation and quarrying so as to guarantee a profit at the present price and then control the supply, so that consignees will not have to sell at any price they can get to save demurrage and dockage.

WIND OPENINGS.

Latest Methods in Fireproof Construction—What is Said of Wireglass.

The report of the committee on window and door openings, submitted at the annual meeting of the National Fire Protection Association, is summarized by Insurance Engineering for June in a manner to be quickly comprehended by those desirous of knowing the latest stand of the insurance interests with regard to these matters. The report covered certain details of construction of approved types of fire doors and shutters, and the possibilities of other types of door and window protection that are under investigation.

Standard Tin-Clad Fire Doors and Shutters.—The committee is considering the advisability of adding spruce and Oregon fir to the list of woods that are acceptable for wooden cores, and of permitting the use of wire nails in the place of wrought iron for fastening the layers of the cores together.

Kalameined Doors.—Only one kalameined door was submitted during the year.

Composition and Filled Metal Doors.—No doors of these types submitted for approval.

Steel Rolling Doors and Shutters.—No radical developments have occurred in these types, the manufacturers having devoted their attention to the improving of details of doors and shutters that have already been approved.

Hollow Metal Doors.—The fire retarding properties of this class of door are well established, tests of devices of this kind showing consistent results. Details of hardware, method for insuring proper setting of frames, devices for making the doors close automatically, remain to be perfected. No specifications were proposed.

Wireglass Windows.—Data obtained on double-glazed wireglass windows indicates that the double glazing does not show sufficient superiority to warrant its use, but the committee made no definite recommendation as to striking it out of the rules. "The two most important matters regarding fire windows," the committee said, "relate to windows for openings larger than the present maximum size and to frames of the solid section type." Tests are to be made on windows larger than 5 feet by 9 feet. Apparently radical improvements must be made in the glazing and the setting of solid section window frames before they will be acceptable.

Counterbalanced Elevator Doors.—A standard for counterbalanced elevator doors has practically been completed, but it will not be promulgated for another year.

QUALIFICATIONS OF WIREGLASS.

In answer to a question on the resisting quality of wireglass windows in standard frames, the chairman of the committee, W. C. Robinson, chief engineer of the Underwriters' Laboratories, said:

"Wireglass is suitable only for moderate exposure. At the same time I realize another viewpoint might be taken; that is, that it would probably be better to have wireglass—hundreds of times as

many wireglass windows as we have today, and take our chances on the few that might be severely exposed—than perhaps do something that might retard the very thing that we are looking for, the more general use of such glass. At the same time, the glass when it comes right down to it, is a protection against a moderate exposure and it is not very much better than that. There are conditions under court exposures where I have no doubt that glass would immediately melt out—but that would be only a small percentage. You must assume a fire that arrives at a condition where it constitutes a severe exposure in order to assume that failure. Now the majority of fires do not. Therefore it might be advisable for the underwriter, perhaps, to take a broader view of it."

A New York Architect Abroad.

Frank M. Andrews, architect of the Hotel McAlpin, on Greeley Square, returned by the "Olympic" after a tour of the British Isles and the continent of Europe for professional study and investigation. During his stay in London he was once the guest of the Royal Society of Arts at dinner, and on another occasion he delivered a lecture before the society on American architecture.

British architects he found to be intensely interested in noting the swift development of architecture in America. On his part, Mr. Andrews told them that he would regret to see in London a general adoption of the American skyscraper in its essential elements, because it would not be a natural product of the country and would not be called forth by conditions in their great city. With us, the skyscraper was demanded by local necessities not understood abroad. It was an expression of American methods and of ideas peculiar to the country. It belonged to America, and not to Europe.

The British architectural reviews give a synopsis of remarks by Sir Aston Webb, who presided on the meeting of the Royal Society of Arts at which Mr. Andrews lectured. Sir Aston was moved to say, at the conclusion of the lecture, that when he came to the meeting he thought he knew something about American architecture, but he now found that he was altogether out of date. Three or four years had elapsed since he was in this country, and that was a long time. The tall buildings of that date had been eclipsed, and buildings seven hundred feet high had been erected since he was here. Sir Aston added:

"When I was in New York I did not think the American architects were themselves quite sure as to the possible final success of those buildings, and they were always asking Europeans what they thought of them. I never felt any hesitation in declaring that I thought them extremely fine, though I believe the Americans to whom I said it sometimes thought I was chaffing them. The effect of them upon me was very strong, and when the streets are fuller of them, and there is an aspect of greater cohesiveness, the effect must be still greater. But when I was there the tall buildings were only occasional, so that the effect was somewhat 'jumpy.'

"Looking downtown in New York at that date reminded me greatly of the streets of Genoa and of other of the older Italian towns. The New York streets are wider, but the buildings being higher, with the overhanging cornices, there was produced the same effect of deep shade at the bottom and brilliant light at the top. Fine as one thinks such buildings out there, I do not think our admiration for them will enable us to imitate them in England—our atmosphere and our requirements seem so different."

New Village Hall at Tuckahoe.

The progress the country is making in architectural taste and culture is made evident whenever a board of public trustees is called upon to undertake a work of construction. The new building always represents a higher appreciation of the claims of architecture than any older public building in the same community.

The design of the village hall to be erected at Tuckahoe is one of many instances. After a competition, the drawings of Josselyn & Hayner, of 3 West 29th street, this city, were selected. The situation and peculiar shape of the lot, at the junction of Dusenberry avenue and Oak street, moved the architects to design a building which would appear particularly fitted to the site.

There are consequently three facades. The portico, in which are four Ionic columns, is on the north side, with a terrace between the building and the street line. Light brick and white terra cotta in combination are the principal materi-

als. The dominant feature of the interior is a rotunda, or central stairhall, around which the various offices and courtrooms are arranged, on two floors.

The contract for the construction has been awarded to Tuckahoe builders and work has commenced.

TENEMENT VIOLATIONS.

New System of Grouping Them in the Tenement House Department.

The most important new feature in the work of the Tenement House Department is the system now in operation of handling violations of the law. It is intended to effect a simplification in the methods of the Department, and greater promptness in dealing with owners.

This change, when completed, will also have the effect, Commissioner John J. Murphy says, of giving a truer picture of tenement conditions, as reflected in the statistical tables, than that afforded under the old system.

The Tenement House Department has followed for years the custom of issuing a "violation" against premises wherever and as often as illegal conditions were discovered, during cycle inspections or as the result of complaints.

The outcome of this method has been the accumulation of a number of "violations" in excess of the total number of tenements in New York, with the consequence that the public came to believe either that the law was being nullified, or that unjustifiable minuteness of inspection was producing a prosecution of owners.

Furthermore, these "violations" were made up of a differing number of items, according to the number of different conditions in violation of law found in the house, and were consequently of unequal importance. Thus, one violation might consist of only one small item of defective condition, for instance, the presence of rubbish in the area, while another might involve fifteen or twenty items of a very serious character.

Under the new system, on the one hand, all items of defective condition found against any premises will be grouped as a unit, or "case," so long as any defective conditions exist in the house in question, so that the total number of "cases" at any given time will correspond with the actual number of tenements in which violations of the law exist.

On the other hand, the separate items formerly grouped together in "violations" will be tabulated separately, classified under general headings showing their relative importance, so that a picture of the actual work ordered and accomplished by the Department will always be afforded. By the close of the first quarter of the year this new system was in effect in Manhattan Borough only, and for old building and alteration violations only.

Enforcing the Tenement Law.

Recent judgments as shown by the appended list indicate that the Tenement House Department is enforcing the law and is receiving the support of the courts. For a long time, there seemed to be an impression in some quarters that prosecution might be delayed and even if begun, no serious results would follow. A fine of \$250 in a case of flagrant disregard of the Department's orders, or \$50 for a minor one, will probably impress the responsible parties that the law is to be enforced.

These penalties are not merely imposed because the work has not been done, but because of persistent delay and evasion on the part of the owner, thus forcing the Department to prosecute.

The attitude of some owners and agents has been, if not directly hostile, at least indifferent or contemptuous in regard to the provisions of the Tenement House Law. Repeated warning and friendly advice, as contained in the following notice, to comply with the requirements of the law have been disregarded.

IMPORTANT.

In the future when cases are forwarded to the Corporation Counsel for prosecution, action will be started at once for the collection of the penalties prescribed by law and subsequent compliance with the orders contained in these cases will not serve as a reason for the discontinuance of the action.

JOHN J. MURPHY,
Tenement House Commissioner.

Patience on the part of the authorities and the disposition to lighten burdens where possible by granting temporary extensions of time have been abused to such an extent that eventually drastic measures have been instituted and the result is partly evidenced by the following list:

JUDGMENTS OBTAINED BEFORE JUSTICE YOUNG 4TH DISTRICT MUNICIPAL COURT—JUNE 28, 1911.

Premises.	Amount.
W. 42nd st. near 11th ave.....	\$250.00
11th ave. near 57th st.....	250.00
Pitt st. near Broome st.....	250.00
East Broadway near Pike st.....	250.00
E. 109th st. near 2nd ave.....	250.00
E. 127th st. near 2nd ave.....	250.00
2nd ave. near 70th st.....	250.00
W. 63rd st. near Amsterdam ave....	250.00
W. 63rd st. near Amsterdam ave....	250.00
W. 63rd st. near Amsterdam ave....	250.00
E. 13th st. near Avenue A.....	50.00
E. 13th st. near Avenue A.....	50.00
E. 13th st. near Avenue A.....	50.00
E. 13th st. near Avenue A.....	50.00
W. 39th st. near 10th ave.....	250.00
W. 39th st. near 9th ave.....	250.00
Hester st. near Suffolk st.....	250.00

Code of Ethics for Consulting Engineers.

The council of the American Institute of Consulting Engineers has adopted a code of ethics and a schedule of fees. The Institute was organized about a year ago. Pamphlet copies of the code will soon be available at the office of the secretary, Eugene W. Stern, 103 Park avenue, New York.

Code of Ethics.—It shall be considered unprofessional and inconsistent with honorable and dignified bearing for any member of the American Institute of Consulting Engineers:

(1) To act for his clients in professional matters otherwise than in a strictly fiduciary manner or to accept any other remuneration than his direct charges for services rendered his clients, except as provided in Clause 4.

(2) To accept any trade commissions, discounts, allowances, or any indirect profit or consideration in connection with any work which he is engaged to design or to superintend, or in connection with any professional business which may be entrusted to him.

(3) To neglect informing his clients of any business connections, interests or circumstances which may be deemed as influencing his judgment or the quality of his services to his clients.

(4) To receive, directly or indirectly, any royalty, gratuity or commission on any patented or protected article or process used in work upon which he is retained by his clients, unless and until receipts of such royalty, gratuity or commission has been authorized in writing by his clients.

(5) To offer commissions or otherwise improperly solicit professional work, either directly or by an agent.

(6) To attempt to injure falsely or maliciously, directly or indirectly, the professional reputation, prospects or business of a fellow engineer.

(7) To accept employment by a client while the claim for compensation or damages, or both, of a fellow engineer previously employed by the same client and whose employment has been terminated, remains unsatisfied or until such claim has been referred to arbitration or issue has been joined at law or unless the engineer previously employed has neglected to press his claim legally.

(8) To attempt to supplant a fellow engineer after definite steps have been taken toward his employment.

(9) To compete with a fellow engineer for employment on the basis of professional charges by reducing his usual charges and attempting to underbid after being informed of the charges named by his competitor.

Schedule of Fees.—As a general guide in determining fees for professional services, the American Institute of Consulting Engineers recognizes the propriety of charging: A, a per diem rate; B, a fixed sum; or, C, a percentage on the cost of work.

The members of the Institute are: Gunvald Aus, Gen. T. A. Bingham, Alfred P. Boller, R. P. Bolton, F. A. Burdett, E. L. Corthell, J. Vipond Davies, A. M. Feldman, J. B. French, Geo. W. Fuller, Allen Hazen, Rudolph Hering, H. W. Hodge, Olaf Hoff, J. B. Holbrook, Cary T. Hutchinson, E. P. Goodrich, Colin M. Ingersoll, Gustav Lindenthal, Geo. E. Low, Prof. Chas. Edward Lucke, C. O. Mailloux, L. B. Marks, R. P. Miller, Prof. S. O. Miller, F. A. Molitor, H. W. Post, H. B. Seaman, Prof. G. F. Sever, Chas. SooySmith, Frank J. Sprague, T. K. Thomson, John F. Wallace, S. Winery, W. J. Wilgus, Eugene W. Stern, L. B. Stillwell, M. R. Strong, New York; Prof. G. F. Swain, Cambridge, Mass.; Sanford E. Thompson, Newton Highlands, Mass.; J. A. L. Waddell, Kansas City; James R. Worcester, Boston, Mass.; Henry R. Buck, Hartford, Conn.; W. J. Francis, Montreal; Edlow Wingate, Jersey City; J. E. Greiner, Baltimore; Ralph Mojeski, Chicago; C. C. Schneider, Philadelphia; Wm. F. Scott, Dunnville, Ont.

Skyscraper Opposite Flatiron Building.

William C. Hazlett, of 1133 Broadway, is preparing preliminary plans for a skyscraper office building, probably twenty-two stories in height, to be erected on the south side of 22d street from Fifth av to Broadway. The frontage is 111 feet in 22d st, 69 feet on Broadway, and 76 feet on Fifth av. A six-story brownstone store structure now occupies the site. The owner's name is withheld for the present. The estimated cost of the new project is \$1,000,000.

West End Avenue Apartment.

Rouse & Goldstone, of 38 West 32d st, have just been commissioned to prepare plans for a high class 12-sty elevator apartment house to be erected on the west side of West End avenue between 96th and 97th sts. The owner's name is withheld for the present.

Friars Club to Build.

Harry Allan Jacobs, 320 Fifth avenue, has just been commissioned to prepare plans for a modern clubhouse for the Friars' Club, of 107 West 45th street, to be erected in West 46th street. The exact location is for the present withheld, and no further particulars are obtainable for this issue.

ADVANCE BUILDING NEWS.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

CENTRAL PARK WEST.—Schwartz & Gross, architects, 347 5th av, are preparing plans for a 12-sty apartment house, to be erected at the northwest corner of Central Park West and 91st st, for Edgar A. Levy, of 505 5th av. Gunvald Aus, 11 East 24th st, is steel engineer. The owner will handle all contracts and is taking bids.

PARK AV.—Schwartz & Gross, 347 5th av, have prepared plans for a 12-sty apartment house, 100x80 ft., for Bing & Bing, of 505 5th av, to be erected at the southwest corner of Park av and 83d st, on a plot 100x81 ft. The owners will build and are taking bids on all contracts.

WEST END AV.—Negotiations are still pending for improving the southeast corner of West End av and 86th st, with an apartment house. Franklin Pettit, of 2 Wall st, is the owner.

79TH ST.—Schwartz & Gross, 347 5th av, are preparing plans for a 12-sty apartment house to be erected in the north side of 79th st, 25 ft. east of Park av, on a plot 60x102.2 ft. The building will be arranged with one family on a floor, consisting of twelve rooms and four baths, duplex apartments. There will be special laundry equipment in the basement and unusual high class trimmings and appurtenances throughout with sun parlor and play room on the roof. The front will be of marble and white brick. Bing & Bing are the owners.

PARK AV.—Rouse & Goldstone, 38 West 32d st, will have plans ready about Sept. 1, for the 12-sty apartment house to cover the entire block front on the east side of Park av, between 52d and 53d sts. On the plot now is the old Steinway piano factory. It has a frontage of 200.10 ft. on park av and 190 ft. in both 52d and 53d sts. E. C. Potter is the owner. The structure will be one of the largest apartments in the city, and is estimated to cost \$2,500,000. There will be ten families on a floor, the suites being divided into eight to twelve rooms.

MORNINGSIDE AV.—W. P. Seaver, 322 5th av, has plans for alterations to the 4-sty tenement, 145-7-9 Morningside av, for Julia Fitzpatrick, of 179 West 126th st.

7TH AV.—Hill & Stout, 1123 Broadway, have plans for alterations to the 8-sty apartment house, 2034-40 7th av, for the estate of R. C. Browning, West Orange, N. J. Total cost, \$25,000.

PARK AV.—D. E. Waid and J. Carpenter, 1 Madison av, have completed plans for the 12-sty apartment house to be erected at 960 Park av for the Fullerton Weaver Realty Co., of 106 East 82d st. Estimated cost is \$700,000.

MOTT ST.—M. L. Del Gaudio, 401 East Tremont av, has plans ready for the 6-sty tenement at the northeast corner of Mott and Hester sts, for Guisippi Moleo, of 132 Mulberry st. Estimated cost, \$60,000.

54TH ST.—Cross & Cross, 527 5th av, and Israels & Harder, 31 West 31st st, have completed plans for a 9-sty apartment house at 118-24 East 54th st, for the 118 East 54th St. Co., of which Walter C. Wyckoff, 546 5th av, is secretary. Estimated cost is \$180,000.

MORNINGSIDE AV.—George F. Pelham, 507 5th av, has prepared plans for a 6-sty tenement on the west side of Morningside av, between 119th and 120th st, for the West Side Construction Co., 321 West 92d st. Estimated cost, \$200,000.

BROADWAY.—Neville & Bagge, 217 West 125th st, have plans ready for the 10-sty elevator apartment house to be erected on the southwest corner of 143d st and Broadway for the McMorrow Engineering and Construction Co., 3785 Broadway. Cost, \$500,000.

RIDGE ST.—C. B. Meyers, 1 Union sq, has plans for three 6-sty tenements in the east side of Ridge st, for the Ridge Holding Co., 80 Ridge st. Total cost, about \$140,000.

48TH ST.—Sumner Gerard, 60 Broadway, owner, will alter the building, 20 East 48th st, for store and apartments. It is undecided how soon work will go ahead.

BROADWAY.—No improvement is yet determined for the property at the southwest corner of Broadway and 89th st, 100x80 ft., leased by Klein & Jackson, 149 Broadway, for a long term of years.

BANKS.

MADISON AV.—Plans by Walker & Gillette, New York City, have been selected for the

uptown branch of the Union Trust Co., which is to be erected at the northwest corner of Madison av and 57th st. The site measures 52x100 ft.

HALLS AND CLUBS.

AV. A.—The American Society for the Prevention of Cruelty to Animals, Madison av and 26th st, have no plans yet for the improvement of the plot, 100x81 ft., recently purchased at the southwest corner of Av. A and 24th st. A new building for the society's occupancy is contemplated. No architect has been selected.

STORES, OFFICES AND LOFTS.

37TH ST.—McKenzie, Voorhees & Gmelin, 1123 Broadway, have completed plans for the 6-sty fireproof, brick, stone and terra cotta telephone building, 70x100 ft., to be erected at 221-227 East 37th st, for the New York Telephone Co., of 15 Dey st. Henry C. Meyer, 1 Madison av, is steam engineer. The architects are taking bids on the general contract until July 10.

32D ST.—Griffin & Wynkoop, architects, 30 Church st, are taking bids for the 16-sty store and office building, 45x100 ft., to be erected at 39-41 West 32d st. The owner's name is for the present withheld.

BROADWAY.—The Cliff Construction Co., owner, 170th st and Fort Washington av, is taking estimates on all sub-contracts for the taxpayer store building, 76x103 ft., at the southeast corner of Broadway and 178th st, to cost \$30,000. Euell & Euell, 103 East 125th st, are the architects. The site is excavated.

116TH ST.—Plans are about to be prepared for a 2-sty brick building for Station I, U. S. Post Office, at Nos. 232-234 West 116th st. The owner's name is withheld for the present.

38TH ST.—The Harvard Realty Construction Co., 128 Broadway (Goldberg & Kramer) will erect at 22-24 West 38th st, a 12-sty loft building on a plot 50x100 ft. It will have permanent light on both sides. Rouse & Goldstone, 38 West 32d st, will prepare the plans.

WASHINGTON AV.—Philip Wattenburg, builder, of 1203 Franklin av, contemplates the erection of a taxpayer store building with dwellings at the southwest corner of Washington av and 168th st, on a plot measuring 140x irregular. No architect has yet been selected.

26TH ST.—Plans have not yet been determined for improving the plot 122 to 126 West 26th st, Joseph Manheimer, of Manheimer Bros., 523 West End av, recently bought this corner for investment.

LEXINGTON AV.—No improvement has yet been determined for the southwest corner of Lexington av and 44th st, recently purchased by George Ehret, 235 East 92d st.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

FOREST AV.—Goldner & Goldberg, 704 Jackson av, have plans in progress for three 5-sty tenements with stores to be situated at the southeast corner of 166th st and Forest av. The cost is estimated at \$165,000.

BEAUMONT AV.—Goldner & Goldberg, 704 Jackson av, are preparing plans for three 4-sty tenement houses on the east side of Beaumont av, 100 ft. north of 187th st. The cost is estimated at \$30,000 each.

164TH ST.—Plans have been completed for a 5-sty brick tenement, 33-87 ft., for Ratze Bunke, 410 East 141st st, to be erected in the north side of 164th st, 350 ft. west of Washington av, William C. Frohne, 31 East 27th st, is the architect. Estimated cost, \$27,000.

JENNINGS ST.—Joseph Reiss, 1509 Bryant av, owner of the Triangle plot, 264x122 ft., at Jennings and Charlotte sts and Minford pl, recently purchased, has no plans yet for improving the site.

BEAUMONT AV.—M. W. Del Gaudio, 1910 Webster av, is preparing plans for a 4-sty flat, 25x90 ft., to be erected on the west side of Beaumont av, 75 ft. north of 187th st, for Emilio Tarago, owner, 2365 Beaumont av. Estimated cost, \$20,000.

WASHINGTON AV.—M. W. Del Gaudio, 1910 Webster av, is preparing plans for a 3-sty store and dwelling, 9x25x140 ft., to be erected at the northeast corner of 168th st and Washington av, for the Value Realty Co. of 170 Broadway. Estimated cost, \$25,000.

DWELLINGS.

WALKER AV.—Moore & Landsiedel, 148th st and 3d av, are preparing plans for a 3-sty frame dwelling, 21x56 ft., to be erected on the north side of Walker av, 200 ft. west of Chauncey st, for Patrick Murphy, of 371 East 144th st, owner and general contractor.

FACTORIES AND WAREHOUSES.

TIFFANY ST.—M. W. Del Gaudio, 1910 Webster av, is preparing plans for a 3-sty factory to be erected in the east side of Tiffany st, south of 167th st, for Samuel Kramer, of 3649 3d av, owner. Estimated cost, \$10,000.

HOSPITALS AND ASYLUMS.

WASHINGTON AV.—Chas. Clark, architect, of 441 Tremont av, is preparing plans for a 4-sty fireproof extension to the Bronx Sanitarium to be erected at 1267 Washington av on a plot 50x50 ft. Cost about \$25,000.

STORES, OFFICES AND LOFTS.

WESTCHESTER AV.—C. S. Shumway, architect, 989 Southern Boulevard, is preparing plans for a 1-sty brick taxpayer about 246x100 ft., for the Usona Construction Co., of 989 Southern Boulevard, to be erected on Westchester av, extending from Tiffany st to Fox st. The cost will be about \$50,000.

PARK AV.—Chas. Clark, 441 Tremont av, is preparing plans for a 3-sty semi-fireproof market, store and loft building, 50x90 ft., to be erected at the southeast corner of 153d st and Park av, for A. Friedlander, on premises. Estimated cost, \$20,000.

Brooklyn.

DWELLINGS.

BROOKLYN.—S. Millman & Son, 1784 Pitkin av, Bklyn, have plans in progress for three 3-sty brick residences with stores, 20x55 ft., for the Saratoga Building Co., 741 Howard av, Bklyn, to be erected on the east side of Saratoga av, 20 ft south of Prospect place. The owner will build and take figures on sub-contracts.

MUNICIPAL.

BROOKLYN.—Alfred E. Steers, Pres. Borough of Brooklyn, Room 2, Borough Hall, is

taking bids, which will close July 12, for the construction of sewers in East 31st st, West 23d st, 58th st and Fuller place.

FACTORIES AND WAREHOUSES.

BROOKLYN.—J. G. Glover, architect, 166 State st, Bklyn, has plans in progress for a 10-sty concrete and brick warehouse, 20x105 ft., for L. L. Firuski, to be erected at 53 Flatbush av. The architect will take all bids. Estimated cost, \$70,000.

BROOKLYN.—H. Holder, Jr., architect, 242 Franklin av, Brooklyn, is preparing plans for a 2-sty brick factory to be erected in Starr st for the John Clarke estate, of 115 Nostrand av. The owner will take bids on all contracts.

STABLES AND GARAGES.

BROOKLYN.—W. H. Harrington, architect, 5th av, Bklyn, has plans under way for a 2-sty brick garage, 25x191 ft., to be erected on the south side of St. Marks av, 200 ft east of Underhill av, for Julius Omdal. Estimated cost, \$10,000.

STORES, OFFICES AND LOFTS.

BROOKLYN.—S. Millman & Son, 1784 Pitkin av, have plans for an 8-sty brick loft building, 37x68 ft., for the J. C. Operating Co., of 143 Greene st, N. Y. C., to be erected on the south side of Metropolitan av, 67 ft west of Rodney st. The estimated cost is \$50,000.

Queens,

APARTMENTS, FLATS AND TENEMENTS.

WOODHAVEN, L. I.—C. W. Ross, 1187 Jamaica av, Woodhaven, is preparing plans for three 3-sty brick flats with stores. The architect will take bids about July 12. Estimated cost, \$20,000.

DWELLINGS.

FLUSHING, L. I.—Plans have been completed for a 2-sty frame residence, 24x38 ft., on the southeast corner of Central av and Beech st, for Gustav Hennig, of 124 Beech st, Flushing.

JAMAICA, L. I.—H. T. Jeffrey & Son, architects, Morris Park, L. I., have completed plans for a 2-sty frame dwelling, 20x50 ft., at Prospect and Pacific sts, for E. Lampien, of 204 Washington st, Jamaica.

RICHMOND HILL, L. I.—Plans have been completed for six 2-sty brick residences, 20x35 ft., on the south side of Broadway, west of Remington av, for the Kerr & Cook Construction Co., 437 Ridgewood av, Bklyn. John M. Kerr, 437 Ridgewood av, Bklyn, is the architect. Total cost about \$15,600.

FOREST HILLS, L. I.—The Sage Foundation Homes Co., 47 West 34th st, N. Y. C., owner, is taking bids on the general contract for a 2-sty terra cotta residence to be erected at Greenway and Upton avs. A. Embury, 1133 Broadway, N. Y. C., is the architect.

WOODSIDE, L. I.—W. S. Worrall, Jr., 13 Jackson av, Corona, L. I., has completed plans for two 2-sty residences, 20x48 ft., for Thompson Bros. of Corona, to be erected on Woodside av.

LONG ISLAND.—H. T. Jeffrey & Son, architects, Morris Park, L. I., have completed plans for three 2-sty brick residences for George A. Watts, of Flushing av, Jamaica. The owner is taking bids on sub-contracts.

ROSLYN, L. I.—Shire & Kaufman, 373 4th av, New York City, have prepared plans for a 2½-sty brk residence for S. G. Rosenbaum, Brinley & Holbrook, 156 5th av, New York City, are the landscape architects. Estimated cost is \$50,000.

FACTORIES AND WAREHOUSES.

NEWTOWN, L. I.—The Brooklyn Union Gas Co., owner, 180 Remsen st, Bklyn, is taking bids for a 1-sty factory, 106x73 ft., to be erected at the southeast corner of Whitlock av and Grieffenberg st, Newtown. Estimated cost, \$40,000.

SCHOOLS AND COLLEGES.

CORONA, L. I.—C. B. J. Snyder, 500 Park av, N. Y. C., architect, will soon advertise for bids for the new Corona school to be erected on Park av. The specifications are ready.

Out of Town.

BANKS.

LAKEWOOD, N. J.—J. B. Thomas, Lakewood, N. J., is preparing plans and will take bids about July 15 for a 2-sty fireproof limestone and granite bank building for the Peoples' National Bank, of this place.

CHURCHES.

ELIZABETH, N. J.—Ground will be broken at once for a new \$30,000 edifice for the Epworth M. E. Church at Stiles and Magie sts. Rev. Chas. H. Powers is pastor. John R. Lagren is chairman of the Building Committee.

AMSTERDAM, N. Y.—Operations are ready to start on St. John's Polish Catholic Church at this place. Rev. Father Peter Nowak is in charge. Estimated cost, \$60,000.

BABYLON, N. Y.—Ground has been broken for the new Roman Catholic church to be erected at Grove place and Carll av. John F. Cockerill of Babylon is the general contractor.

DWELLINGS.

MORRISTOWN, N. J.—Bids have been received for the erection of a 2½-sty hollow tile residence for J. W. Ogden, 7 Wall st, N. Y. C. A. L. C. Marsh, 97 Nassau st, N. Y. C., is the architect.

ROCHESTER, N. Y.—Plans have been completed for a 2-sty frame residence for Chas. Holloway, of 13 Ridgeway av. The owner will make plans and also do the carpenter work.

ROCHESTER, N. Y.—Plans have been completed for a 2-sty double frame residence on St. Paul st for Richard T. Schulz, 140 Cliford av, Rochester. William C. Peters, 1392 Dewey av, Rochester, is general contractor.

SYRACUSE, N. Y.—Albert L. Brockway, architect, has prepared plans for a residence at 312 Summit av for Mrs. H. K. Chadwick. The contracts have been awarded to John Michels & Son, masonry, and George J. Ruston, carpenter. Brick veneered with a shingled roof. The cost is estimated at \$12,000.

FACTORIES AND WAREHOUSES.

MIDDLETOWN, N. Y.—The New York Piano Key Co., Hagen & Reufer, proprietors, will rebuild the burned piano factory in this city. The adjusters expect to meet on July

21, the piano firm being represented by Job Gilec. The new building will be 4-stys.

JERSEY CITY, N. J.—The Atlantic Box & Lumber Co., 392 Madison st, New York City, contemplates the erection of a 3-sty reinforced concrete factory on Jersey av, bet 14th and 15th sts. Morris Perlmutter is president. No architect has been selected. Cost, about \$75,000.

KINGSTON, N. Y.—The Mohawk Silk Fabric Co., Fultonville, N. Y., is taking figures for a new silk mill, 54x201, at Kingston, N. Y. A power house 40x40 will also be erected. C. R. Morley, Fultonville, N. Y., is manager.

ROCHESTER, N. Y.—The Rochester Watch Co. has been incorporated with a capital stock of \$500,000 and will erect a factory for the manufacture of watches. F. H. Corthell and T. C. Ward, Rochester, and E. R. Hills, Chicago, are the incorporators.

HERKIMER, N. Y.—The Standard Furniture Co., of this place, will erect a 6-sty factory, 100x140 ft., for the manufacture of desks. The estimated cost is \$75,000.

BRIDGEPORT, CONN.—The Bontempi Rust-Proofing Co., 111 Broadway, N. Y. C., has leased a plot 70x142 ft. in this city, on which the company will erect furnaces for commercial purposes. The contract has been let to the W. S. Rockwell Co., 50 Church st, N. Y. C.

POUGHKEEPSIE, N. Y.—The industrial department of the New York Central Railroad has purchased sixty acres of land at this place upon which they expect to erect several factories. Work will soon be started.

AMSTERDAM, N. Y.—George C. & William Stewart have awarded the contract for the erection of a 4-sty brick warehouse, 38x60 ft., in the rear of the Stewart block on Market st, to Manning & Millarkey.

HALLS AND CLUBS.

BATAVIA, N. Y.—A committee is raising funds for a building to be erected by the Batavia, Y. M. C. A. W. T. Perkins, State Secretary of the association, is in charge of the canvass. Estimated cost is \$50,000.

TARRYTOWN, N. Y.—Jackson & Rosencrans, 1328 Broadway, N. Y. C., have completed plans for a fireproof brick, limestone and terra cotta Y. M. C. A. building at Tarrytown. It will contain a bowling-alley, swimming-pool, gymnasium, billiard-room, classroom, dormitories, boiler-house and manual-training room. Paul J. Piatti, 45 West 34th st, N. Y. C., is steam engineer. The cost is estimated at \$85,000. Figures are being received.

OSWEGO, N. Y.—John H. Seeber, architect, is preparing plans to rebuild St. Francis Home. The plans will call for a new administration building, 3-sty, with a deep basement. On the north end of the present structure an addition, 3-stys, will be built which will contain the dormitories, classrooms and dining-rooms. This building will be 115 ft long and 65 ft wide.

LAKEWOOD, N. J.—Ashbel W. Borden, of Shrewsbury, N. J., has received the contract to erect a home for the Young Women's Association at Lakewood, to cost \$35,000.

ASBURY PARK, N. J.—The Elks are considering the erection of a modern clubhouse at this place. Articles of incorporation have been filed with the Secretary of the State. The incorporators are William K. Deveroux, Dr. A. S. Burton, Thomas E. O'Brien, Samuel Metzgar, Hartwig I. Phillips, Robert Mahns and Charles L. Young. About \$10,000 worth of stock has already been subscribed.

NEWBURGH, N. Y.—Jackson & Rosencrans, 1328 Broadway, N. Y. C., have been selected architects for the Y. M. C. A. building to be erected in Grand st near Broadway, to cost about \$100,000. A. H. Greeley is secretary. Peter Cantline, Brewster Building, is chairman of the Building Committee.

HOSPITALS AND ASYLUMS.

GLEN GARDEN, N. J.—George A. Pooler, State House, Trenton, N. J., has plans for an addition to the New Jersey Sanitarium for Tuberculosis Diseases at Glen Garden. The cost will be about \$10,000.

ELIZABETH, N. J.—C. W. Oakley & Son, architects, have prepared plans for the Bonnie Burn Sanitarium at this place. The plans have been sent to the State Board of Health for approval, and if they are passed upon will be submitted to the board and bids advertised for. There will be several buildings including a water filtration plant, bathhouse, heating plant, nurses' sleeping quarters and a building for patients. The cost will be about \$60,000.

UTICA, N. Y.—Ground was broken July 4 for the new St. John's Orphan Asylum. The Oscawana Building Co., 200 5th av, N. Y. C., will do the mason and carpenter work and sub-let most of the other work to Uticans as far as possible.

GLENS FALLS, N. Y.—The Metropolitan Life Insurance Co., 1 Madison av, N. Y. C., will soon erect a tuberculosis hospital on Mt. McGregor, on property in both the towns of Corinth and Wilton. Permission was only recently granted to the company as the result of recent hearings held.

MUNICIPAL WORK.

MASSENA, N. Y.—Proposals for building a bridge in the town of Massena, St. Lawrence Co., will be received by the Town Board at Massena, N. Y., until twelve o'clock, noon, July 15. Copy of contract, specifications and plans may be obtained from B. S. O'Neill, Massena, N. Y.

ELIZABETH, N. J.—Plans submitted by Louis Quien, for firehouses at High, Port and Third sts, have been adopted. Estimated cost is \$88,000. The building committee is composed of Councilmen George H. Schlotterer, John J. Devine and Peter Tag, and Fire Commissioners Frederick Kurtz, John J. Collins and John P. Weber.

RED BANK, N. J.—Sealed proposals will be received by the Board of Chosen Freeholders in the Court House, Freehold, N. J., until July 12, for the scraping and painting of Hubbard's Bridge at Red Bank.

SCHOOLS AND COLLEGES.

PASSAIC, N. J.—Proposals are invited by the Board of Education until July 15 for the erection and completion of remodeling and addition to Franklin School Building No. 3, corner Van Houten av and Waverley place, according to plans and specifications by Chas. B. Waterhouse, National Bank Building, Passaic.

ARLINGTON, N. J.—The Board of Education is considering the purchase of the McCree property as the site for the new school.

Address chairman of the Building Committee. Nothing has yet been determined.

HIGHLAND, N. Y.—Edward C. Smith, 39 Market st, Poughkeepsie, N. Y., has completed plans for an addition to the 2½-sty brick school at this place for the Board of Education. George H. Pratt is chairman of the Board. Bids will be called for at once. Cost, \$15,000.

WILLIAMSTOWN, MASS.—The Phi Sigma Kappa fraternity of Williams College has purchased property in South st, this place, and will erect a fraternity house, which will be ready for occupancy next fall.

ARLINGTON, N. J.—Joseph Kennedy, of Kearny, N. J., has prepared plans for the new school to be erected on a plot adjoining the present school property. The cost will not exceed \$20,000.

OSSINING, N. Y.—William H. Deacy, 437 5th av, N. Y. C., is architect for improvements to be made on the Lincoln School grounds, consisting of concrete walks, walls, etc.

IRVINGTON, N. Y.—Thomas J. McCormick, 6 Wells av, Yonkers, N. Y., has received the heating contract on the new Irvington school. Architects are Ewing & Chappell, of 345 5th av, N. Y. C.; electric engineer, Konrad Meier, 122 East 25th st, N. Y. C.; general contractor, Thomas Murphy, Irvington; plumbing, M. A. Fallon & Bro., Irvington. Total cost, \$135,000.

STORES, OFFICES AND LOFTS.

PORT HENRY, N. Y.—The William S. Hamill Co., of Troy, N. Y., has received the contract for the construction of an office building and garage for George C. Foote at Port Henry, to cost together \$55,000. The architect is H. C. Pelton, 8 West 38th st, N. Y. C.

THEATRES.

NIAGARA FALLS, N. Y.—J. R. White, Richard Crick and A. C. Hayman, of Niagara Falls, and J. A. Schubert, of Buffalo, will erect a theatre in Falls st, this city, with a seating capacity of about 2,000. The building is to replace the International Theatre, recently burned.

Contracts Awarded.

APARTMENTS, FLATS AND TENEMENTS.

BRONX.—Joseph Starobin, electrical contractor, of 1025 Tiffany st, Bronx, has received the contracts for electrical work on two 6-sty elevator apartment houses on Northern av, bet. 178th and 179th sts, for the Birch Realty Co.; also two 5-sty apartments at 172d st and St. Nicholas av, for Paterno Bros., owners; also three 5-sty apartments at 186th st and Audubon av, for the N. Y. Realty Co., and four 5-sty apartments at 184th st and Webster av, for Ignatz Roth.

FULTON AV.—Albert Browning, of 586 Eagle av, has received the mason contract on two 5-sty tenements on the north side of Fulton av near 171st st for the Bethel Construction Co., 116 Broadway, owner. Estimated cost is \$100,000.

DWELLINGS.

5TH AV.—C. T. Wills, Inc., 286 5th av, has received the general contract for alterations to the 5-sty stone residence, southeast corner of 54th st and 5th av, for C. W. Harkness. James Gamble Rogers, 11 East 24th st, is architect.

FACTORIES AND WAREHOUSES.

BAYONNE, N. J.—The Lackawanna Bridge Co., 2 Rector st, N. Y. C., has received the general contract to erect the brick and steel storage warehouse at the foot of East 49th st, for the American Radiator Co., 104 West 42d st, N. Y. C. W. E. S. Strong, 31 Nassau st, N. Y. C., is consulting engineer.

LONG ISLAND CITY.—The H. D. Best Co., 320 5th av, N. Y. C., has received the general contract to erect the 2-sty fireproof brick, hollow tile and steel warehouse at Newtown Creek for the Standard Oil Co., of 26 Broadway, N. Y. C. Estimated cost is \$50,000.

MUNICIPAL.

TRENTON, N. J.—John P. Gill, of Princeton, N. J., has received the contract for erecting an extension to the new State House. His bid, amounting to \$56,950, was the lowest.

QUEENS.—The Litchfield Construction Co., 23 Flatbush av, Bklyn, has received the general contract for the construction of sewers on Lefferts av and Rockaway road, Borough of Queens, for the city.

CENTRAL PARK.—The Cosgrove-Daly Co., 1968 Broadway, has received the general contract to build the 1-sty granite and brick comfort station in Central Park near West 86th st for the City. T. E. Videto is the architect. Estimated cost is \$25,000.

STABLES AND GARAGES.

BROOKLYN.—Levering & Garrigues Co., 552 West 23d st, N. Y. C., have received the steel contract for the 3-sty brick milk dairy and stable, 127x100 ft., in the south side of 5th st, 50 ft. east of 4th av, for the Empire State Dairy Co., of 502 Broadway, Bklyn. Theodore Englehardt, 905 Broadway, is the architect. The Underpinning & Foundation Co., 290 Broadway, N. Y. C., received the contract for concrete piles. The cost is estimated at \$50,000.

SCHOOLS AND COLLEGES.

SUFFERN, N. Y.—John Lowry, Jr., Mohawk Building, 160 5th av, N. Y. C., has received the general contract to erect the new public school at this place. Wilson Potter, 1 Union square, N. Y. C., is architect.

WEST POINT, N. Y.—Contracts for the erection of the new addition to the group of buildings at West Point, N. Y., opposite the old West Academy building, have been awarded to James Stewart & Co., New York City. The structure, as planned by Mr. Goodhue, of Cram, Goodhue & Ferguson, will be 4-stys and cost \$500,000.

STORES, OFFICES AND LOFTS.

MADISON AV.—The A. J. Robinson Co., 123 East 23d st, has received the general contract to remodel the apartment building, 507 Madison av, into doctor's offices for the Lyman Building Co., of which Henry D. Lyman, 507 Madison av, is president. F. A. Wright, 507 Madison av, is the architect.

JERSEY CITY, N. J.—James Billington, Fairmount av, Jersey City, has received the gen-

eral contract to erect the 3½-sty brick and reinforced concrete office building on Sip av, between Wilks st and Bergen av, for the Jersey City Journal, of 37 Montgomery st. John T. Rowland, Jr., and Frank Eurich, Jr., 15 Exchange Place, Jersey City, are the architects.

19TH ST.—The Central Carolina Construction Co., 37 East 28th st, has the general contract to erect the 12-sty loft building, 46x90 ft., at 151-153 West 19th st, for the Tessler Building Co., of which E. M. Tessler, 37 East 28th st, is president. Walker & Hazzard, 437 5th av, are the architects. Estimated cost is \$150,000.

THEATRES.

HUDSON, N. Y.—Thomas T. Hopper, 1326 Broadway, N. Y. C., has received the contract to erect the 1-sty brick, stone and steel theatre at 553-355 Warren st, for the Syndicate Hudson Base Ball League, of Hudson. J. Walter Montrose, of 542 Warren st, Hudson, is supervising architect. Fireproof, seating capacity, about 1,300. Cost, \$50,000.

Bids Opened.

SCHOOL WORK.

BROOKLYN.—The school board opened bids on Monday, July 3, for fire protection work, fireproof stairways, etc., at Public School 68, Brooklyn. James I. Newman, \$3,889, submitted the lowest bid.

BROOKLYN.—For installing electric light equipment in Truant School and Public School 73, Brooklyn. Reis & O'Donovan, Inc., Truant school, \$3,940; Public School 73, New York Construction Co., \$6,120, low bidders.

BRONX.—For installing electric equipment in new Public School 46, The Bronx. T. Frederick Jackson, Inc., \$10,764, low bidder.

MANHATTAN.—For repairs, alterations and additions to the electric equipment in Public School 160, Manhattan. Anderson-Martin Elec. Co., Inc., \$1,639, low bidder.

Government Work.

BOSTON HARBOR, MASS.—Sealed proposals will be received at the office of the Constructing Quartermaster, U. S. A., 263 Summer st, Boston, Mass., until July 14, for the construction, plumbing, heating, electric wiring and fixtures of an addition to post hospital at Fort Strong, Boston Harbor, Mass.

WHEELING, W. VA.—U. S. Engineer Office, Wheeling, W. Va. Sealed proposals for building six 2-sty, 8-room lock-keepers' houses, two each at dams Nos. 12, 19 and 20, Ohio river, will be received at this office until July 17. Information on application. F. W. Altstaetter, major, engineers.

LONG ISLAND, N. Y.—Sealed proposals will be received at the office of the U. S. Life Saving Service, Treasury Dept., Washington, D. C., until July 13, for the construction of new buildings at the Blue Point, Quogue, Smith's Point and Tiana Life Saving Stations, Long Island, N. Y. O. M. Maxam is acting general superintendent.

NEW BRUNSWICK, N. J.—James Knox Taylor, Supervising Architect, Treasury Department, Washington, D. C., will close bids July 10 for the construction of additional sidewalks in connection with the U. S. Postoffice Building in this city.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

FACTORIES AND WAREHOUSES.

91ST ST, s. s. 94 w Av A, 6-sty brick manufacturing building, 50x95, slag roof; cost, \$60,000; owners, Cunningham & Kearns, 438 East 91st st; architect, John P. Boyland, Fordham and Webster avs. Plan No. 458. Owner builds.

96TH ST, Nos. 107-109 West, 6-sty brick warehouse, 49.11x96, plastic slate roof; cost, \$35,000; owner, Mrs. H. E. O'Connor, 580 West End av; architect, J. H. Hommedieu, 400 Riverside Drive. Plan No. 461.

25TH ST, Nos. 418-426 West, 8-sty brick factory, 125x89, slag roof; cost, \$275,000; owner, McKeon Realty Co., 191 9th av; architect, Paul C. Hunter, 191 9th av. Plan No. 466.

MISCELLANEOUS.

HOWARD ST, No. 1, 1-sty frame shed, 16x22; cost, \$20; owner, Bloch, Richman & Co., 7 Howard st. Plan No. 463.

55TH ST, Nos. 425-429 East, 7-sty brk & stone stock house, 74.5x100.5, slag roof; cost, \$150,000; owner, Peter Doelger, 407 East 55th st; architect, A. G. Koenig, 114 East 28th st. Plan No. 464.

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ELDRIDGE ST, No. 175, 1-sty brick out-house, 10x15; cost, \$300; owner, Agudath Achim Anshe Kurland, 11 Eldridge st; architect, Max Muller, 115 Nassau st. Plan No. 465.

STORES, OFFICES AND LOFTS.

MADISON AV, Nos. 153-169, 12-sty brick and stone store and loft, 98.9x95, tar, felt and tile roof; cost, \$350,000; owner, Wm. Manice, 55 William st; architects, Wallis & Goodwillie, 346 4th av. Plan No. 462. The Empire Holding Co., 1182 Broadway, is lessee. Not let.

3D AV, s e cor 92d st, 6-sty brick brew house and office building, 114.10x100, slag or gravel roof; cost, \$250,000; owner, Jacob Ruppert, 1639 3d av; architect, Otto C. Wolf, 1639 3d av. Plan No. 457. Not awarded.

5TH AV, No. 657, 8-sty brick and stone store and office, 50x115, slag roof; cost, \$200,000; owner, Albert G. Millbank, 49 Wall st; architect, John H. Duncan, 208 5th av. Plan No. 459.

5TH AV, No. 661, 8-sty brick and stone store and loft, 65.5x130, slag roof; cost, \$200,000; owner, Henry Phipps estate, 787 5th av; architect, John H. Duncan, 208 5th av. Plan No. 460.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

187TH ST, s s, 50 e Hughes av, 5-sty brick tenement, tin roof, 25x88; cost, \$50,000; owners, Russo & Barba Realty Co., John Russo, 2383 Belmont av, president; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 509.

NELSON AV, w s, 400 s Brandt pl, 3-sty brick tenement, slag roof, 20x63; cost, \$12,000; owner, Benj. C. Brown, 2107 3d av; architect, Chas. S. Clark, 441 Tremont av. Plan No. 515.

HONEYWELL AV, e s, 35.09 n 180th st, four 4-sty brick tenements, plastic slate roof, 37.6x 67.8 each; total cost, \$120,000; owners, Edw. Muller Bldg. Co., Edw. Muller, 380 East 155th st, president; architect, John Hauser, 360 West 125th st. Plan No. 511.

VICTOR ST, e s, 100 s Morris Park av, 4-sty brick tenement, plastic roof, 25x72; cost, \$18,000; owners, Conti Bros., 229 Willis av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 503.

LYON AV, s w cor Zerega av, 4-sty brick tenement, tin roof, 25x90; cost, \$20,000; owner, Norbert Robillard, 1445 Zerega av; architect, Henry Nordheim, 1087 Tremont av. Plan No. 507.

BOSTON RD, w s, 237 n 168th st, three 5-sty brk tenements, tin roof, 43x93; cost, \$130; owners, Hoffman Deyerberg Construction Co., Geo. Hoffman, 493 East 162d st, pres.; architect, Harry T Howell, 149th st and 3d av. Plan No. 517.

BATHGATE AV, e s, 100.4 s Pelham av, 5-sty brk tenement, tin roof, 50x69.8; cost, \$42,000; owner, August Nelson, 193 West 168th st; architect, Franz Wolfgang, 535 East 177th st. Plan No. 518.

DWELLINGS.

MATILDA AV, w s, 206 s Demilt av, 2 1/2-sty frame dwelling, shingle roof, 17x45 1/2; cost, \$5,000; owner, Michael Grimes, 4745 Matilda av; architect, John Fitzpatrick, 3755 Barnes av. Plan No. 508.

OVERING ST, w s, 675 n Frisby av, two 2-sty brick dwellings, tin roof, 20x55 each; total cost, \$13,000; owners, Frisby Realty Co., Edw. Ganisbury, 120 Westchester square, president; architect, Chas. S. Clark, 441 Dumont av. Plan No. 514.

TYNDALL AV, e s, 45 s 259th st, 2 1/2-sty frame dwelling, shingle roof, 21x48; cost, \$5,000; owner, Owen E. Kelly, 503 West 157th st; architect, Chas. S. Clark, 441 Tremont av. Plan No. 513.

WILCOX ST, w s, 150 s Town Dock rd, 2-sty and attic frame dwelling, slate roof, 35x 23; cost, \$4,000; owner and architect, Nicholas Klippel, Jr., 10 East 112th st. Plan No. 512.

SO. BOULEVARD, No. 1230, 2-sty frame dwelling, 29.10x10; cost, \$500; owner and architect, John P. Leo, 770 St. Nicholas av. Plan No. 510.

WALKER AV, n s, 200 w Chauncey st, 3-sty frame dwelling, tin roof, 21x150; cost, \$5,000; owner, Patrick Murphy, 371 East 144th st; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 505.

MISCELLANEOUS.

HULL AV, w s, 125 n 207th st, 1-sty frame shed, 13x20; cost, \$150; owner, Emma C. Ziedler, 3257 Hull av; architects, B. & J. P. Waitther, 147 East 125th st. Plan No. 504.

150TH ST, s w cor River av, dry kiln, 37x 48; cost, \$1,500; owners, L. H. Mace & Co., on premises; architects, H. M. Weed Building & Decorating Co., 124 West 45th st. Plan No. 501.

WESTCHESTER AV, n s, 60.66 e Tiffany st, 1-sty frame stores, tar and gravel roof, size irregular; cost, \$10,000; owners, Adams Realty Co., Milton Oppenheimer, 206 Broadway, pres.; architect, Herbert M Baer, 21 West 15th st. Plan No. 519.

STORES AND DWELLINGS.

WESTCHESTER AV, s w cor Tiffany st, two 1-sty brick stores and dwellings, plastic slate roof, 83.8x100 each; total cost, \$35,000; owners, Winnie Construction Co., Maurice Muller, 836 Westchester av, president; architects, Koppe & Daube, 830 Westchester av. Plan No. 502.

STORES, OFFICES AND LOFTS.

CANAL PL, e s, 382 n 135th st, 1-sty brick office, slag roof, 20x12; cost, \$500; owner, Wm. H. Bell, 26 Edgecombe av; lessee, Wm. Hagedorn, 318 East 85th st; architect, Louis A. Hornum, 145 East 42d st. Plan No. 506.

BOSTON ROAD, s w cor 179th st, 1-sty frame stores, slag roof, 80x49; cost, \$4,500; owners, Chelsea Realty Co., Elgar J. Levey, 135 Broadway, president; architect, W. P. Seaver, 322 5th av. Plan No. 500.

WESTCHESTER AV, s s, from Fox to Tiffany st, 1-sty brick stores, slag roof, size irreg; cost, —; owners, Usona Construction Co., C. S. Shumway, 989 So. Boulevard, president; architect, Geo. A. Sumner, 989 So. Boulevard. Plan No. 576.

PLANS FILED FOR ALTERATION WORK.

Manhattan.

ALLEN ST, No. 134, change stairs, store fronts, to 5-sty brk tenement; cost, \$2,500; owner, S. Benjamin, 134 Allen st; architect, O. Reissmann, 30 1st st. Plan No. 1788.

CHARLTON ST, Nos. 108-110, tank to 6-sty brk storage warehouse; cost, \$1,500; owner, H. B. Shoen, 215 4th av; architect, R. J. Mansfield, 49 Claremont av. Plan No. 1802.

FORSYTH ST, No. 149, Partitions, stairs, to 5-sty brk tenement; cost, \$200; owner, S. Beren & Greenstein, 149 Forsyth st; architect, O. Reissmann, 30 1st st. Plan No. 1799.

GRAND ST, No. 390; Suffolk st., No. 38, iron posts to 4-sty brick store and tenement; cost, \$38; owner, Harry Fischel, 118 East 93d st; architect, Diebold Safe & Lock Co, 30 Reade st. Plan No. 1833.

HOUSTON ST, No. 291 E, partitions, stairs, to 5-sty brk tenement; cost, \$400; owner, Wm. Klein, 60 Av C; architect, Jacob Fisher, 296 E. 3d st. Plan No. 1804.

MAIDEN LANE, Nos. 41-43, Iron stairs, shaft to 6-sty brick store and office; cost, \$3,000; owner, Hugh J. Grant estate; architect, E. B. Chestersmith, 150 Nassau st. Plan No. 1792.

MANGIN ST, Nos. 123-135, partitions, to 5-sty brick loft and factory; cost, \$2,000; owner, T. Connolly, 355 Rivington st; architect, O. Reissmann, 30 1st st. Plan No. 1811.

OLIVER ST, No. 68, partitions, toilets, to 5-sty brick store and tenement; cost, \$250; owner, Thomas H. Wilcox, 256 Broadway; architect, Edward M. Annitto, 242 Mercer st, Jersey City. Plan No. 1835.

UNIVERSITY PL, Nos. 5-11, tank to 6-sty brk loft; cost, \$1,000; owner, Trustees Sailors' Snug Harbor, 33 Nassau st; architect, E. C. Maxwell, 143 Liberty st. Plan No. 1808.

WILLET ST, No. 30, partitions, windows, toilets, to 4-sty brick tenement and store; cost, \$700; owner, Bee Holding Co., 26 Liberty st; architects, Brook & Rosenberg, 186 Remsen st. Plan No. 1787.

4TH ST, Nos. 246-248 E. Av B, No. 53, Partitions, to 6-sty brick tenement; cost, \$400; owner, Mary McGowan Murray, 309 W. 99th st; architect, Morris Schwartz, 190 Bowery. Plan No. 1791.

14TH ST, No 216 East, show windows, beams to 4-sty brk store and dwelling; cost, \$300; owner, Wm D Moore, 2029 E 15th st, Bklyn; architect, I B Ellaw, 261 Bway. Plan No. 1837.

17TH ST, No. 508 East, toilets, partitions, windows, to 5-sty brick tenement; cost, \$2,500; owner, Jilippo Neglia, 508 East 17th st; architect, O. Reissmann, 30 1st st. Plan No. 1820.

19TH ST, No 236 West, windows to 5-sty brk tenement; cost, \$300; owner, Hirman Schmidt, 239 West 30th st; architect, L. De Lorenzo, 418 East 14th st. Plan No. 1840.

23D ST, No 118 West, front wall to 5-sty brk store and loft; cost, \$200; owner, Louise Connor, 532 Madison av; architect, J. C. Westervelt, 36 West 34th st. Plan No. 1839.

23D ST, No. 110 East, change vault to 10-sty brick loft; cost, \$200; owner, O. Oelschlaeger, premises; architect, F. A. Wright, 110 East 23d st. Plan No. 1819.

23D ST, Nos. 4-6 E, show windows, sidewalk, to 4-sty brick store and art gallery; cost, \$1,500; owner, Susan W. Grand d'Hauteville, Newport, R. I.; architect, G. F. Burrows, 410 West 34th st. Plan No. 1783.

26TH ST, No. 518 West, tank, to 8-sty brick factory; cost, \$2,000; owner, Harris Wolff, 518 West 26th st; architect, E. C. Maxwell, 143 Liberty st. Plan No. 1807.

29TH ST, No. 401 West, toilets, partitions, windows, to 3-sty brick store and dwelling; cost, \$1,000; owner, G. G. Tighe, premises; architect, G. Dress, 1436 Lexington av. Plan No. 1800.

34TH ST, Nos. 256-258 West, new steps to 4-sty brick dwelling; cost, \$250; owners, Louis & Alexander Pincus, 106 West 34th st; architect, B. W. Levitan, 381 5th av. Plan No. 1817.

34TH ST, Nos. 8-12 East, change show windows, to 10-sty store and loft; cost, \$5,000; owner, Chas. H. Ditson, 8-12 East 34th st; architects, Townsen, Steinle & Haskell, Broadway and 34th st. Plan No. 1815.

41ST ST, Nos. 18-20 East, 6-sty rear extension, 50x34.9, walls, new front, to two 4-sty brick residences; cost, \$40,000; owner, Chas. Grayson Martin, 252 5th av; architects, Freeman & Hasselman, 39 West 38th st. Plan No. 1796.

42D ST, No. 1 East, steel girders, excavate rear, to 5-sty brick store and office; cost, \$5,000; owners, Emma J. Adams and Mary Adams Saunders, Newport, R. I.; architect, J. C. Westervelt, 36 West 34th st. Plan No. 1822.

46TH ST, No. 27 West, 2-sty rear extension, 20.10x35, beams, elevator shaft, skylights, to 4-sty brick dwelling; cost, \$15,000; owner, A. R. E. Pincho, 60 Broadway; architect Chas. I. Berg, 331 Madison av. Plan No. 1785.

50TH ST, No. 134 West, partitions, to 4-sty brick tenement; cost, \$1,200; owner, H. James, 650 6th av; architect, W. G. Clark, 438 West 40th st. Plan No. 1812.

50TH ST, Nos. 132-134 West, alter stalls, windows, to 2-sty brick stable; cost, \$1,000; owner, H. S. James, 960 6th av; architect, L. Leining, Jr., 160 5th av. Plan No. 1834.

52D ST, No. 32 West, front wall, to 4-sty brick dwelling; cost, \$2,000; owner, T. J. O. Rhineland, 27 William st; architects, Hoplin & Koen, 244 5th av. Plan No. 1816.

57TH ST, No. 1 East, 5th av, Nos. 741-753, outer door sill, vestibule floor, to 5-sty brk office and dwelling; cost, \$7,000; owner, Estate Mary Mason Jones, 347 5th av; architects, La Farge & Morris, 25 Union Square North. Plan No. 1842.

57TH ST, Nos. 420-422 West, 2-sty brick rear extension, 25x25, partitions, girders to two 2 and 5-sty brick chapels; cost, \$6,000; owner, Trustees Central Presbyterian Church, 11 West 53d st; architects, Crow, Lewis & Wickenhoefer, 200 5th av. Plan No. 1798.

59TH ST, No. 230 East, plumbing, toilets, to 5-sty brick tenement; cost, \$300; owner, Minnie Seligman, 85 East 10th st; architects, Schwartz & Gross, 347 5th av. Plan No. 1803.

59TH ST, s s, 250 w 9th av, add 1-sty to 1-sty brk hospital; cost, \$5,000; owner, Roose-

velt Hospital, 59th st and 9th av; architect, Carl P. Johnson, 8 East 42d st. Plan No. 1836.

59TH ST, No. 22 West, change sign to 6-sty brick store and studio; cost, \$150; owner, 59th St. Realty Co., 99 Nassau st; architect, Geo. M. McCabe, 96 5th av. Plan No. 1831.

72D ST, No. 128 West, add 1-sty to extension to 4-sty brick store and dwelling; cost, \$2,000; owner, Douglas B. Green, 128 West 72d st; architect, Frank T. Cornell, 125 East 23d st. Plan No. 1821.

93D ST, No. 67 East, 1-sty rear extension, 9x21, to 4-sty tenement; cost, \$500; owner, Samuel Friedman, 67 East 93d st; architect, Alfred L. Kehoe & Co, 1 Beekman st. Plan No. 1841.

96TH ST, Nos. 101-103 West, 2-sty rear extension, 25x68, toilets, partitions, to 5-sty brick tenement; cost, \$8,000; owner, Annie Hunken, 144 Highland av, Orange, N. J.; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 1825.

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EXPERT EXAMINATIONS AND REPORTS

107TH ST, No. 241 West, pump house, to 2-sty garage; cost, \$150; owner, R. K. Mulford, 241 West 107th st; architects, S. F. Bowser & Co., Inc., 50 Church st. Plan No. 1813.

111TH ST, Nos. 323-329 East, 1-sty brick rear extension, 100x60, partitions, toilets, to two 2 and 3-sty stable and shop; cost, \$5,000; owners, Kaufman & Lewenthal, 206 Division st. Plan No. 1781.

125TH ST, Nos. 313-315 West, iron beams, columns, stairs, plumbing, elevators, to 5-sty brick store and loft; cost, \$30,000; owners, Picker Bros., 308 West 125th st; architects, Kehoe & Co., 1 Beekman st. Plan No. 1801.

AV A, No. 1018, partitions, toilets, to 5-sty brick tenement; cost, \$100; owners, Gruenstein & Mayer, 230 Grand st; architect, Chas. B. Meyers, 1 Union Sq. Plan No. 1782.

AV A, No. 1508, partitions, to 5-sty brk store and tenement; cost, \$300; owner, F. Herrmann, 207 East 71st; architect, O. T. Spannake, 233 East 78th st. Plan No. 1838.

BROADWAY, No. 1423, piers, partitions, to 6-sty brick opera house; cost, \$545; owner, Metropolitan Opera Co., 139 West 39th st; architect, Peter Clark, 406 West 30th st. Plan No. 1827.

BROADWAY, n e cor 4th st, fire-escapes, doors, to 8-sty brick office; cost, \$4,000; owner, estate Wm. C. Schermerhorn, 25 Liberty st; architects, Geo. B. Post & Sons, 341 5th av. Plan No. 1806.

LENOX AV, s w cor 116th st, new gallery, stage, partitions, to 3-sty brick hall and dining room; cost, \$3,000; owner, Lenox Casino Co., 116th st and Lenox av; architect, Carl P. Johnson, 8 East 42d st. Plan No. 1830.

MADISON AV, No. 1, build stairway, new subway entrance, piers, to 11-sty stone office and store; cost, \$20,000; owner, Metropolitan Life Ins. Co., 1 Madison av, agent, D. Everett Waid, 1 Madison av. Plan No. 1823.

WEST BROADWAY, Nos. 379-381, Wooster st, Nos. 63-65, erect tank to 5-sty brick factory; cost, \$600; owner, Daniel N. Newbold Edgar, care Camman & Floyd, 84 William st; architect, Peter Roberts, 37 Sullivan st. Plan No. 1828.

1ST AV, No. 1546, partitions, change shaft, windows, toilets, to 5-sty tenement; cost, \$1,850; owner, Christina Frey, 1546 Av. A; architects, Nast & Springsteen, 21 West 45th st. Plan No. 1818.

1ST AV, No. 862, piers, partitions, to 5-sty brick tenement; cost, \$1,000; owner, estate of Anthony A. Dugro, 1-3 Union Sq.; architect, L. De Lorenzo, 448 East 14th st. Plan No. 1790.

2D AV, No. 1641, toilets, partitions, windows, to 4-sty brick store and tenement; cost, \$300; owner, H. S. Mayer, 117 West 70th st; architect, R. R. Flower, 170 East 63d st. Plan No. 1779.

3D AV, No. 845, partitions, toilets, to 4-sty brick store and club; cost, \$500; owner, Bryant C. Winters, Waverly pl; architect, James J. Aiello, 1123 Broadway. Plan No. 1797.

3D AV, No. 2287, sign to 3-sty brick store; cost, \$125; owner, Adolph Finkelberg, 95 West 119th st; architects, J. S. Brown & Co., 122 East 125th st. Plan No. 1814.

5TH AV, No. 707, change front steps, stoop, to 4-sty brick residence; cost, \$800; owner, Woodbury G. Langdon, 31 Liberty st; architects, Cruikshank & Fraser, 103 Park av. Plan No. 1795.

5TH AV, No. 709, change front stoop, steps, to 4-sty brick residence; cost, \$800; owner, Woodbury G. Langdon, 31 Liberty st; architects, Cruikshank & Fraser, 103 Park av. Plan No. 1794.

5TH AV, Nos. 711-713, change front stoop, steps, to 4-sty brick residence; cost, \$1,000; owner, Woodbury G. Langdon, 31 Liberty st; architects, Cruikshank & Fraser, 103 Park av. Plan No. 1793.

5TH AV, No. 1109, install columns, to 7-sty brick residence; cost, \$120; owner, Frieda S. Warburg, 1109 5th av; architect, C. P. H. Gilbert, 1123 Broadway. Plan No. 1789.

5TH AV, e s, between 50th and 51st sts, retaining wall, change platform, steps, to 1-sty brick cathedral; cost, \$10,000; owner, The Corporation of St. Patrick's Cathedral, premises; architects, P. H. Poole & Co., 13 West 30th st. Plan No. 1786.

5TH AV, s e cor 52d st, change railing, coping, vault lights to 6-sty brick residence; cost, \$4,000; owner, M. F. Plant, 2 East 52d st; architect, Robert W. Gibson, 103 Park av. Plan No. 1824. D. C. Weeks & Son, contractors.

5TH AV, No. 685, change stoop, steps, vestibule, to 4-sty brick residence; cost, \$30,000; owner, Chas. W. Harkness, premises; architect, J. G. Rogers, 11 East 24th st. Plan No. 1829. Chas. T. Wills, Inc., has contract.

5TH AV, No. 548, 1 and 4-sty rear extension, 2.5x15x24.9, new front wall to 5-sty brick store; cost, \$50,000; owner of land, Mrs. Isabella A. Robery, 202 Commonwealth av, Boston, Mass.; owner of building, Andrew Alexander, 40 East 31st st; architects, Carrere & Hastings, 225 5th av. Plan No. 1832. J. C. Vreeland Co., 1 Madison av, has contract.

6TH AV, No. 667, new fronts, change stairs, to 3-sty brick store and dwelling; cost, \$400; owner, Wm. McDonald, 677 6th av; architect, David Morison, 119 West 33d st. Plan No. 1805.

7TH AV, No. 719, steel beams, columns, partitions, boiler, to 4-sty brick loft; cost, \$3,000; owner, Felix Isman, 1445 Broadway; architect, Geo. Keistler, 12 West 31st st. Plan No. 1780.

7TH AV, No. 420, sign to 4-sty brick store and loft; cost, \$250; owner, F. Donnelly, 420 7th av. Plan No. 1810.

7TH AV, No. 721, erect sign to 4-sty brick hotel; cost, \$400; owner, F. Matherson, 171 West 48th st; architect and builder, Strauss & Co., 442 West 42d st. Plan No. 1826.

8TH AV, Nos. 980-982, add 1-sty to rear, freight elevator, stairways, to 2-sty brick restaurant; cost, \$3,500; owner, Columbus Circle Arcade Co., 1016 2d av; architect, H. M. Baer, 21 West 45th st. Plan No. 1784.

11TH AV, No. 160, sign to 4-sty brick hotel; cost, \$150; owner, M. F. Farley, 160 11th av; architect, Walter A. Faxon, 2376 3d av. Plan No. 1809.

Bronx.

BROWN PL, w s, from 135th to 136th sts, 4-sty brick extension, 75x68, to 4-sty brick school; cost, \$75,000; owner, City of New York; architect, C. B. J. Snyder, 500 Park av. Plan No. 302.

167TH ST, s s, from Fox to Simpson st, 4-sty brick extension, 50x75.8, to 3-sty brick school; cost, \$50,000; owner, City of New York; architect, C. B. J. Snyder, 500 Park av. Plan No. 303.

183D ST, No. 620, 3-sty iron and terra cotta block extension, 5x45.1, to 3-sty brick store and synagogue; cost, \$1,500; owners, Cong. Beni Isreal Anshei Fordham, on premises; architect, I. Leitersdorfer, 346 East 65th st. Plan No. 290.

260TH ST, n e cor Huxley av, move and 1 story built under 1 story and attic frame dwelling and garage; cost, \$650; owner, Chas. Schmidt, Broadway and 260th st; architect, Chris F. Lohse, 593 St Anns av. Plan No. 307.

LONGFELLOW AV, No. 1430, 2-sty brick extension, 46x52.9, to 1-sty brick factory; cost, \$20,000; owners, Friedman & Robinowitz, 482 Broome st; architects, Goldner & Goldberg, 704 Jackson av. Plan No. 305.

MORRIS AV, n w cor 176th st, two new porches to two 3-sty brick dwellings; cost, \$500; owners, Haviland & Weingarten, 1853 Morris av; Architect, O. Reissmann, 30 1st st. Plan No. 306.

MARION AV, No. 2512, new partitions, &c, to 2-sty frame school; cost, \$1,500; owners, Church of Our Lady of Mercy, Rev. P. N. Breslin, on premises, pastor; architects, Davis, McGrath & Kiessling, 175 5th av. Plan No. 301.

VAN NEST AV, No. 859, new partitions to 3-sty brick and frame dwelling; cost, \$80; owner, Albert Helbig, on premises; architect, Gustav Schwarz, 302 East 158th st. Plan No. 304.

Personal and Trade Notes.

ALBERT TERRY, a brick manufacturer, died at Kingston on Thursday, aged 78.

H. ZERMAN, painting and decorating contractor, has moved from 109 West 46th st to 816 Sixth av.

W. J. HANNA, formerly of O'Connell & Hanna Co., builders, 271 West 125th st, has opened an office at 25 West 42d st—telephone, 5123 Bryant.

THE RELIANCE BLUE PRINT CO. has opened offices at 373 4th av, N. Y. C. The members of this firm are H. B. Logan, formerly of the Westinghouse, Church, Kerr & Co., M. J. Donovan and J. H. Berkman.

O. H. LINTON has resigned his position with the Niles-Bement-Pond Co., Manhattan, and has become associated with Griggs & Holbrook, consulting engineers, 3 South William st. He will have charge of their Canadian business with headquarters at 23 Scott st, Toronto.

Fireproofing of Chicago's City Hall.

Instead of fireproofing the columns in the steelwork of the Chicago City Hall with wire lath and plaster, these columns were fireproofed with two inches of porous hollow terra cotta, built two inches away from the extreme projections of the steelwork, each course being wired on with No. 10 copper wire. The intervening space between the tile and the steel was filled with a rich Portland cement concrete grouting, poured into place. All pipes were set outside of the fireproof covering thus constructed, so as to make it impossible for them to damage the fireproofing. These pipes are again protected against fire by another covering of tile.

The floor construction, as described in Insurance Engineering, consists of six-inch hollow segmental side construction tile arches, spanning the distance of about ten feet from beam to beam. The bottom

flanges of the beam are protected with two-inch hollow soffit tiles. Below this fireproof construction an additional fire protection is offered in the shape of a suspended ceiling of incombustible material. In the corridors the space intervening between the tile arches and the suspended ceiling is used as space for pipes. In this manner a double protection is afforded at the place where the heat would be greatest in case of fire.

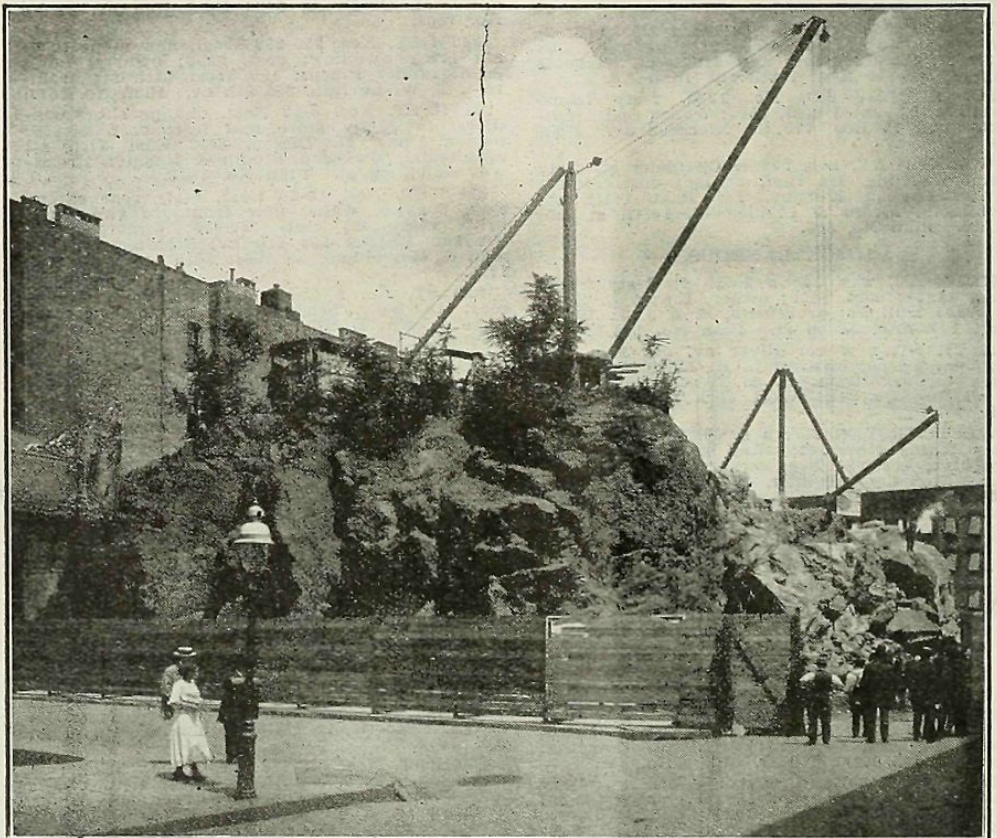
Above the tile arches the beams are surrounded with two inches of Portland cement concrete. Cinder concrete is filled in on top of the floor arches up to a height of four inches above the top of the steel beams, and this construction would make it impossible for a fire to damage the top flanges of the beams. By introducing the segmental tile arch the dead weight of the floor construction has been cut down to a minimum.

The Average Fireproof Building.

The average type of fireproof building, such as an apartment or hotel, is fairly safe to the inmates. Even though fire should break out in the furniture and furnishings of one apartment, owing to the fireproof partition, the fire, if not actually confined to that apartment, is so slow in gaining headway that the inmates can all escape, and the fire department get into action before the flames have had time to spread. If the apartments are equipped with fireproof doors, and no fireproof building is completely fireproof without non-combustible doors, fire originating in one apartment or compartment will be confined to that space, wherein having no material to feed upon, and no supply of air to support combustion, the fire will snuff itself out, just like a lighted candle placed under an inverted tumbler.—Building Progress.

Painting on Brickwork.

If you have a wall of brickwork, and the bricks are very soft, then broom down clean and apply a size of acid water, just enough muriatic acid to sour the water. Let this be rinsed off with clear water, let it dry, then apply all the raw oil the wall will take. This is for a first-class job, and the oil will prevent the chipping of the brick afterwards. The oil makes the soft bricks harder, and also waterproof. Hard bricks will not need so much oil. Where the wall has been filled with raw oil the first coat of paint should be of good quality, and according to what the finish is to be; if to be painted like wood, it should be thinned with oil and turpentine until the last coat, which should be done with all oil. But if a dead brick finish, then use all turpentine color, for the finish, though the priming may be all oil, and the next coat or two, half and half, as the dead effect is surer on a partly lustrous ground, or on a perfectly full luster.—"American Carpenter."



A DISAPPEARING LANDMARK.

This huge rock, a survivor of many similar rugged points of land that once protruded from the surface of upper Manhattan, is being blasted away. Where it stands, on Lexington avenue, between 122d and 123d streets, a 10-sty building will be erected.

MUNICIPAL IMPROVEMENTS.

Recommendations for New York—Examples from Foreign Cities.

Mr. Frederick S. Lamb has prepared a statement of the improvements of a general nature which are recommended by the Municipal Art Society for the city plan of New York. Mr. Lamb says:

"Cities will grow, and congestion, with a higher cost of living, will follow unless the cities are properly planned.

"When the waterways of New York were the great roadways of the city, our city had a natural and consistent city plan; the cross streets gave direct access to the rivers and transportation had no drawback.

"Now that other means of transportation have been adopted, New York must modify its city plan to secure the best results, and that modification must be toward a circular plan, with radiating lines of transit.

"These lines of radiation are now coming slowly by means of bridges and tunnels. There is, or should be, the extension of streets, and where adequate streets do not exist they should be created to secure the proper result.

"Cities grow along the lines of least resistance, and congested population can be distributed by proper transportation facilities.

"Proper transportation facilities permit of the proper location of factories, storage warehouses, commission houses, etc.

"These, in turn, control the residential problem, the scale of rents, and in a great measure the cost of living.

"Diagonals must be introduced in the Borough of Manhattan, and must have their extension in the contiguous boroughs. Thus, from Delancey Street Bridge there must be a diagonal northwest to Astor place. Manhattan Bridge must be extended so as to connect with this system. In Brooklyn Borough, the Flatbush avenue extension project will carry the traffic into the center and outskirts of this borough. The old Brooklyn Bridge, as well, should be connected, thus making possible the use of the three bridges as radiating lines of connection between the inner and the outer circles. From possibly Long Acre Square there must be a diagonal northwest to connect with the bridge projected across the Hudson at the foot of 57th street. This bridge, when completed, will connect New Jersey, via the Borough of Manhattan, with Long Island. There must be, as well, a diagonal northeast connecting with the terminal of the Queensborough Bridge. These are the main lines necessitated by present conditions, but other bridges across the Hudson will follow. From the residential point of view, the bridge at 165th street across the Hudson is a necessity.

"The lower portion of Manhattan can be connected by tunnel through 39th street, Brooklyn. A tunnel under the Narrows has been projected, and must eventually be completed, thus making another transit circle which would connect the Boroughs of Manhattan, Brooklyn and Richmond. New Jersey, while not legally a portion of Greater New York, must be considered as an integral part in any improvements made. The great radiating lines must eventually reach Jamaica Bay through the southeast, Montauk Point to the east, and the Newark meadows to the west. A comprehensive system must be agreed upon in the cities of Newark, Jersey City and the Greater New York.

"The extension of existing streets, a necessity, is of minor importance, compared to the immediate construction of the necessary diagonals.

"Parks and parkways, at present existing or to be created, could readily be included as a part of the circular system.

"The location of public buildings now under the control of the city could be so adjusted as to distribute the city's interests and thus distribute population. The grouping of public buildings has already been conceded as a necessity.

"The educational value of the statue and the historical decoration needs no comment. The advisability of practical and well-designed street fixtures is but a minor detail in the development of any great city.

"To all these suggestions there is one inevitable reply—the question of expense. The answer to this is that the city cannot afford to be without these improvements; that the city is paying indirectly each year much more than the cost of these much-needed changes. There is competition of cities, just as there is individual competition, and New York, to retain her supremacy, must have a practical working plan or else give way to some other more energetic and enterprising community."

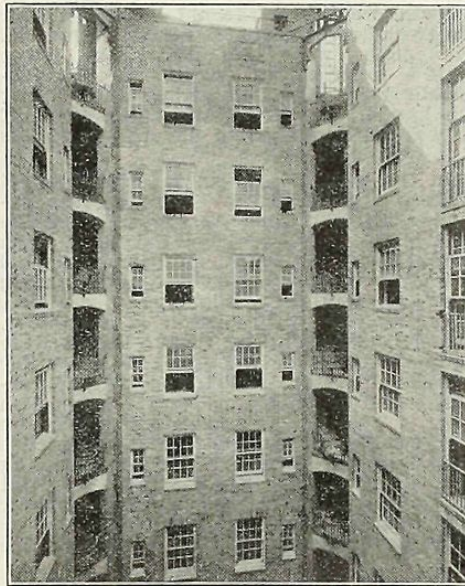
TENEMENT ECONOMIES.

Objects of a New Society—A Bill to Legalize a New Kind of Tenement.

The Tenement Economies Society, newly organized, has for its motto, "A maximum efficiency at a minimum of cost." The society is prompted to assist in securing to the poor more opportunity for health and comfort without the increase in rent that usually goes hand in hand with reform.

At Albany, with the enthusiastic support of this society, is being passed a bill which has been framed carefully and submitted to philanthropic organizations and individuals, for or against, for the purpose of giving the poor in tenements the opportunity of living more independently.

The bill does not invalidate any existing style of building, nor does it open the road for any abuse, but merely by its passage allows those who embrace the "open stair" idea to erect tenements that shall have no intercommunicating duct or current of air of any kind. The street is



COURT VIEW OF OPEN-STAIR TENEMENTS.

brought practically to each one's door. Isolation is perfect.

There is no patent or copyright upon the "open stair" scheme, nor is the idea a new one; nor is it the work of any individual. The Tenement Economies Society hopes that by means of the saving of room and the elimination of the fire, disease and moral risks attached to certain "air shafts" that the type may become more common. Here is an opportunity for either a larger income to the owner or a correspondingly lower rent for the tenant, or both, without additional expenditure of capital.

The society has upon its Board, Prof. Charles F. Chandler, formerly of the Board of Health; Geo. B. Post, architect, member of the Gilder Tenement Commission; William J. Schieffelin, Geo. F. Canfield, Philetus H. Holt, Dr. William Shan-

non, Dr. A. Jacobi and Dr. Hermann M. Biggs.

The illustrations given show the construction of the "open stairs" and their weather protecting canopy in the Vanderbilt tuberculosis tenements, in East 77th and 78th streets. Upon the roof can be seen the outlet of the intercommunicating disease-breeding "air shaft" called for by our existing law, but which, in the future, it is expected will be unnecessary.

The "air shaft" is as useless and harmful here as it is in several other groups built for business or speculation of "open stair" type that the writer knows of. The passage of this act thus helps progress in housing. Hereafter those who wish can take advantage of this amendment for the health and comfort of their tenants, as well as for their own profit.

HENRY ATTERBURY SMITH.

Washington State Capitol Competition.

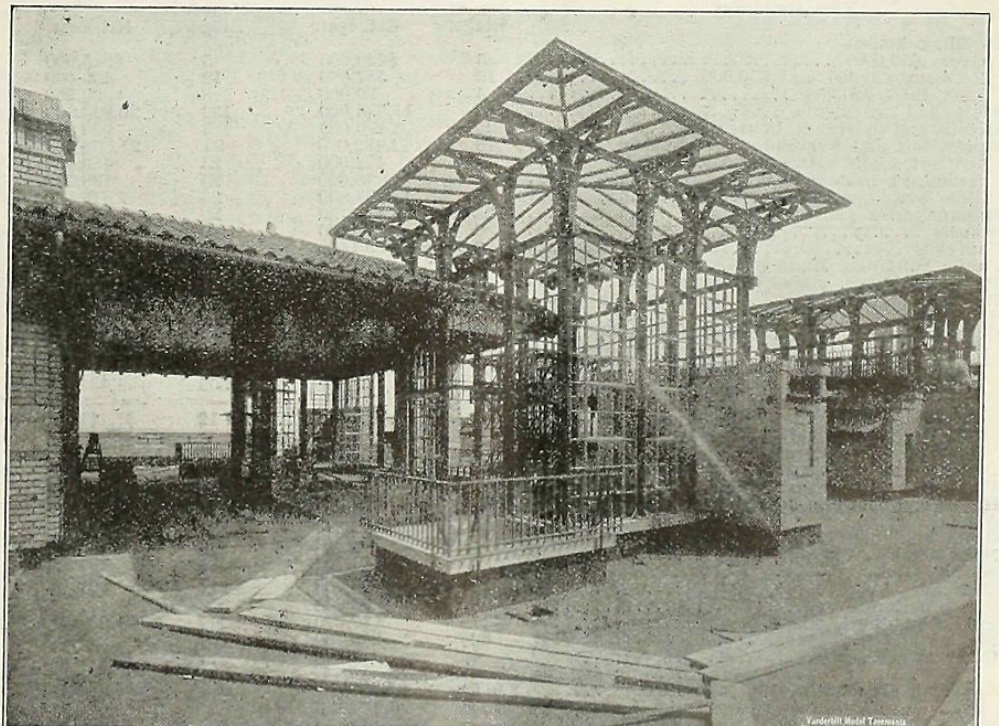
The State of Washington has called for a competition among architects in the United States which will provide a general group plan for the State Capitol and a design for a Temple of Justice. The State is desirous of having the best talent in the country enter the competition, and has gone about the matter in a practical and liberal manner. Charles H. Bebb, of Seattle, a Fellow of the Institute, has been appointed professional advisor of the commission for the preparation of the program and the general conduct of the competition. The competitive designs will be examined by the advisor or assisted by two architects appointed by the commission, and a report upon the ten most meritorious made to that body with recommendations. The commission will then award place to the five designs that, in its opinion, are the best.

"Something Different" Wanted for the Panama-Pacific Exposition.

A movement has been started in San Francisco in favor of having the Panama-Pacific exposition on "Nob Hill," instead of on the waterfront. An anonymous pamphlet which has come from there to the Record and Guide makes the following appeal for "something different" in the way of architecture from what the world has been accustomed to:

"America owes a debt of gratitude to McKim, Root, Burnham, French, Sullivan, St. Gaudens, Hunt and a host of other American artists who created the Chicago World's Fair. It was a psychologic moment happily seized—or stumbled into. But whatever it meant, or whatever it taught Americans then, is not vital now. . . . Truly speaking, with the exception of the waterfront scheme, the usual suggestions for the fair are mere visions of mediocrity—sort of second hand, and reminiscent of threadbare features in World's Expositions.

"Better no Panama-Pacific Exposition in San Francisco than a repetition of the Midwinter Fair on a large scale—with its sorry attempt at a sunken garden and a Court of Honor—the toy Eiffel tower included, of course. The passion for repeating and misrepresenting the works of men of true inventive genius, is the besetting sin of the common."



Henry Atterbury Smith, Architect.

ROOF OF THE VANDERBILT TUBERCULOSIS APARTMENT HOUSE.

THE KITCHENETTE.

Efficiency Engineering Applied to the Domestic Workshop.

There are four kinds of housekeeping efficiency: the efficiency of the kitchen as a workroom, and the efficiency of the house as a home, the efficiency of heat in cooking, heating and lighting, the efficiency of cooking utensils and household appliances and, most important of all, the personal efficiency of the housekeeper. The first in order is kitchen efficiency.

Five years' experience in cooking in the kitchen of the Station was quite enough to show that, as a workroom in the art of cookery, it was, like the average country kitchen, wasteful of time, labor and personal comfort and, as a result, inefficient. It was too large and too far from the dining room and thus compelled too many steps. The cook stove stood in a dark corner and at stove and sink the housekeeper must cook or wash dishes with her back to the light.

To correct these and other defects it was, some months ago, decided to transform a small storeroom next the kitchen into a kitchenette. This room, on the southeast corner of the house, the ideal aspect for a kitchen, measured just seven by ten feet and was merely finished off in rough plaster with stained wood trim. There was one each window and one south window in the extreme corners of the room and to supply more ventilation a box frame was fitted into the wall over the east window next the ceiling, having fixed blinds on the outside and an iron register on the inside.

The door was taken off and this at once doubled the light in the room. In the partition a new doorway was cut connecting the room and the dining-room, this opening again doubling the light, because when the door was opened the effect was the same as if there were two windows instead of one. The kitchen closet had projected into the small room and this closet was closed up permanently and the space added to the kitchenette.

In this space was instaled an iron enameled sink, the old sink being removed and the hot and cold water pipes con-

nected with the new sink under the floor. The walls of the kitchenette were covered with a superior quality of white oilcloth having a small pattern in pale blue, and above this the rough plaster was colored pale yellow. On the floor was laid a heavy oilcloth of very small pattern and this was finished with two heavy coats of varnish.

As the room is very small, large tables were omitted and the walls were covered with narrow shelves arranged in groups according to the things to be kept on them. The highest shelf, extending entirely round the room six feet from the floor, was designed to hold the more ornamental utensils, coffee percolators, tea urns, etc., and near the stoves and sink, tea and coffee canisters, casseroles, crocker boxes, scales, etc.

On the wall at left of the sink are two shelves, two feet long, five inches wide, with five-inch space for holding glass-ware, tumblers, etc. Under these is a nickel-plated towel rack. Back of the sink are two shelves, two feet four inches long and five inches wide, for soaps, ammonia and washing powders, and under the lower shelf brass hooks for the mop, wire dish cloth and plate scraper.

At the right of the sink, on the wall left standing from the old kitchen closet, are two shelves seventeen inches long and five inches wide and under the lower shelf a roller supporting a roll of paper-towel for cleaning dishes and drying the hands, the soft tissue being torn off as wanted and used to dry the hands as if it were a blotter.

On the wall is also an individual towel holder, a great improvement on the ordinary roller towel. At the right of the sink and six feet from the floor is a bracket supporting a handsome alcohol gas lamp of 45 candlepower and lighting the room at night brilliantly.

At the right of the sink is a cabinet, twenty inches long by twelve inches wide and consisting of a cupboard below for the bread maker, a shelf for general purposes and a shelf on top for the dish drier. This is a galvanized sheet-iron pan, twenty inches square and two inches deep, and fitted with a rack for holding ten saucers and small plates upright above the pan and racks for six cups or tumblers and for ten dinner plates.

In the east side of the room, next the

window, is a home-made kitchen cabinet three and one-half feet long, twelve inches wide and four feet ten inches high. At the left are three shelves two feet six inches long, the upper shelf forming a work table and having a draw board for cutting bread, cake, etc.

The shelves below hold bread and cake boxes, kitchen bowls and ornamented earthenware cooking and serving bowls. At the right is a low shelf for the flour canister, a drawer for cereals in packages and above this cupboard for salad oils, vinegar, etc., and above this is a shelf for the egg coddler, coffee server and dish cover holder. At the back of the cabinet above the table, are three shelves. Below the shelves are large inverted glass jars.

In the corner of the room is a round steel refrigerator finished in white enamel with brass trim for the doors. Inside are three shelves, one over the other, and pivoted at the bottom so that they freely revolve, thus saving all reaching over things on the front of the shelves to others at the back. Between the refrigerator and the south window is a frame with shelf, on castors and used as a support for the fireless cooker and to give room for all its radiators and cooking utensils under the cooker.

On the west side of the room next the dining-room is a small kitchen table for the two-burner alcohol cook stove and for table room between the stove and the sink and to provide room for a single-burner stove when required. Under the stoves the space is divided into compartments for the portable oven, steam cooker and other utensils. At the right hand end are hooks for other utensils and above the alcohol stove is a warming shelf with woven wire net for warming plates.—“Bulletin” of the Housekeeping Experiment Station, in charge of Charles Barnard, at Darien, Conn.

Recent Church Architecture.

Cram, Goodhue & Ferguson are certainly masters of church architecture, and South Church, 85th street and Park avenue, New York, the latest of their works to be completed, shows even an advance over their previous efforts. The most impressive portion is the entrance facade which is composed of the termination of the nave and front of the parish house, the tremendous nave completely dominating the remainder.

If religion be on the decline to-day, the fact is not perceptible through the architecture of the churches, for this facade is of a dignity and nobility unsurpassed by any of similar size which are recalled to mind. While the architecture is in no respect like that of Albi, it somehow recalls Albi to the mind, perhaps through the tremendous importance assigned to the vertical members and the contrast between the quiet and assured stability of the wall surfaces and the highly decorated, almost playful window treatments.

The side elevation is also extremely interesting, with heavy buttresses cutting between exceedingly tall windows, the tracery of which is unfortunately hidden by protective wire screens, which, let us hope, are not intended as a permanent feature of the building.—“Architecture.”

BUILDING STATISTICS.

Below is the record of six months of plan-filing in Manhattan compared with the similar period last year. The statistics cover the number of plans filed for both new buildings and alterations, showing the number of buildings and the total estimated cost.

Tenement house construction in Manhattan has fallen off nearly forty-five per cent., on the basis of estimated cost of new buildings for the first six months of this year, compared with the corresponding period of last year. Fewer loft buildings have been planned also, but there has been a marked increase in the number of office buildings planned.

On November 16, 1910, the new regulation prohibiting all projections beyond the building line became operative in the Borough of the Bronx.

During the thirty days anterior to this date, plans for over five hundred new buildings, estimated to cost over \$12,000,000, had been filed in anticipation of the new regulation.

Since the regulation went into effect there have been filed in the Bronx bureau plans for one hundred and twenty new tenement houses, with accommodations for 2,320 separate families, at an estimated cost of \$4,443,500, all of which comply with the regulation in every way.

Manhattan.

Plans and specifications for new buildings and alterations filed and acted upon during the first six months of 1911, ending June 30, with comparisons for the corresponding period in 1910.

New Buildings.	Six Months, 1911.		Six Months, 1910.	
	No. of Bldgs.	Est. cost.	No. of Bldgs.	Est. cost.
Dwelling houses				
Over \$50,000	5	\$440,000	5	\$915,000
Between \$20,000 and \$50,000	13	547,000	12	460,000
Less than \$20,000	4	39,000	8	90,800
Flats and tenements	99	11,593,000	132	20,926,000
Hotels and boarding houses	5	5,170,000	5	900,000
Stores, loft and warehouses over \$30,000	76	12,482,000	99	21,808,000
Estimated cost between \$15,000 and \$30,000	19	472,000	23	489,000
Estimated cost less than \$15,000	12	78,000	25	136,700
Office buildings	31	11,994,800	23	7,418,800
Manufactories and workshops	23	2,385,150	20	901,500
Schools	6	1,100,000	9	1,557,000
Churches	9	505,000	7	1,245,000
Public buildings, Municipal	12	744,800	5	2,808,000
Public buildings, places of amusement	48	2,886,400	27	1,584,900
Railroad stations	1	4,000,000	..	..
Stables and garages	34	826,300	35	919,720
Other structures and frame tenements	103	121,280	77	285,525
Total, six months, 1911	500	\$55,334,730	512	\$62,445,945
			500	55,334,730
Decrease, 1911 from 1910			12	\$7,111,215
Alterations.				
Dwelling houses	366	\$1,033,725	316	\$982,674
Flats and tenements	620	771,790	796	1,113,428
Hotels and boarding houses	59	560,037	47	176,925
Stores, loft and warehouses	401	1,785,863	419	1,870,862
Office buildings	197	1,490,315	101	918,044
Manufactories and workshops	129	399,402	57	189,625
Schools	29	93,050	9	47,800
Churches	18	86,200	14	197,950
Public buildings	8	76,285	..	..
Public buildings, places of amusement	117	737,670	117	1,257,710
Stables and garages	62	289,700	57	218,255
Other structures	4	3,950	..	..
Total, six months, 1911 and 1910	2,011	\$7,327,987	1,933	\$6,973,273
	1,933	6,973,273		
Increase number buildings altered	178	\$354,714		

DEPARTMENTAL RULINGS.

[This department of news, devoted to the decisions of the Bureau of Buildings, Tenement House Department, Board of Examiners, Department of Labor, Department of Public Works, etc., is published for and under the auspices of the New York Chapter of the American Institute of Architects and the Building Trades Employers' Association. The rulings affect the operations of Architects, Owners, Contractors and Others.]

Board of Examiners.

APPEAL NO. 103 of 1911 (to correct a previous report), New Building No. 398 of 1911, premises 71 and 77 East 82d st and 960 Park av, Manhattan; Fullerton Weaver Co., appellants. The plans filed show a 12-sty basement and cellar building, the entrance through the basement. The Bureau of Buildings sought to apply the rules affecting buildings more than 12-stys high. The Board, however, approved the appeal, classifying the structure as a 12-sty building, with basement entrance.

APPEAL NO. 101 of 1911, Alteration No. 2912 of 1910, premises southwest corner West 59th st and the Plaza, Manhattan; H. J. Hardenbergh, appellant. The appellant desired to construct a small storage room for tables and chairs on the roof of the Plaza Hotel. This was approved on condition that the skylights on the roof be eliminated, and that all outside window frames and sash shall be of metal or wood covered with metal and glazed with wire glass, and the doors, trim and any other interior finish shall be wood covered with metal.

APPEAL NO. 105 of 1911, New Building No. 226 of 1910; premises Nos. 8-10-12 Av D, Manhattan; Charles B. Meyers, appellant. Question of decreasing width of stairways. Disapproved.

BUILDING MATERIAL PRICES.

New Brick Selling Company Defers Starting Until Today.

Prices Uniformly Steady With Opening of the Second Half of the Year—Demand for Materials Light, But There is a Strong Inquiry in the Market.

BUYERS of building materials were inactive this week. The torrid weather, practically a four days vacation, and a disposition to await the actual inauguration of the Greater New York Brick Company, were sufficient to tempt them to hold contracts until next week. This was true of the entire Metropolitan district. Newark, Brooklyn, Jersey City, Bronx and even Queens were backward and commercial reports show few new contracts let. Prices, on the other hand, held firmly to their levels, which have been practically the same, with the exception of Portland cement and common brick and steel, since the beginning of the year.

The only exception in the price situation was that of common Hudson River brick. This commodity has been declining steadily for the last four weeks, and is a most unusual state of affairs, in view of the fact that the new company was about to start business and that there was a well sustained rumor that prices would move up sharply as soon as the new combination actively entered the field. Current quotations for this commodity this week were \$5.50 to \$5.75, showing that the demand was practically nil. Last week's transactions gave some evidence of the volume of business that is being carried over from the first to the second half of the year. The sales were within one barge load, or 350,000 of the total number that arrived, which shows that the agents were anxious not to glut the market, even though the movement was strong. This is considered good evidence that so far harmony prevails between the independents and the companies in the merger.

Actual statistics for last week follow:

Left over, June 24, 4.

	Arrivals.	Sales.
Monday	24	12
Tuesday	7	10
Wednesday	5	17
Thursday	16	13
Friday	15	21
Saturday	7	10
Total	74	73

Left over, July 3, 5.

Arrivals in corresponding week last year were 56, and sales 57, with 5 on hand from preceding week and 4 left over. Prices were \$5.25 to \$5.75. Current prices: Hudsons, \$5.50 to \$5.75; Raritan, \$5.50. Condition of market, July 6, quiet, but strengthening.

EYES STILL ON BRICK COMPANY.

The cynosure of eyes in the brick trade was the Greater New York Brick Co. The delay of a week in starting business was due to a variety of causes, and it may even be, as the Record and Guide originally stated, July 15 before the new company gets into working shape. One source of delay is the indecision of S. Percy Hooker, the present Commissioner of Highways, on the question of when he will be able to give the company definite word regarding his acceptance or rejection of the offer to take over the salesmanship of the new company. This is made dependent upon how soon Governor Dix names his successor, which may not be before July 15.

CRUSHED STONE INTERESTS WORRIED.

The circulation of a rumor throughout the district this week to the effect that there was a plan in existence among certain members of the Greater New York Brick Co., to take over some of the crushed stone plants of the district, added to the hot weather troubles of the concrete interests, who saw a possibility of an attempt to place in the hands of clay products interests the power to whip a tribute from their concrete rivals for supremacy, on every cement job handled in New York.

They were told this could be accomplished by taking over the trap rock quarries in the Hudson River district, after those operating in the Harriman tract had been absorbed by the State, and, by reason of their finely organized towing facilities and concentrated selling arrangements in New York City, so cut the cost of producing this commodity and getting it to

market that they could easily make a good profit on present prices, which many other companies are not now able to make.

The full story of what the concrete and trap rock interests heard is given in another section of this issue.

THE STRUCTURAL STEEL MARKET.

The structural steel market was very quiet this week and with the exception of the Bamberger department store contract for 6,000 tons, which went to the Bethlehem Steel Co., no awards of conspicuous size were made. The holiday this week made the total percentage of capacity in

operation at the mills drop about 28 per cent., but there were signs of recovery before the week closed. In the case of the Bamberger store both standard and Bethlehem sections will be used, the fabricating to be sublet.

The American Bridge Company reports that so much greater has been the volume of business taken within the last two weeks that it has increased its mill operations by five per cent. in the fabricating shops. This shows that 75 per cent. of its capacity is active. Other companies also report a firmer tone in the structural market, but there is no sign of a further stiffening of prices.

NEW IDEAS IN TRADE LITERATURE.

How One Manufacturer Increased the Value of His Booklet by Showing New Uses for a Commonplace Product.

FORTUNES have been made by finding to new uses for commonplace objects and letting the people know about them. The Israelites made brick 4,500 years ago, yet the front brick of today is of comparatively recent origin. Long before the day of the Indian on this continent the Cave Dwellers build in adobe, but architectural terra cotta did not come until eight centuries ago and it required eight hundred years more to bring it to its present stage of artistic utility.

But of what use is achievement unless it is utilized in a practical way? Strange to say it was only recently that architectural terra cotta has received the kind of publicity it needed. The case of the Atlantic Terra Cotta Co. is in point. It is backing up a comprehensive advertising campaign with a booklet that awakens a sense of wonder in the mind of the reader as to what the limit for the use of this material really is.

In a little brochure of very high typographical merit, this company leads off its first text page with a photographic reproduction of Manhattan's skyline accompanied by the announcement that 45 per cent. of the visible building material in that great pile is Atlantic Terra Cotta! In this way it impresses the reader with the close relationship there is between New York's modern development and the oldest known and the perfection of building material—clay.

It emphasizes the fact that the very beginning that Atlantic Terra Cotta is weather proof, fireproof and permanently durable. Then it tells something about the manufacture of terra cotta and the different places where it is made, namely at Totenville, N. Y., Rocky Hill and Perth Amboy, N. J., and at East Point, Ga. All this information is conveyed in only 600 words, and then follow photographic cuts of various types of buildings on which architectural terra cotta was used.

The charm of this little booklet is in the exposition of the many novel uses to which architectural terra cotta can be put. It describes the largest terra cotta capital ever made. If this had been cut out of stone it would have cost \$1,400. By the use of architectural terra cotta, it cost only \$800, and eight of them were made for the State Educational building at Albany. Another picture shows a grotesque figure clasping a model of an educational building. This was one of several hundred designs, all different, made for the ornamental work of the College of the City of New York under the supervision of George B. Post, the architect. Still another reveals the interior of the famous Pittsburgh natatorium, adorned inside with architectural terra cotta.

But the most startling of all is the reproduction of the lofty architectural terra cotta chimney of the Queen Lane Filtration plant at Philadelphia, proving the company's claim that properly made architectural terra cotta can stand any necessary compression and, as further proof of the weather resisting abilities of architectural terra cotta it reveals the startling fact that even lighthouses can be constructed of this material and prints the beautiful White Shoal lighthouse, two hundred feet high at the northern end of Lake Michigan.

The booklet is printed in two colors, red and black, but it is nowhere overdone, just enough crimson appearing to give a richness to the whole work.

Copies of this little booklet may be obtained by addressing the company at 1170 Broadway.

METAL COLUMNS.

Many builders of houses in the suburbs look upon columns for porches, pergolas and interiors as luxuries and therefore they are inclined frequently to endeavor

do without these types of adornment because of their cost and their tendency toward rapid depreciation when exposed to the weather. Specially is this true where columns are used for so called built-up pillars. Architects and builders sometimes yield to the demand of the owner for columns of the latter class even though there may be danger of warping or opening up of the seams.

The development of the metal column is a matter of recent accomplishment. The method in which difficulties have been overcome are graphically shown in new catalogue just issued by the Union Metal Mfg. Co., of Canton, Ohio. It is especially well compiled booklet of some thirty pages bearing the title "Union Metal Columns." The work is very comprehensive explaining the type and method of construction, showing photographs revealing the architectural possibilities of metal columns in the consideration of almost every type of building. The book will be mailed upon application to the address given above.

TUBERCULOSIS HOSPITALS.

Dr. Thomas Spees Carrington, Assistant Secretary of the National Association for the prevention of tuberculosis has prepared a very comprehensive work on the subject of tuberculosis Hospital and Sanatorium construction, which is of special interest to architects and construction companies who may be called upon to figure on this kind of building. The work is well illustrated, showing the plans of some of the leading tuberculosis hospitals of the country. In its table of contents we find his treatment of the subject divided as follows: Hospitals for advanced cases and infirmaries, reception hospitals, patients quarters (lean-to-type of building), and patients' quarters (isolated type of building). From a technical point of view the work is very comprehensive and even to the laymen there is material within its pages worthy of more than passing interest. The book may be procured at the Association's headquarters at 105 East 22d st., New York City.

THE JULY "TRUMBUL CHEER."

Breathing optimism and good commercial feeling the July Trumbul Cheer published by the Trumbul Mfg. and Electrical Co., of Plainville, Conn., with a New York office at 114-118 Liberty st., New York City, greets the second half of the current year. It is a little booklet that combines business and pleasure in so far that it intersperses trade information regarding electrical devices, switches, etc., with the spirit of Independence Day. It is full of little Trumbullisms, which, on the whole, possess more genuine merit than most of the publications for sale on the book stands. It contains the prices of electrical plugs and fusing blocks, etc., and anybody desiring to receive this breezy little publication monthly will be put upon the mailing list upon application.

BLAST FURNACE WASTES.

This is a little booklet prepared by Edward M. Hagar, Pres. of the Universal Cement Co., of Chicago and of the Assn. of American Portland Cement Mfg. Co., and was read by him at the Congress of Technology. To those interested in the Portland cement industry it has especial interest in that it deals with the conversion of steel slag into Portland cement. It is one of the most condensed and at the same time comprehensive articles of its kind that so far has been published. Copies may be obtained at the above address.

DYNAMICS OF THE FLYING MACHINE.

The June issue just published from 1735 Monadnock Block, Chicago, has just come from the press. The various subjects contained in the latest compilation include the "Illinois Engineering experiment station in its relation to the public," by W.

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P. M. Goss; "Dynamics of the Flying Machine," by James F. Stevens; "Cement Houses," by Josiah Gibson. Copies may be obtained by addressing the society at the address given above.

THE JUNE CEMENT DEALER.

This is the first issue of the new house organ being sent out to dealers in Portland Cement, from the Chicago Portland Cement office. The book gives valuable information to dealers, and to the consumer which will assist him in making sales and in advertising his business in communities now regarded as backward in the consumption of Portland cement. Persons desiring to receive this interesting little paper may be put on the mailing list by addressing the Chicago Portland Cement Co., 30 North La Salle st, Chicago, Ill.

EDISON AGGREGATE DESCRIBES LOFTY CONCRETE CONSTRUCTION.

The current number of the "Edison Aggregate," published bi-monthly by the Edison Portland Cement Co., of 1133 Broadway, contains numerous illustrated examples of concrete office building, factory and warehouse construction, and for that reason is of value to architects and others who may be called upon to design or figure on work of this kind at some future date. In its preface the editor seeks to show a trend in present-day construction work, and implies that that trend is toward concrete buildings. The booklet contains twenty-eight illustrations, each one showing a different type of architecture, but all displaying a common purpose: that of conserving light not only for its inmates, but for the other buildings in the neighborhood as well. Copies may be obtained by addressing the company

Cement Industry in 1910.

The statistics of cement production in 1910 as reported by Ernest F. Burchard, of the United States Geological Survey, indicate that the cement industry ranks within the first eight extractive industries in the United States, the value of the cement produced being exceeded only by the value of the coal, pig iron, petroleum and gas, clay products, copper, gold, and stone.

The total quantity of Portland natural, and puzzolan, cements produced during 1910 was 76,934,675 barrels, valued at \$68,052,771. This was an increase of 10,244,960 barrels, or 15.3 per cent., in quantity, and of \$14,442,208, or 26.9 per cent. in value, over the figures for 1909. The increase in quantity is one of the largest ever recorded, and the fact that the increase in value was proportionately

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higher indicates that trade conditions were slightly more satisfactory than during 1909.

Portland cement constituted the main item in this output, the total for the year being 75,699,485 barrels, valued at \$67,506,479. This quantity is equivalent to 12,841,430 long tons, valued at \$5.26 a ton. It approximates 47 per cent. of the quantity of pig iron produced in 1910. The average price per barrel in 1910, according to the figures reported to the Survey, was a trifle less than 89.2 cents. This represents the value of the cement in bulk at the mills, including the labor cost of packing but not the value of the sacks and barrels.

The prices ranged generally between 72.7 cents a barrel in the Lehigh district and \$1.38 on the Pacific coast. While the average price for the whole country increased from \$1.3 cents in 1909 to nearly 89.2 cents in 1910, with corresponding increases in the eastern, central, southern, and western districts, the average price in the Pacific coast States dropped from \$1.52 to \$1.38, a decrease of 14 cents a barrel, due, no doubt, to the advent of new mills in California, the Rocky Mountain States, and western Texas and to the increased capacity of other plants supplying the coast territory, where attractive prices have hitherto prevailed.

The number of producing plants increased from 108 in 1909 to 110 in 1910, but the total number of rotary kilns in operation decreased from 930 to 900. The figures indicate, however, that the proportion of large kilns is increasing, 471 kilns 100 feet or more in length being reported in 1910.

The Portland cement plants in the East, including plants in Pennsylvania, New Jersey, New York, and Massachusetts, produced 33,306,560 barrels in 1910, at an average price of 75 cents a barrel. The plants in the Central States—Ohio, Indiana, Michigan, Illinois, Iowa, and Missouri—produced 22,617,009 barrels, at 91 cents. The plants in Kansas, Colorado, South Dakota, Utah, Arizona and Montana, included under "Western States," produced 7,672,369 barrels, at \$1.03. The Pacific coast plants, in California and Washington, produced 6,385,588 barrels, at \$1.38. The plants in the South, located in Maryland, Virginia, West Virginia, Kentucky, Tennessee, Georgia, Alabama, Oklahoma, and Texas, produced 5,717,959 barrels, at 94 cents.

A FIRE TEST upon a reinforced concrete floor and partition was conducted at the new Columbia fire-testing station, corner of Norman avenue and Monitor street, Greenpoint, on Wednesday, by the director, James S. Macgregor.

The Harris H. Uris Iron Works Expand.

The Harris H. Uris Iron Works, of 525 to 535 West 26th st, have bought out the entire equipment of the Lobel-Andrews Company, formerly of 531 West 55th st, and have combined it with their plant in West 26th st, to which have been added the premises at 515 to 519 West 26th st.

They are now equipped to furnish the same line of specialties in addition to their own, as was formerly manufactured by the Lobel-Andrews Co., including drawn solid steel moldings of any design. It has also been found necessary to enlarge their draughting-room and increase their office force to take care of the large number of contracts now on hand.

A notable building now being erected, for which they are furnishing the ornamental iron work, including inside and outside stairs, is 141 to 145 West 36th st. The building is 22 stories high and is owned by Edw. W. Browning of Browning, King & Co., for which Buchman & Fox are the architects. This is the world's tallest loft building and is a conspicuous building in its neighborhood.

Some of the other contracts for ornamental iron work now being executed by this company include the apartment house at 998 5th av, McKim, Mead & White, architects; the Mutual Bank, at 33d st and Broadway, Donn Barber, architect, and the theatre at 96th st and Broadway, Thos. W. Lamb, architect. For this building they are erecting both the structural and ornamental iron work.

They have completed the work of the Ritz-Carlton Hotel, one of the largest contracts in their line of work, and a large number of other prominent buildings. This company is now prepared to take contracts for a still larger amount of work and give all the best of attention owing to their more extensive facilities.

The Origin of Wall Paper.

It is said that the European notion of wall paper was obtained from China. There its ornamental use for screens, partitions and the like was known as early as the fourth century. Authorities on this subject assert that it was Holland, during her naval supremacy of the sixteenth and seventeenth centuries, that first began to adopt this method of wall decoration. The early Chinese wall papers were printed from blocks, hand painted or stamped with infinite labor and exquisite art. They were made to order—produced in sheets of varying dimensions, according to the uses to which they were put. The modern rolls of wall paper with a continuous duplicate design were unknown, as it was not until the invention of modern printing and stamping machines with cylindrical rollers that a continuous conventional pattern could be produced.

As neither China nor Japan was a communicative country during the beginning of the commercial history of Europe these wall paper importations were few and far between and considerably at a premium. Yet they soon hit the European fancy as a good substitute for the arras and tapestries of the time. Up to the end of the seventeenth century the imported product was prohibitive in price, however, and it was not until the middle of the eighteenth century that they were really a familiar thing on the market. When the methods for printing and stamping wall paper from blocks was introduced from China, each nation was jealous of its neighbor in the wall paper trade and tried to keep its own process a secret.

Toward the end of the seventeenth century the English were the largest importers of the hand decorated Chinese wall papers, but only for a short time. As the demand increased they began to perfect a process of paper standardizing and paper decoration to imitate tapestries, and with improved machinery soon cheapened their product and popularized it all over Europe. By the time of the Stuarts the arras of Shakespeare's era were beginning to disappear.—"The Decorative Furnisher."

Institute of Electrical Engineers.

The twenty-eighth annual convention of the American Institute of Electrical Engineers was held in Chicago, June 26 to 30. The headquarters of the Institute were established at the Hotel Sherman and the attendance was in excess of that reached at any previous convention.

The rest of the meeting was devoted to the reading and discussion of technical papers, on power station design and operation, electric lighting, railways, industrial power, telegraphy and telephony, and high-tension transmission.

RECORD SECTION

of the

RECORD AND GUIDE

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

Vol. LXXXVIII

New York, July 8, 1911

(79) No. 2259

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.

30-16 & 19-21	618-26	1222-6½	1617-21¼	1877-33-34
62-6	697-33-34 & 39	1232-5½-12	1618-63	1902-38
70-9	749-74-75	1233-29	1622-5	1904-14 & 22½
110-7	764-69	1245-31	1628-20, 22, 50 & 52	1914-42-43
128-23, 33-34 & 51	767-26 & 54-55	1247-40	1631-20-21	1915-52
129-22 & 39	779-51	1248-41-43	1639-7	1919-45
186-15	801-55-56	1250-100	1640-21	1921-18
267-53	839-82-83	1263-47 & 50	1644-52-53½	1939-25½
270-32	901-38	1276-57	1646-35	1965-13, 15, 19
278-30	902-58	1295-17 1-5 & 60	1649-17	1967-50
282-13 & 64	905-57	1317-6	1673-17	2005-34-35
287-28, 46, 47	996-53½	1348-10	1677-15	2014-11
329-39	1002-40	1349-32 & 34	1683-6 & 14-15	2028-21 & 36
330-23	1020-14	1410-27	1689-38	2031-48
345-60	1021-6	1427-31	1694-6	2034-41
378-15	1054-24-25 & 49	1428-30-31	1732-10-11½	2039-3
391-3	1066-20	1465-9	1745-55 & 58	2046-56
392-39	1072-39	1473-32	1752-66	2051-81
396-39	1078-60	1492-61	1753-14-15	2059-28
406-54	1080-22	1508-3 & 65½-66	1754-63	2065-54
408-20	1094-38	1511-15-16	1756-3	2068-7
409-38 & 41	1113-51-54	1517-24&43-50½&52-53	1772-13	2078-17
426-10	1114-33 & 35	1524-4	1785-16	2083-23
437-45	1129-14	1533-20-22	1791-11¼	2087-25
461-26	1138-32	1534-46	1797-42	2099-22
469-23	1145-24 & 62-64	1544-49¼	1801-4	2108-87
515-45	1158-13	1549-29	1808-35	2117-61
519-32	1196-45½	1553-33	1811-21-24	2126-21 & 54-55
552-61	1204-15	1554-28, 43 & 45-46	1823-32	2138-134
590-79	1207-17¼ & 21¼	1564-2 & 4	1824-45	2139-199
607-27-31	1216-54	1594-32-36 & pt lts 40-41	1839-6	2144-45
610-37	1219-16	1610-9, 13 & 50	1847-23	2163-8
611-22		1615-60-61		

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.

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 assessed 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 parenthesis preceding the serial number to the right of the date line, is the index number for the Checking Index.

KEY TO ABBREVIATIONS USED.

A.L.—all liens
ano—another
av—avenue
admr—administrator
admtrx—Administratrix
agt—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
constr—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 M—Purchase Money Mortgage
Q C—Quit Claim
R T & I—Right, Title & Interest
rd—road
R M—Release Mortgage
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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Real Estate

162 WEST 72D STREET

ADVERTISED LEGAL SALES.

July 8.

No Legal Sales advertised for this day.

July 10.

1ST av, 2117, ws, 26.10 s 109th st, 25x 62.10x33.4x35.7, vacant; Louise H Corbett agt Jos A Pucci et al; Olcott, Gruber, Bonyng & McManus, attys, 170 Bway; Aaron J Levy, ref; (Amt due, \$6,570.25; taxes, &c, \$750.) Mt recorded Feb 6 '06. By Joseph P Day.

184TH st, 312, ss, 91.3 e Valentine av, 55.3x38.6x54.6x47.9, 2-sty fr dwg; Mary Leimbacher agt Josephine M Clifford et al; Alfred M Simon, atty, 141 Bway; Louis F Doyle, ref; (Amt due, \$6,570.25; taxes, &c, \$428.90.) By Joseph P Day.

1ST av, or Bronx Boulevard, es, 100 n 213th st, 100x100, Wakefield; G. Henson Davis, exr, &c agt Rachela Belottz et al; Ferriss, Roeser & Storck; attys, 165 Bway; Louis B Hasbrouck, ref; (Amt due, \$1,788.31; taxes, &c, \$278.08; sub to a first mt of \$1,500.) Mt recorded Nov 27, 1907. By Bryan L Kennelly.

July 11.

161ST st, 763, ns, 127.1 e Forest av; 28.6x47.6, 3-sty fr bk ft tnt & str; also 165th st, 707, ns, 158.2 e Trinity pl; 16.10 to Jackson av, (no 1021) x71, 2-sty bk dwg & str; Sheriff's sale of all right title &c which Saml Rechnitz had on Jan 31 '11 or since; Wolf & Kohn, attys, 203 Bway; Jno S Shea, sheriff. By Daniel Greenwald.

165TH st, 707, see 161st st, 763.

121st st, 518 E, ss, 208 e Pleasant av, 17 x80; 3-sty bk dwg; Wm S Earle agt Jno Carucci et al; Greene, Hurd & Stowell, attys, 43 Exchange pl; Chas Brandt, Jr, ref; (Amt due, \$5,029.32; taxes, &c, \$169.66.) By Joseph P Day.

Division st, 139, ss, 389.2 e Pike st, 25 x61.5; 5-sty bk tnt & str; Hubert Gedele et al agt Wm J Lutz et al; Adam Christmann, Jr, atty, 931 Bway; Geo. F. Roesch, ref; partition. By Joseph P Day.

205TH st, 197, ns, 346.6 w Mosholu Pkway So & Grenada pl; 25.3x134.3x25x 131.1; 3-sty fr dwg; Henry F Lippold et al agt Annie D'Ambr a et al; Henry F Lippold, atty, World Bldg; Chas Brandt, Jr, ref; (Amt due, \$8,084.81; taxes &c \$192.54. By Joseph P Day.

153D st, 449-451 W, ns, 240 e Ams av, 60 x99.11; 2-sty stn stable & 2 & 3-sty stn dwg; City Real Estate Co agt Alfred C Bachman et al; Harold Swain, atty, 176 Bway; Wm H Loughran, ref; (Amt due \$31,444.00; taxes &c \$714.16.) By Joseph P Day.

41ST st, 424, ss, 325 w 9th av, 25x98.9; 4-sty bk tnt; Theo Greentree agt Rose C Bracelin et al; Warren Leslie, atty, 165 Bway; Jas F Curnen, ref; (Amt due, \$15,028.76; taxes, &c, \$—); Mtg recorded July 24, 1903. By Joseph P Day.

Vyse av, 1171, ws, 500 n 167th st; 20x 100; 3-sty bk dwg; Alice E Nash agt Isaac Silberberg et al; Elmer A Allen, atty, 42 Bway; Max S Levine, ref; (Amt due \$8,548.09; taxes &c \$579.34); Mtg recorded May 25 '06. By Joseph P Day.

Washington av, 1443, nwc St Pauls pl, 65.3x100.5x70.10x100.8; 5-sty bk tnt & str; Herman M Hess et al agt Geo F Murphy et al; Albt A Hovell, atty, 177 Montague st, Bklyn; Francis W Pollock, ref; (Amt due, \$14,558.50; taxes, &c, \$787.18; sub to a first mtg of \$65,000.) By Jos P Day.

St. Pauls pl, nwc Washington av, see Washington av, 1443.

July 12.

Rochambeau av, es, 50 s 212th st; 50x 103.7; vacant; United States Realty & Improvement Co agt Philip Adler et al; R G Babbage, atty, 111 Bway; Edmund J Tinsdale, ref; (Amt due \$2,208.18; taxes &c, \$203.55.) By Bryan L Kennelly.

115TH st, 217 E, ns, 206 e 3d av; 18x 100.11; 3-sty stn dwg; Arthur D Crane et al agt Caroline Rosenstock et al; Saml C Herriman, atty, 30 Broad st; Max Silverstein, ref; (Amt due, \$9,470.25; taxes &c, \$9.00.) By Joseph P Day.

Lenox av, swc, 146th st; 120x100; vacant; Mutual Life Ins Co of N Y agt David Levy et al; Fredk L Allen, atty, 55 Cedar st; Chas C Peters, ref; (Amt due, \$52,237.65; taxes &c \$—); Mtg recorded May 20 '05. By J H Meyers.

146TH st, swc Lenox av, see Lenox av, swc 146.

41ST st, 58, ss, 130 w 4th av; 16.8x98.9, 4-sty bk hotel; Benj L M Bates agt Theo Kunkell et al; Jno Dalahunty, atty, 41 Wall st; Wm Klein, ref; partition. By Joseph P Day.

148TH st, 221, ns, 450.3 w Morris av; 24.9x106.6; 3-sty fr dwg; Jeremiah J Sul-

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All proposals, together with the security deposits, must be sealed and endorsed "Loan for Improvement" and enclosed in a sealed envelope directed to the "Comptroller of the State of New York, Albany."

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The Comptroller reserves the right to reject any or all bids which are not in his opinion advantageous to the interests of the State.

Circular descriptive of these bonds and of outstanding State bonds, sinking funds, etc., will be mailed upon application to

WM. SOHMER, State Comptroller, Albany, N. Y.

Albany, June 26, 1911.

livan agt Elizabeth C Loftus et al; Michl J Sullivan, atty; Willis av & 148th st, Bronx; Phoenix Ingraham, Jr, ref; partition. By D. Phoenix Ingraham.

Washington av, 1207, ws, 90.11 s 168th st; 24.5x140; 4-sty bk tnt; Mary A Howley agt Wm H Heddendorf et al; Wm A Ferguson, atty, 41 Park Row; Jos R Truesdale, ref; (Amt due, \$4,531.13; taxes &c \$1,043.00; sub to a pr mtg of \$12,000.) By Joseph P Day.

July 13.

Washington av, 1991-1993, ws, 295.10 n 178th st; 53.10x145.9x53.8x146; 5-sty bk tnt; Superior Corp agt Jas Frank et al; Maurice Steiner, atty, 43 Cedar st; Emanuel I Silberstein, ref; (Amt due, \$15,071.18 taxes, &c, \$376); Mtg recorded Nov 13 '07. By Joseph P Day.

Hughes av, 2466, es, 150 s 189th st; 25x87.6; 5-sty bk tnt; Cipriani Realty & Constr Co et al; Milton Mendel, atty, 198 Bway; Louis B Hasbrouck, ref; (Amt due \$2,573.12; taxes &c, \$291.92; sub to two pr mtgs aggregating \$11,365.18). By Herbert A Sherman.

183D st, 353, ns, 325 w Webster av; 25x99.9x100.10x25.1x99.9; 3-sty bk dwg; Augusta K Werrick agt Jos Steen et al; Jos H Hayes, atty, 51 Chambers st; Isham Henderson, ref; (Amt due, \$8,786.58; taxes &c, \$70.31.) By Herbert A Sherman.

July 14.

Hoe av, 1163, ws, 247.3 s Home st; 25x 190; 5-sty bk tnt & str; Elizabeth H Hoar agt Eastern Crown Realty Co et al; Levi S Tenney, atty, 27 William st; Chas F MacLean, ref; (Amt due, \$48,284.86; taxes, &c, \$427.46). By Samuel Goldstick.

115TH st, 415-517 E, ns, 145 e 1st av; 35x100.11; 6-sty bk tnt & str; Sadie Price agt Chas A Pecora et al; Chas L Hoffman, atty, 31 Nassau st; Wm S Bennet, ref; (Amt due, \$13,403.96; taxes, &c, \$973.15; sub to a pr mtg of \$32,000.) By Joseph P Day.

July 15.

No Legal sales advertised for this day.

July 17.

Belmont av, ws, 90.6 s 176th st; 150x 73.7x150.4x89.5; vacant; Bazena T Downes agt Katharine F Merritt et al; Edw F Moran, atty, 51 Chambers st; Henry F Lippold, ref; (Amt due, \$8,327.51; taxes, &c, \$5,889.51; Mtg recorded Nov 17 '09. By Joseph P Day.

121ST st, 233 E, ns, 235 w 2d av; 25x 100.11; 4-sty stn tnt & str; Clairville E Benedict gdn agt Ellen Priess et al; Hamilton Odell, atty, 60 Wall st; Percival H Gregory, ref; (Amt due, \$18,349.74; taxes, &c, \$459.63). By Joseph P Day.

AUCTION SALES OF THE WEEK.

The following is the complete list of during the week ending July 7, 1911, at property sold, withdrawn or adjourned the New York Real Estate Sale Room, 14

ard 16 Vesey St. Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Ad- vertised Legal Sales.

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

JOSEPH P. DAY.

***2d av, No 2489**, ws, 50 n 127th st; 25x 100; 5-sty bk tnt & str; due, \$1,291.46; T &c \$948.98; sub to a first mtg of \$16,000; Martin J Bisgen. 16,400

***2d av, Nos 87 & 89 & 5th st, Nos 239 & 241**, nwc 5th st; 48.6x100; 6-sty bk tnt & str; due, \$14,885.67; T &c \$1,243.50; Mary F Martin. \$122,350

5TH st, 239-241 E, see 2d av, 87-89.

55th st, No 24 E, ss, 40.6 w Madison av; 20x80; 4-sty & b stn dwg; due \$43,840.32; T &c; \$894.95; withdrawn.

Liberty st, Nos 53 to 57; Liberty pl, No 1; Nassau st, Nos 41 to 47, nec Liberty pl, runs n 86.1 x e — to Nassau st, x s 82.1 x w — to beg; 31-sty bk & stn office & str bldg; due, \$483,139.94; T &c, \$—; sub to a pr mtg of \$1,300; withdrawn.

Liberty pl, 1, see Liberty st, 53-57.

Nassau st, 41-47, see Liberty st, 53-57.

62d st, Nos 212 to 216 W, ss, 200 w Amster- dam av; 75x100.5; three 5-sty bk tnts & str; 62d ST, No 225, ns, 375 w Amster- dam av, 25x100.5; 5-sty bk tnt; due, \$1,243.75; T &c \$650; sub to a mtg of \$70,750; readvertised for July 26.

***3d st, No 306 E**, ss, abt 260 w Av D, 22.7 x106; 2 & 3-sty bk tnt & str; due, \$8,040.54; T &c \$1,726.83; sub to a first mtg of \$15,000; Audubon Mortgage Co. \$17,187

***St Nicholas av, No 649**, ws, 314.7 n 141st st, 55.1x111.10x54.4x121.2-sty bk garage; due, \$27,919.26; T &c \$—; Saml H Burr et al as exrs, etc. \$29,200

***Lenox av, Nos 546 to 552, sec 138th st**, (No 68), 99.11x100; 7-sty bk tnt & str; due, \$211,597.38; T &c \$5,400; Manhattan Savings Institution et al. \$215,000

138th st, 68 W, see Lenox av, 546-552.

43D st, Nos 6 & 8 E, ss, 58 e 5th av, 41x 100.5; one 4 and one 5-sty stn dwgs with 2-sty bk stable in rear No 4; due, \$198,116.33; T &c \$5,963.36; to be readvertised for July 28.

***119TH st, No 68 E**, ss, 175 w Park av; 20x100.11; 5-sty bk dwg; due, \$18,212.89; T &c, \$1,489.30; Tarrant Putnam, trustee. 18,500

***105th st, Nos 323 & 325 E**, ns, 280 e 2d av, 40x100.11; 6-sty bk tnt & str; due \$5,508.54; T &c \$1,232.57; sub to a first mtg of \$1,875; Natty Mishkin. \$33,851

***169TH St, No 233 E**, ss, 225 w 2d av; 25x 100.11; 5-sty bk tnt & str; due, \$4,621.47; T &c \$935.65; sub to a first mtg of \$18,000; Mary Jange. \$22,350

***St Nicholas av, Nos 1240 to 1246**, nec 172d st, 94.6x125; 6-sty bk tnt & str; due, \$8,916.86; T &c \$1,291.26; sub to two mtgs aggregating \$206,500; Saml Gotthelf. \$207,500

172d st, nec St Nicholas av, see St Nicholas av, 1240-1246.

Townsend av, No 1751, nwc 175th st, 25x100; vacant; due, \$1,122.61; T&C \$1,395.19; Geo. E. Buckbee. \$3,200

175th st, nwc Townsend av, see Townsend av, 1751.

BRYAN L. KENNELLY.

*Lewis st, No 78, es, 129.9 n Rivington st, 25x99, 5-sty bk tnt & str & 5-sty bk tnt in rear; due, \$10,936.46; T&C \$1,183.15; sub to a first mtg of \$16,000; Aaron Gottlieb. \$19,320

*13th st, No 536 E, ss, 195 w Av B; 25x 103.3; 5-sty bk tnt & str; due, \$4,998.75; T&C \$145; sub to a pr mtg of \$24,000; Nathan Kohn. \$26,000

HERBERT A. SHERMAN.

*Rhineland av, ss, 206.5 e East Chester rd, 25x100, Eastchester; due, \$932.10; T&C \$15; Sadie B. Clocke. \$800

JAMES L. WELLS.

Tremont av, ss, 180.11 w Av B, 29.2x99.7 x25x84.6, Unionport; due, \$4,819; T&C \$130; Kathryn Sundermann. \$5,190

CHARLES A. BERRIAN.

Greenwich st, No 514, & Spring st, No 322, sw cor Spring st, 18.4x40; 4-sty bk tnt & str; due, \$17,241.49; T&C \$187.48; J P McManus. \$3,000

Spring st, 322, see Greenwich st, 514.

Total \$739,848
Corresponding week, 1910..... 278,457
Jan. 1, 1911, to date..... 29,588,793
Corresponding period, 1910..... 37,120,211

CONVEYANCES.

Borough of Manhattan.

June 30, July 1, 3, 5 and 6.

Barclay st, 91-93, see Washington, 248.

Barclay st, 95, see Washington st, 248.

Beach st, 74-76, see Washington, 248.

Circle, nwc Cathedral Pkway, see 5th av, ws, 50 s 111th st.

Cathedral Pkway, n s, 750 e Lenox av, see 5th av, ws, 50 s 111th st.

Charles st, 28-34, see Waverly pl, 202-4.

Christopher st, 53, (2:610-37), ns, 152 e 4th st, 25x75, 2-sty bk stable; Maria Habermann to Jas Roddy, 80 Washington Sq E; Mtg \$6,000; July 5; A \$11,000-12,000. O C & 100

Division st, 253-255, see E Bway, 266.

Delancey st, swc Essex st, see Essex st, 85-9.

East Bway, 266, (1:287-28-46-47), begins East Bway, ns, 54 e Montgomery, runs n103.9 to ss Division (nos 253-255) xe36xs42xw9xs61.5 to East Bway, xw27 to beg; one 3 and one 2-sty bk tnts; B. David Kaplan al to Isaac Davis, 1770 Mad av; B&S; Mtg \$30,000 & A.L.; June 12, July 1; A \$33,000-38,000. O C & 100

East Broadway, 114, (1:282-64), abt 25 w Pike, 21.2x75x21.3x75; 4-sty bk tnt & str; Jacob Katz exr Lippman Katz to Lippman Katz Estate, inc, a corpn, 114 East Bway; 1/2 pt; Mtg \$10,100; June 15; June 30; A \$17,500-24,000. 25,000

Essex st, 85-89, swc Delancey st, (2:409); agreement as to encroachment, &c; Essex Delancey Co (owner), 309 Bway, with Fidelity Trust Co, 2 Hudson; abt to loan \$60,000 on No 89 Essex; June 27, June 30. nom

Fletcher st, 5, see Maiden lane, 121.

Henry st, 95, (1:282-13) ns, 110.2 w Pike, 25x100; 4-sty bk tnt & str & 5-sty bk tnt in rear; Henry J. Goldsmith ref to Jas Shea, 164 E. 81st; partition, June 8; July 6; A \$18,000-26,000. 22,500

Henry st, 332-336, (1:267-53) swc Jackson (no 1); 100x28x100x35; 6-sty bk tnt & str; foreclos, June 22 1/2; Arthur W. Weil, ref, to Bernard Galewski, 26 W 120; July 3; A \$40,000-82,000. 1,000

Jackson st, 1, see Henry st, 332-336.

Jones st, 13, (2:590-79), ns, 144.8 w 4th st, 25x100, 5-sty bk tnt; Philomena M Malton to Maria D Sferra, 43 Charles; B&S; June 23; July 5; A \$11,000-29,000. nom

James st, 68, (1:278-30) nes, 51 nw Oak, 23.1x100.6x22.6x100.3; 5-sty bk tnt & str & 5-sty bk tnt in rear; Carminie Tieda to Antonio Marsicano, 42 Oak; Mtg \$28,250; June 12, July 6; A \$14,000-25,000. 100

James Slip, 19, see South st, 187.

Jefferson st, 33 to 37, see Madison, 227.

King st, 12-14, (2:519-32), ss, 148 w Macdougall, 44x75; 6-sty bk tnt & str; Henry I Goodrich to Nicola Bochicchio, 327 E. 101st, & Michele Bochicchio, 131 Thompson; Mtg \$41,000; June 30, July 1; A \$20,000-45,000. O C & 100

King st, 12-14; Nicola Bochicchio et al to Luigi Mecca, 131 Thompson; 1/2 r, t & i; Mtg \$53,250; June 30, July 1. O C & 100

Liberty st, 95-7, 1:62-6), ns, 237.9 w Bway, runs n101.10x again n16.8xw30xs 119.1 to st, xe30 to beg; 12-sty stn office & str bldg; Spencer Realty Co to Wm G Phipard, 446 Classon av, Bklyn; Mtgs \$250,000; June 30, July 1; A \$221,000-365,000. O C & 100

Liberty st, 95&97; Wm G. Phipard to Singer Mfg Co, at Elizabeth, N J; B&S; Mtg \$250,000; June 30, July 1. O C & 100

Ludlow st, 94, (2:409-41), es, 138 s Delancey, old line, 24.6x87.6; 5-sty brk tnt & str; Jacob Katz exr Lippman Katz to Lippman Katz Estate, inc, a corpn, 114 E Bway; 1/2 part; Mtg \$15,000; June 15, June 30; A \$22,500-30,000. 16,000

Ludlow st, 88, (2:409-38), es, 125 n Broome st, 26.6x87.6, 5-sty bk tnt & str; Celia Roth to Chas Werner, 1855 7th av; A L; Mtg \$1; July 5; A \$22,500-34,000. nom

Ludlow st, 67, (2:408-20), nws, 87.6 ne Grand, 25.5x87.6, 6-sty bk tnt & str; foreclos; June 26, 1911; Jas Oliver ref to Philip Simerman, 241 Vernon av, Brooklyn; Mtg \$27,000. July 1; A \$20,000-36,000. 9,700

Lewis st, 78, (2:329-39), es, 124.9 n Rivington st, 25x99, 5-sty bk tnt & str & 5-sty by tnt in rear; Edw D Dowling to Aaron Gottlieb, 207 W 110th; foreclos, July 3; July 5; A \$16,000-27,000. 2,000 over and above 1st mtg

Lewis st, 119, (2:330-23) ws, 100 s Houston, 25x100; 5-sty bk tnt & str; A \$16,000-25,000; also LEWIS, 121, (2:330-22) ws, 75 s Houston, 25x100; 5-sty bk tnt & str; A \$16,000-25,000; Moritz Weisberger to Riza Weisberger, 46 Av A; A.L.; July 5, July 6. nom

Lewis st, 121, see Lewis st, 119.

Maiden lane, 121, (1:70-9), nes, 124.11 nw Water st, 23.7x85.5 to Fletcher st (No 5), x23.8x84.8, 5-sty bk loft & str bldg; Franklin S Jerome et al to Chas F Noyes, 419 Washington av, Bklyn; Mtg \$30,000; June 30; July 5; A \$33,300-42,500. O C & 100

Madison st, 227, (1:270-32), nec Jefferson (nos 33-37), 23.10x80; 3-sty bk synagogue & str; Louis Shulsky Co to Congregation Chebra Anshi Sholem Kowdenow, 33 Jefferson; B&S; A.L.; June 30; A \$23,000-27,000. nom

Old Slip, 9-11, (1:30-16:19-21), ss, 65.11 e Pearl, runs s39.10xw66 to es Pearl, (no 102), xs18.8xe68.1xn0.8xe10.4xs9.10xe65.11 to ws Water (no 68), xn19.2xw41.7xn38.3 to ss Old Slip, xw 38.6 to beg; four 4-sty bk loft & str bldgs; Bella Ertheiler & Alex M. Bing exrs Jas Ertheiler to Harold H. O'Connor, at Great Neck, L.I.; Mtg \$50,000; June 20, June 30; A \$69,800-82,000. 104,000

Old Slip, 13-15, see Water st, 70-72.

Prince st, 143-145, (2:515-45) nec West Bway (nos 445-449), 40x71.3; 6-sty bk loft & str bldg; Burchard Dutcher to Comity Mtg Co, 40 Wall; Mtg \$85,000; June 8, July 6; A \$45,000-95,000. nom

Park pl, 105, see Washington st, 248.

Pitt st, 133, (2:345-60), ws, 125 s Houston, 25x100; 5-sty bk tnt & str & 4-sty bk tnt in rear; Meister & Bache Realty Co et al to Nathan Engelhardt, 22 Eldridge; Mtg \$28,250; June 30; A \$18,000-27,000. O C & 100

Pearl st, 102, see Old Slip, 9-11.

South st, 187, (1:110-7), swc James sl, (no 19), 36.2x21.11; 4-sty bk tnt & str; Julia Volckhausen to Wm & Anna H. Volckhausen both at 433 W. 162d; Mtgs \$15,000; June 29, June 30; A \$11,600-15,000. nom

Water st, 68, see Old Slip, 9-11.

Water st, 70-72, (1:30-20) swc Old Slip (nos 13-15), 37.6x42x38x42; 4-sty bk office & str bldg; Edgar J. Levey to Harold H. O'Connor, at Great Neck, L.I.; Mtg \$45,000; June 27, July 6; A \$50,000-57,000. O C & 100

West st, 154, see Washington st, 248.

Washington st, 224, see Washington st, 248.

West st, 153, see Washington st, 248.

Washington st, 248, (1:129-39) ws, 54.4 n Park pl, 20.8x93.2x20.1x93; 4-sty bk loft & str bldg; A \$17,000-22,000; also WASHINGTON, 224, (1:128-51) nwc Barclay (nos 91-93), 32.11x55.2x15.2x57.1; 5-sty bk loft & str bldg; A \$36,000-43,000; also BARCLAY, 95, (1:128-23) ns, 57.1 w Washington, 23.7x100.5x21.2x100.7; 5-sty bk loft & str bldg; Mtg \$25,000; A \$23,000-36,000; also WEST, 153, (1:128-33) es, 63.2 n Barclay, 19.9x83.9x20x83.3; 4-sty bk loft & str bldg; A \$18,500-22,000; also WEST, 154, (1:128-34), es, 84.3 s Park pl, 19.8x 83.9x20x84.3; 4-sty bk loft & str bldg; Mtg \$22,000; A \$18,500-22,000; also PARK PL, 105, (1:129-22) ns, 50.1 e West, 23.5x 79.11x22.11x78.4; 5-sty bk loft & str bldg; A \$18,000-27,000; also BEACH, 74-76, (1:186-15) ss, 75 w Washington, 50.4x75.2x 50.5x74.11; 5-sty bk tnt; A \$30,000-50,000; Matilda O. Rhineland widow to T. J. Oakley Rhineland, 36 W. 52d, & Philip Rhineland, 16 E 55th; B&S; sub to mtg on portion of above \$387,500; June 30, July 3. nom

Washington Sq W, 31 (Macdougall st) (2:552-61) ws, 123 s Waverly pl, 26x110; 4-sty & b bk dwg; Fordham University to Elena Savini, 33 Washington sq; Mtg \$30,000; July 6; A \$31,000-36,500. nom

Waverly pl, 202-204, (2:611-22) swc Charles (nos 28-34), 38.10x75; 6-sty bk tnt & str; Saml Rodt et al to Margt M. Fritz, 419 W. 44th; Mtg \$46,000; June 28, July 6; A \$20,000-\$. O C & 100

6th st, 236 E, (2:461-26) ss, 105 w 2d av, 25.3x97; 5-sty stn tnt; Chas. R. Sommer et al exrs Anna M. Sommer to Edw C. Sommer, 75 W. 68th; Mtg \$12,000; June 30, July 6; A \$18,000-33,000. O C & 33,000

6th st, 236 E, (2:461-26); Chas R. Sommer et al to same; all R, T & I & B&S; Mtg \$12,000; June 30, July 6. partition & 100

7th st, 22-24 E, (2:462-10-11), ss, 75 e Hall st or pl, 94x90.10; 1-sty bk church & 2-sty bk rectory; re mtg; N.Y. Savgs Bk to N.Y. City Church Extens'n & Mission'y Soc of the Methodist Episcopal Church, 150 5th av; June 28, June 30; A \$7,200 & exempt-9,000 & exempt. 35,000

9th st, 647 E, (2:392-39), ns, 33 w Av C, 25x92.3; 4-sty bk tnt & str; foreclos, June 14, 1911; Chas L. Hoffman ref to Amalia H. Q. Millholland at Cumberland, Md.; Mtg \$15,500; June 30, July 1; A \$17,000-21,000. 1,000

9th st, 716 E, (2:378-15), ss, 208 e Av C, 25x93.11, 5-sty bk tnt & str; Nellie Goldman to David Fawlowitz, 642 E 5th; Mtg \$26,750; July 3; July 5; A \$16,000-27,000. O C & 100

9th st, 415 E, (2:437-45) ns, 200 e 1st av, 25x92.3; 5-sty bk tnt; Chas. R. Sommer et al exrs Anna M. Sommer to Chas. R. Sommer individ, 3 Rutherford pl; June 30, July 6; A \$17,500-27,000. O C & 27,000

9th st, 415 E; Edw. C. Sommer et al to same; all R, T & I & B&S; June 30, July 6. partition & 100

12th st, 521 E, (2:406-54), ns, 271 e Av A, 25x103.3, with all title to strip adj on east, 5-sty bk tnt & str; Jennie Jacob, widow, et al, heirs, &c, Aaron Jacob to Abraham Halprin, 1031 Union av; Mtg \$26,000; May 29; July 5; A \$17,000-31,000. O C & 100

12th st, 122 to 128 W, see 12th, 132 W.

12th st, 132 W, (2:607-27), sws, 300, nw 6 av, 25x103.3; 5-sty stn tnt; A \$17,000-36,000; also 12TH, 122 to 128 W, (2:607-28 to 31, sws, 212.6 nw 6 av, 88x103.3; 4 3-sty & b bk dwgs; A \$58,000-72,000; also 14TH st, 212 W, (2:618-26), ss, 225.1 w 7 av, 24.11x 131.6x25.8x131.5; 5-sty bk tnt; A \$23,500-38,000; Matilda O Rhineland widow, 18 W 48, to T J Oakley Rhineland, 36 W 52, & Philip Rhineland, 16 E 55; Mtg \$225,000; June 30; July 3. nom

13th st, 647 E, (2:396-39) ns, 88 w Av C, 27.6x103.3; 5-sty bk tnt & str; Wm. A. Kraus to Sarah Weiss, 647 E. 13th; Mtg \$22,100; Dec 17 '10; July 6; A \$14,500-31,000. 100

14th st, 212 W, see 12th st, 132 W.

14th st, 230-232 E, (2:469-23), ss, 231.9 w 2 av, 46.4x103.3; 6-sty bk tnt & str; Stuyvesant Constr. Co to Annie Roth, 1887 7 av; Mtgs \$70,000; July 1; July 3; A \$40,000-78,000. nom

15TH st, 285 W, (3:764-69) ss, abt 95 e 8th av, 25x103.1; 5-sty bk tnt & str; Chas R Sommer et al to Ida C Ries, 200 Amity st, Flushing, L.I.; All R T & I & B&S; Mtg \$11,000; June 30, July 6; A \$12,000-34,000. partition & 100

15TH st, 258 W; Chas R Sommer et al EXRS Anna M Sommer to same; Mtg \$11,000; June 30, July 6. 34,000

17th st, 221 W, see 18th st, 216 W.

17th st, 223-225 W, see 18th st, 216 W.

18th st, 218 W, see 18th st, 216 W.

18th st, 216 W, (3:767-all being lot 26), ss, 225 w 7 av, 25x141.11x25x141.6; also 18TH ST, 218 W, ss, 250 w 7 av, 25x142.4x 25x141.11; also 17TH ST, 221 W, ns, 229.2 w 7 av, 16.8x43.1x16.8x43.5; also 17TH ST, 223-225 W, ns, 245.10 w 7 av, 34.2x42.4x—x 43.1; 4 & 6-sty bk stable; Greenhut-Siegel-Cooper to Monahan Express Co Realty Dept, a corpn, 61 Greenwich av; June 30; July 3; A \$52,000-120,000. O C & 100

18th st, 230-222 W., (3:767-54-55), ss, 275 w 7th av, 50x143.2x50x142.4; two 4-sty bk tnts & str & three 3-sty bk tnts in rear; Emma L. Vidal & ano to Monahan Express Co, Realty Dept, a corpn, 61 Greenwich av; Mtgs \$40,000; June 30, July 1; A \$28,000-44,000. 100

21st st, 240 & 242 E, (3:901-38), ss, 117 w 2d av, 42x92, 6-sty bk tnt & str; Henry Kleindienst to Alex Greif, 231 E 33d; 1/4 part; A T; A L; July 3; July 5; A \$23,000-55,000. O C & 100

26th st, 122-124 W., (3:801-55-56), ss, 257.1 w 6th av, 42.10x98.9; 4-sty stn dwg & 4-sty stn bldg & str; Dennis McEvoy to Isaac L. Zinke, 129 W. 97th; Mtg \$50,000; Oct 20 '09; June 30; A \$38,000-42,000. 100

26th st, 122-124 W.; Isaac L. Zinke to Jos Manheimer, 212 E. 60th; Mtgs \$70,000; June 30. O C & 100

26th st, 358-360 W., (3:749-74-75), ss, 110 e 9th av, 40x98.9; two 4-sty bk tnt & str & two 3-sty bk tnts in rear; Leasehold Impt Co to Theo F. Wieland, 212 W. 130th; Mtgs \$22,000; June 30; July 1; A \$17,000-23,000. O C & 100

26th st, 502 W., see 10th av, 263-265.

30th st, 212 W, (3:779-51), ss, 167 w 7th av, 23x98.9; 5-sty bk tnt & str & 1-sty fr bldg in rear; Wm. C. Wieland et al, exrs, &c, Frank W. Wieland to Milton Mayer, 203 W. 117th; 1/2 part; June 15, June 30; A \$16,000-22,000. 17,800

30th st, 212 W; Theo. F. Wieland to same; 1/2 part; June 15; June 30. O C & 100

3rd st, 66 W, (3:839-82), ss, 120.10 e 6 av, 20.10x98.9; 4-sty stn tnt & str; also 38TH ST, 68 W, (3:839-83), ss, 100 e 6 av, 20.10x98.9; 4-sty stn tnt & str; Matilda O Rhineland, wid to T J Oakley Rhineland, 36 W 52, & Philip Rhineland, 16 E 55; B&S; Mtgs \$81,000; June 30; July 3; A \$126,000-160,500. nom

38th st, 68 W, see 38th st, 66 W.

41st st, 120 E, (5:1295-60), ss, 106 w Lex av, 19x98.9; 3-sty & b stn dwg; Isabella M. Hayes & ano trustees Stephen Hayes to Thos. L. Jaques, at Pelham, N. Y.; B&S; June 29; June 30; A \$14,000-18,000. 31,200

43d st, 207 E, (5:1317-6), ns, 130 e 3 av, 25x100.5; 4-sty bk tnt; Margt C. McDonald & ano to Katie Moeschken, 589 3 dav; Mtg \$6,000; June 30; A \$10,000-17,000. nom

44th st, 508 W, (4:1072-39), ss, 150 w 10 av, 25x100.5; 5-sty bk tnt & 3-sty fr tnt in rear; Eliza J. McClane to Wm. G. McClane, 508 W. 44th; Mtgs \$9,000; June 30; July 1; A \$9,000-14,000. 25

44th st, 148 W., (4:996-53 1/2), ss, 236.7 e Bway, 16.8x100.4; 5-sty stn dwg; Jno McQuirk to The Henry McCaddin, Jr., Fund for the Education of Candidates for the Roman Catholic Priesthood in the Poorer Dioceses of the U. S. of A. & elsewhere, 113 E. 117th; B&S; Mtg \$10,000; June 14; July 1; A \$33,600-34,500. nom

44th st, 413 W, (4:1054-24) ns, 200 w 9th av, 25x100.4, 2-sty fr & bk bldg & str; Margt M. Fritz to Saml Rodt, 65 E. 97; & Jacob Lipman, 481 W. 159th; June 28, July 6; A \$13,000-13,500. O C & 100

44th st, 411 W. (4:1054-25) ns, 175 w 9th av, 25x100.4; 4-sty bk tnt & 2-sty fr int in rear; Mary wife Jas Riley to Saml Rodt, 65 E. 97th, & Jacob Lipman, 481 W. 159th; June 28, July 6; A\$13,000-14,000.

O C & 100

45th st, 430 W. (4:1054-49) ss, 400 w 9th av, 25x100.4; 1 & 3-sty bk bldg; Terence H. Forrest to Remsen Holding Co., 170 Bway; July 5, July 6; A\$11,000-16,000.

nom

47th st, 606 W. (4:1094-38), ss, 125 w 11 av, 25x115.4; 1-sty fr bldg; Jno T Brady & Co to Jno E Jordan, 343 W 47; B&S; all liens; June 29; July 3; A\$9,000-9,000.

nom

48th st, 14 W. (5:1263-47), ss, 225 w 5 av, 25x100.5; 4-sty & b stn dwg; Henry A Stimson & ano, exrs Julia M Stimson, to Louise F Cerlain, 36 E 49; Mtg\$75,600; May 24; July 3; A\$78,000-\$88,000.

nom

48th st, 20 W, see 2d av, 1681.

48th st, 225 W. (4:1020-14), ns, 320 e 8 av, 20x100.5; 3-sty bk dwg; F. J. Pellos to Leonard L Hill, 131 W. 86th; Q.C.; Mtg\$30,000; June 29; July 1; A\$26,000-27,000.

nom

48th st, 315 E. (5:1341-9), ns, abt 200 e 2d av, —, 5-sty bk tnt & str & 2-sty bk tnt in rear; Agmt as to share ownership in bond and mtg; Mathilda Muller, 225 E 53d st, with Lawyers Title Insurance & Trust Co, 160 E Bway; June 29; July 5; A\$9,000-21,000.

nom

49th st, 247 W. (4:1021-6) ns, 125 e 4th av, 35x100.5; 4-sty bk sanitarium; CONTRACT; Stelle T. Edwards with Kath A Fitzpatrick; Mtg\$36,000; July 5, July 6; A \$27,000-34,000.

48,000

50th st, 554 W., (4:1078-60), ss, 100 e 11th av, 28.2x93.6; 6-sty bk tnt & str; Stephen H. Jackson to F. E. Platt Realty & Constn Co., 32 Bond; Mtg\$26,500 & A.L.; June 26, June 30; A\$10,000-24,000.

50th st, 114 W. (4:1002-40), ss, 175 w 6 av, 25x100; 2-sty bk bldg & str; Matilda O Rhineland, wid, 18 W 48, to T J Oakley Rhineland, 56 w 52, & Philip Rhineland, 16 E 55; B&S; June 30; July 3; A\$28,000-30,000.

nom

51st st, 517 & 519 W. (4:1080-22), ns, 525 e 11th av, 40x100.5, two 4-sty stn tnnts; Margaretha Eckert to Wm G Gehring, Town of Union, NJ; Mtg\$19,000; July 1; July 5; A\$14,000-26,000.

100

52d st, 46 E., (5:1287-42), ss, 218 e Madison av, 18x100.5; 5-sty & b bk dwg; re jugdt; Wm. H. Eagleson to Chas. Buek, 2 W. 72d; June 29, June 30; A\$38,000-72,000.

O C & 100

52d st, 46 E.; re mtg; Chas. Buek Const Co. to same; June 29, June 30.

5,000

55th st, 317-319 E. (5:1348-10), ns, 212.6 e 2d av, 37.6x100.5; Edw. R. Stehl to Geo. Tomes, 350 Halsey, Bklyn; Mtg\$34,000; June 29, June 30; A\$15,000-46,000.

O C & 100

55th st, 317-319 E. (5:1348); Geo. Tomes to Simon E. Osserman, 1157 Lex. av; Mtg\$42,000; June 29, June 30.

100

56th st, 421 W. (4:1066-24), ns, 300 w 9th av, 25x100.5; 5-sty bk tnt; Bertha Wolf to Annie M Jones, 306 W 46th; Mtg \$13,000; July 3; July 5; A\$11,000-20,000.

O C & 100

57th st, 348 E., (5:1349-34), ss, 175 w 1st av, 17x72.3x17x73.5; 3-sty & b stn dwg; Rosa Schulhof to The Church of St. John of Nepomuk, 289 E. 4th; Mtg\$7,500; June 30; A\$6,000-9,000.

nom

57th st, 350 E. (5:1349-32), ss, 115 w 1st av, runs w60xs73.5xse60.2xnn77.8 to beg; 1-sty bk synagogue; Shaarai Berocho (a religious society) to the Church of St John of Nepomuk, 289 E. 4th; Mtg\$16,000; June 29, June 30; A\$24,000-exempt.

41,000

61st st, 16 to 24 W. (4:1113-51 to 54), ss, 250 e Col av, 100x100.5, 5 5-sty stn tnnts; Chas B Barkley to The Locomobile Co of America, at Bridgeport, Conn; Mtg\$150,000; June 29; July 3; A\$116,000-228,000.

O C & 100

62d st, 2 W, see Central Pk W, 19-20.

66th st, 233 W., (4:1158-13), ns, 300 e West End av, 25x100.5; 5-sty bk tnt; Christopher B. Wyatt to Harry Ginsberg, 202 W. 67th; C & G; Mtg\$14,000; Dec 17 '10; July 1; A\$7,000-17,000.

nom

70th st, 409-411 E., (5:1465-9), ns, 213 e 1st av, 50x100.4; 6-sty bk tnt & str; Abr. D. Weinstein to Winston Holding Co., 320 Bway; A.L.; June 29; July 1; A\$17,000-60,000.

O C & 100

73d st, 228 E. (5:1427-31), ss, 154.2 w 2 av, 29.2x102.2, 5-sty stn tnt & str; Benj J Weil to Bertha Kaufmann, 1767 3 av; B&S; all liens; June 29; July 3; A\$13,000-26,000.

O C & 100

73d st, 228 E. (5:1427-31), ss, 154.2 w 2 av, 29.2x102.2; 5-sty stn tnt & str; Bertha Kaufmann to Benj J Weil, 247 W 73; B&S; all liens; June 29; July 3; A\$13,000-26,000.

O C & 100

73d st, 121 W. (4:1145-24), ns, 199.11 w Columbus av, 18.9x102.2; 4-sty & b bk dwg; Henry J. Hardenberg to Louis G. Friess, 972 Woodcrest av; Mtg\$17,000; June 29, June 30; A\$13,000-21,000.

O C & 100

74th st, 244-246 E. (5:1428-30-31) ss, 133.4 w 2d av, 33.4x102.2; two 4-sty bk dwgs; Olga Poetzsch to Frieda Hart, 59 W 119th; Mtg\$16,000; July 1, July 6; A\$14,000-21,000.

nom

75th st, 165 E. (5:1410-27), ns, 230 w 3d av, 20x102.2, 4-sty stn tnt; Betty Weiland to Sophie Saldinger, 165 E 75th; A. L.; Dec 27 '10; July 5; A\$12,000-17,000.

O C & 100

76th st, 31 W. (4:1129-14) ns, 307.5 e Columbus av, 20x100; 4-sty & b stn dwg; Jacob B. Smull exr Sarah M. Smull to Anna M. Brennen, at Newark, NJ; Mtg \$15,000; July 5, July 6; A\$20,000-36,000.

O C & 100

78th st, 175 & 177 E. (5:1413); satisfaction of assignmt of rents; London Realty Co to Chas S Faulkner; June 26; July 3.

78th st, 175-177 E.; satisfaction of assignment of rents; same to same; June 26; July 3.

79th st, 107 E., (5:1508-3), ns, 65 e Park av, 20x102.2; 3-sty stn dwg; Louis H. Hosmer to Edw. Harding at Terrie Rd, Fanwood, N. J.; Mtg\$20,000; May 13 '10; July 1; A\$24,000-29,000.

79th st, 432-6 E. (on map 432-434) (5:1473-32) ss, 144 w Av A, 50x102.2; 6-sty bk tnt & str; Abr. Goodman to Jos Horwitz, 95 W. 119th; Mtg\$53,000; July 5, July 6; A\$22,000-64,000.

O C & 100

80th st, 116-118 E. (5:1508-65 1/2-66) ss, 147.6 e Park av, 36.8x102.2; two 3-sty stn dwgs; Jas R. Roosevelt to Mary U. Hoffman, 107 E. 36th; Mtg\$16,000 & A.L.; June 14, July 6; A\$23,000-33,000.

O C & 100

81st st, 20 E. (5:1492-61) ss, 115.7 w Madison av, 20.5x102.2; 4-sty stn tnt; Emanuel Heilner et al to Lee Kohns, 127 W. 79th; Mtg\$42,000; June 8, July 6; A\$44,000-55,000.

100

82d st, 302 E. (5:1544-49 1/2), ss, 64 e 2 av, 18x51.2, 3-sty stn dwg; Vincent Kaldrovics to Max Greenberg, 346 E 77; all liens; July 1; July 3; A\$4,000-6,000.

nom

82d st, 129-131 E., (5:1511-15-16), ns, 5 w Lexington av, 50x102.2; two 4-sty stn tnnts; Hyman Sarnor to Jas. S. Murphy, 16 East 130th; Mtg\$38,000; June 28; July 1; A \$31,500-47,000.

O C & 100

83d st, 28 W., (4:1196-45 1/2), ss, 313 w Central Park W., 18x102.2; 4-sty & b bk dwg; Louise A. Koenig to David H. M. Gillespie, 228 W. 82d; Mtg\$18,000; Jun 30; A\$12,500-21,500.

100

83d st, 312 W. (4:1245-31) ss, 119 w West End av, 18.6x102.2; 3-sty & b stn dwg; Chas. P. Mundorff to Jas A. Allen, 590 7th av; Mtg\$17,500; July 5, July 6; A \$12,000-17,500.

O C & 100

83d st, 28 W.; David H. M. Gillespie & Lillian B. his wife, to Mary E. Gillespie, 222 W. 82d; Mtg\$18,000; June 30.

100

84th st, 251-263 W., see Bway, 2321-31.

85th st, 201 W., see Ams. av, 520-528.

86th st, 152 W., (4:1216-54), ss, 247 e Amsterdam av, 23x106.10; 5-sty stn dwg; Wm. C. Strange to Olivia P. Hoe, 180 W. 59th; Mtg\$35,000; June 28; Jun 30; A\$19,000-45,000.

O C & 100

86th st, 310 W. (4:1247-40) ss, 181 w West End av, 20x102.2; 4-sty & b stn dwg; Grant M. McDonald to Israel Lebowitz, 854 West End av, & Cornelius J. Behan, 715 Argyle rd, Flatbush, Bklyn; May 26, July 6; A\$14,500-28,000.

O C & 100

87th st, 314 W. (4:1248-41), ss, 200 w West End av, 20x100.8, 3-sty & b stn dwg; Geo F Parson to Reliant Holding Co, 160 E Bway; Mtg\$15,000; June 29; July 5; A \$12,000-22,000.

O C & 100

87th st, 314 to 320 W. (4:1248-41 to 43), ss, 200 w West End av, 80x100.8, four 3-sty & b stn dwgs; Reliant Holding Co to Brixton Constn Co, 808 West End av; Mtg \$76,000; July 5; A \$48,000-88,000.

O C & 100

87th st, 241-247 E., see 2d av, 1681.

88th st, 153 E., see 2d av, 1681.

88th st, 149 W. (4:1219-16) ns, 374 e Ams av, 17x100.8; 3-sty & b stn dwg; Bertha Beringer to Robt. S. Morris, 152 E. 71st; Mtg\$12,000; July 5, July 6; A\$8,500-16,000.

O C & 100

89th st, 202-208 E., see 2d av, 1681.

89th st, 164-166 E., see 2d av, 1681.

89th st, 146-148 E., see 2d av, 1681.

89th st, 150-156 E., see 2d av, 1681.

90th st, 300 W., see West End av, 619.

90th st, 41 W. (4:1204-15) ns, 442 w Central Park W, 19x100.8; 4-sty & b stn dwg; Geo. F. Ferris to Maffitt Smith, 43 W. 90th; Mtg\$15,000; July 6; A\$13,000-23,000.

O C & 100

91st st, 334 E., (5:1553-33), ss, 150 w 1st av, 25x100; 5-sty stn tnt; Saml Meyer to Fredk E. Bauer & Edna L., his wife, tenants by entirety, 408 W. 145th; Mtg \$22,000; June 29; June 30; A\$8,500-22,000.

O C & 100

91st st, 163 W. (4:1222-6 1/2), ns, 132 e Amsterdam av, 17x100.8; 3-sty & b stn dwg; Mary Stein to Berney Realty Co, 41 Liberty; Mtg\$14,500; June 29, June 30; A \$8,500-16,500.

O C & 100

92d st, 308-310 E. (5:1554-45-46), ss, 150 e 2d av, 50x100.8; two 5-sty bk tnnts & str; Moritz Weisberger to Riza Weisberger, 46 Av A; A.L.; July 5, July 6; A \$17,000-43,000.

nom

92d st, 312-314 E., see 2d av, 1681.

93d st, 21 W., see 128th st, 40 W.

93d st, 21 W. (4:1207-21 1/2), ns, 268 w 8th av, 20x100.8; 4-sty & b bk dwg; Adolf H. Landeker to Melanie Hamet & Elise Mollard, both at 21 W. 93d; Mtg\$16,000; June 30, July 6; A\$10,000-14,000.

nom

93d st, 31 W. (4:1207-17 1/2) ns, 413 e Columbus av, 19x100.8; 4-sty & b stn dwg; Mary W. Finley to Dorothea H. Simmons, 119 W. 93d; Mtg\$15,000; July 5, July 6; A \$9,500-13,000.

O C & 100

97th st, 222 E. (6:1646-35), ss, 335 e 3 av, 25x100.11; 4-sty stn tnt; Abr Rabinowitz to Martha Thompson, 214 E 79; Mtg\$11,000 & all liens; June 14; July 3; A \$9,000-15,000.

O C & 100

99th st, 225 E., (6:1649-17), ns, 180 w 2d av, 37.6x100.11; 6-sty bk tnt & str; Pauline Kaplan to Abr I. Tamor, 1802 Clinton av; Mtg\$28,000; June 30; A\$13,500-44,000.

O C & 100

100th st, 405 E., (6:1694-6), ns, 100 e 1st av, 37.6x100.11; 6-sty bk tnt & str; Gustavo Gallani to Isidor Back, 555 W. 151st; Mtg\$30,000; June 30; July 1; A\$10,000-40,000.

O C & 100

100th st, 177 E., see Lexington av, 1561-1563.

101st st, see c Lexington av, see Lexington av, 1575-1577.

101st st, 327 E., (6:1673-17), ns, 228.6 w 1st av, 28.6x100.11; 6-sty bk tnt & str; Nicola Bochicchio et al to Brown Weiss Realities, 63 Park row; Mtg\$25,750; June 30; July 1; A\$8,000-33,000.

100

103d st, 89 W. (7:1839-6), n s, 127 e Columbus av, 27x100.11; 5-sty bk tnt; Jacob H. Haffner et al to Nicholas J. Griffith, 526 W. 113th; Mtg\$25,000; June 19, July 6; A\$14,000-31,000.

O C & 100

104th st, 21-23 E., (6:1610-9), ns, 200 e 5th av, 50x100.11; also 104TH ST., 29-31 E., (6:1610-13) ns, 300 e 5th av, 50x100.11; two 6-sty bk tnnts & str; Abr. D. Weinstein to Winston Holding Co, 320 Bway; A.L.; June 29, July 1; A\$48,000-128,000.

O C & 100

104th st, 29-31 E., see 104th, 21-23 E.

105th st, 58 E., (6:1610-50), ss, 280 w Park av, 25x100.11; 5-sty bk tnt; Andrew Feeney et al to Oscar Bauer, 35 Bay 32d, Bklyn; Mtg\$23,000; June 10, June 30; A\$11,000-25,000.

O C & 100

105th st, 331 E. (6:1677-15), ns, 350 e 2d av, 30x100.11, 6-sty bk tnt & str; Thos C Larkin (ref) to Wilson M Powell, 324 W 58th; Foreclos, June 29; June 30; July 5; A\$8,500-32,500.

26,000

110th st, 16 E. (6:1615-61), ss, 125 w Madison av, 25x100.11; also 110TH ST., 18 E. (6:1615-60), ss, 100 w Mad av, 25x100.11 two 5-sty bk tnnts & str; See-Em Holding Co. to Victor A. Edwards, 101 W. 85th; Mtg\$37,000; June 30; A\$28,000-58,000.

O C & 100

100th st, 18 E., see 110th st, 16 E.

111th st, swc 5th av, see 5th av, swc 111th.

111th st, 307 E. (6:1683-6), ns, 129.2 e 2d av, 27.1x100.11; 6-sty bk tnt; Jos. Rusciano to Concetta Rusciano, his wife, 307 E. 111th; 1/2 part; A.L.; June 14, July 1; A\$7,500-14,500.

nom

111th st, 323-329 E., (6:1683-14-15), ns, 325 e 2d av, 100x100.10; 2-sty bk & fr bldgs of coal yd; Isaac Lewenthal to Kaufman & Lewenthal Realty Co, 206 Division; Mtg\$20,000; June 29; June 30; A\$29,000-36,500.

nom

111th st, 307 E.; P.A.; Concetta Rusciano to Jos. Rusciano, her husband, 307 E. 111th; June 14, July 1.

111th st, 115 E. (6:1639-7), ns, 127.6 e Park av, 15.11x100.11; 3-sty stn dwg; Harry Dubinsky to Rose Daniels, 2147 Arthur av; June 2; July 3; A

121st st, 436 E. (6:1808-35), ss, 200 w Pleasant av, 24.4x100.11; 5-sty bk tnt; Louis Rubin to Danl Biersack, 280 E. 201st; 1/2 r, t & i; Mtg\$24,175; June29, June30; A\$6,000-22,000. **300**

121st st, 330-332 E. (6:1797-42), ss, 300.7 e 2d av, 49.4x100.10; 6-sty bk tnt & str; Keats Co. to Alfred H. Ackers, 233 W. 128th; B&S; Mts\$44,000; June29, June30; A\$15,000-55,000. **O C & 100**

121st st, 330-332 E.; Alfred H. Ackers to Keats Co., 135 Eway; B&S; Mtg\$44,000; June29, June30. **O C & 100**

123d st, nwc Pleasant av, see Pleasant av, 445-451.

123d st, 129-131 E. (6:1772-13) ns, 290 e Park av, 41.8x100.11; 6-sty bk tnt & str; Zeld Berkowitz to Osias Karp, 601 W. 140th; A.L.; July1, July6; A\$14,500-50,000. **O C & 100**

124th st, 425 W, see 124th st, 433-7 W

124th st, 433-437 W. (7:1965-13-15), ns, 300 e Amsterdam av, 91.8x100.11; two 6-sty bk tnts; A\$—\$—; also 124TH ST, 425, (7:1965-19), ns, 433.4 e Amsterdam av, 41.8x100.11; 6-sty bk tnt; A\$—\$—; Speedway Realty Co to Philip Krauss, 159 E. 92d; June29; June30. **nom**

124th st, 433-437 W. (7:1965-13-15), ns, 300 e Amsterdam av, 91.8x100.11; two 6-sty bk tnts; A\$—\$—; also 124TH ST, 425 W., (7:1965-19), ns, 433.4 e Amsterdam av, 41.8x100.11; 6-sty bk tnt; A\$—\$—; Philip Krauss to Speedway Realty Co., 31 Nassau; Mtg\$128,000; June30. **nom**

126th st, 225 E. (6:1791-11 1/4), ns, 254.6 e 3d av, 17x99.11; 5-sty bk tnt; Albt Schalkenstein to Abr. Fisch, 129 Rivington; Mtg\$10,000; June16, June30; A\$5,700-16,000. **nom**

127th st, 449 W. (7:1967-50) ns, 225.9 e Ams av, 25x113.6x25.3x110, except part for 127th, 1 & 2-sty bk & fr shop; Benj. G. Paskus to Bernheimer & Schwartz Pilsener Brewing Co, 128th & Ams av; Mtg\$3,000; June26, July6; A\$6,500-6,500. **nom**

128th st, 10 E. (6:1752-66), ss, 150 e 5th av, 20x99.11; 3-sty stn dwg; Saml J. Guthrie to Jas L. Clare, 5 W. 122d; Mtg \$14,000; June30; A\$8,500-16,000. **nom**

128th st, 25 E. (6:1753-14), ns, 70 w Madison av, 20x99.11; 3-sty stn dwg; A\$9,000-14,000; also MADISON AV., 2020, (6:1753-15), nwc 128th, 19.11x70; 3-sty stn dwg; A \$14,000-19,000; Lucy A. Kennelly to Murray Hill Park, a corp, 110 W. 34th; Mtg \$32,500; May16; July1. **nom**

128th st, 40 W. (6:1725-55), ss, 397.6 e Lenox av, 37.6x99.11; 6-sty bk tnt; A\$18,000-56,000; also 93D ST, 21 W., (4:1207-21 1/4), ns, 268 w Central Park W., 20x 100.8; 4-sty & b bk dwg; A\$10,000-14,000; re jdgmt; Christian A Siebold to Louise Borges & Adolf H Landeker, at Plainfield, N. J.; June30; July3. **nom**

130th st, 16 E. (6:1754-63), ss, 176.11 w Madison av, 16.8x99.11; 3-sty bk dwg; Jno S. Murphy to Hyman Sarner, 122 E. 86th; June30; July1; A\$6,500-11,500. **O C & 100**

130th st, 118 W. (7:1914-42), ss, 200 w Lenox av, 25x99.11; 5-sty bk tnt; Abr. S. Iserson to Rutgers Constn Co, 82 Rutgers slip; Mtg\$25,000; June29, June30; A\$11,000-31,000. **O C & 100**

130th st, 122 W. (7:1914-43), ss, 225 w Lenox av, 25x99.11; 3-sty & b stn dwg; Abr. S. Iserson to Rutgers Constn Co, 82 Rutgers slip; Mtg\$15,000; June29; June30; A\$11,000-17,000. **O C & 100**

131st st, 142 W. (7:1915-52), ss, 267.11 e 7th av, 32x99.11, 7-sty bk tnt; Saml Keeler to Marry or Mary E Maryatt, at Morsemere, Bergen Co, NJ; Mtg\$60,500; June30; July5; A\$14,000-60,000. **O C & 100**

133d st, 211 W. (7:1939-25 1/2), ns, 140 w 7th av, 20x99.11; 3-sty & b stn dwg; Mary M. A. O'Sullivan to Saint Philips Parish Home, 1119 Boston rd; Mtg\$10,000; June 29, June30; A\$8,800-11,000. **O C & 100**

134th st, 73 W, see 134th st, 71 W.

134th st, 75 W, see 134th st, 71 W.

134th st, 71 W. (6:1732-11 1/2), ns, 242.6 e Lenox av, 17.6x99.11, 3-sty bk tnt & str; A\$6,300-8,000; 134TH ST, 73 W., (6:1732-11), ns, 225 e Lenox av, 17.6x99.11, 3-sty bk tnt & str; A\$6,300-8,000; 134TH ST, 75 W., (6:1732-10), ns, 207.8 e Lenox av, 17x 99.11, 3-sty bk tnt & str; A\$6,300-8,000; Adolf Klemt to Julia Klemt his wife, 239 W 126th; A.L.; June30; July5. **O C & 100**

134th st, nwc 12th av, see 12th av, nwc 134th st.

135th st, swc 12th av, see 12th av, nwc 134th st.

135th st, 118 W. (7:1919-45) ss, 275 w Lenox av, 24.11x99.11; 5-sty bk tnt & str; Saml J. Bettman to Waverly Constn Co, 897 Grant av; Mtg\$18,000; June5, July6; A \$13,000-26,000. **O C & 100**

136th st, 133 W. (7:1921-18) ns, 399.6 e 7th av, 16.6x99.11; 4-sty bk dwg; Fannie Hano to Philip Hano & Co, 806 Greenwich; Mtg\$9,000 & A.L.; July5, July6; A \$7,200-11,500. **nom**

138th st, 603-605 W. (7:2087-25), ns, 100 w Bway, 75x99.11; 6-sty bk tnt; Joshua Velleman to Lerrita T. Scarritt, at East Orange, N.J.; Mtg\$75,000; June30; July1; A\$27,000-94,000. **O C & 100**

142d st, 219 W. (7:2028-21), ns, 250 w 7 av, 25x99.11; 5-sty bk tnt; Amanda Hoemssen, 219 W 142, to Benenson Realty Co, 407 E 153; Mtg\$20,000; July1; July3; A\$8,500-20,500. **nom**

143d st, 200 W, see 7th av, 2454.

144th st, 470 W. (7:2059-28) ss, 65 e Ams av, 17.6x99.11; 4-sty & b bk dwg; Wm. P. Allen trustee Jno E. Allen decd to Helen M. Allen, 470 W. 144th; Jno E. Allen, 558 W. 164th; & Esmeralda M. Allen, 470 W 144th, HEIRS of Jno E Allen decd; B&S & Confirmation deed; Nov1'10; July6; A\$4,900-14,000. **nom**

144TH st, 470 W. (7:2059-28) ss, abt 65 e Ams av; —x—; 4-sty & b bk dwg; also (2:558); Trust Agmt; Jno E Allen with Wm P Allen, 54 Wall st as Trste to manage etc; Oct23'95; re-recorded from Apr9'06; July6; A\$4,900-14,000. **nom**

144th st, 470 W; Jno E Allen et al to Thos. A. Roe, 562 W. 173d; Mtg\$6,500; July6. **O C & 100**

144th st, 470 W; Thos A Roe to Geo W. Simpson, 468 W. 144th; Mtg\$13,000; July5, July6. **O C & 100**

145th st, 151-153 W. (7:2014-11), ns, 220 e 7th av, 40x99.11; 6-sty bk tnt & str; J. Harper Skillin to Walter H. Warren, at New Rochelle, N.Y.; Mtg\$51,000; July25 '07; June30; A\$20,000-53,000. **100**

146th st, 226-228 W. (7:2031-48), ss, 337.6 w 7 av, 37.6x99.11; 6-sty bk trt & str; Moses J Cohen to Beka Stein, 211 E 28; Mtg\$34,000; June30; July3; A\$12,000-40,500. **O C & 100**

146th st, 523 W. (7:2078-17), ns, 350 w Ams av, 50x99.11; 1 & 2-sty bk postoffice; Jno E Scharsmith to Geeps Realty Co, 331 Mad av; Mtg\$50,000; Jan28; July3; A\$11,000-\$. **O C & 100**

149th st W. (7:2034-41), ss, 175 w 7 av, 100x99.11, vacant; foreclos, June19'11; Jno G Saxe to City Real Estate Co, 176 Bway; June24; July3; A\$28,000-28,000. **21,000**

151st st, 452 W. (7:2065), ss, 254 e Ams av, 21x99.11; P.A.; Eliz J. wife of & Peter Dougan to Jas Dougan, at Hackensack, N.J.; Feb17; July1. **—**

151st st, 452 W. (7:2065-54), ss, 254 e Amsterdam av, 21x99.11; 5-sty bk tnt; Eliz J. wife of & Peter Dougan to Sarah M. Sandford, at Belleville, N.J.; Mtg\$18,000; June30, July1; A\$5,800-17,500. **O C & 100**

151st st, 517 W. (7:2083-23), ns, 200 w Amsterdam av, 33.4x99.11; 5-sty bk tnt; Fredk E. Bauer to Saml Meyer & Alida his wife, tenants by entirety, 334 E. 91st; Mtg\$33,500; June29, June30; A\$14,500-35,000. **O C & 100**

152d st, 617 W. (7:2099-22), ns, 200 w Bway, 50x99.11; 5-sty bk tnt; Celia Uhlfelder & ano to Jos Boltan, 147 Clinton; Mtg\$54,000; June30; A\$15,000-50,000. **O C & 100**

152d st, 301-303 W, see 8th av, 2851.

152d st, 617 W. (7:2099-22), ns, 200 w Bway, 50x99.11; 5-sty bk tnt; re mtg; Saml Gotthelf to Celia Uhlfelder, 1460 Lex av & Emma Weinberg, 1425 Mad av; Q.C.; June29; July1; A\$15,000-50,000. **1,500**

153d st, 461 W. (7:2068-7) ns, 156 e Ams av, 19x99.11; 3-sty & b stn dwg; Jennie A. Harriot to Jos. Kelly, 321 Webster av, Jersey City, N.J.; July5, July6; A\$5,300-14,500. **nom**

158th st, 543-551 W. (8-2117-61) ns, 125 e Bway, 100x99.11; 6-sty bk tnt; Melvin Realty Co to Lou Pegram, 530 W. 150th; Mtg\$140,000; June22, July6; A\$—\$. **nom**

158th st, 491 W, see St Nich av, 961.

159th st, swc St Nich av, see St Nich av, 961.

169th st, 551 W., see Audubon av, 80.

169th st, 517-519 W. (8:2126-54-55) ns, 95 e Audubon av, 50x81.7, vacant; Katie wife Bartholomans Eid to Wm Hobson, 614 W. 181st; Mtg\$13,000; July3, July6; A\$10,000-10,000. **100**

170th st, sec Ft Washington av, —x—, see Ft. Wash av, sec 170th.

171st st W. (8:2139-199), ns, 95 w Ft Washington av, 25x100; 1-sty fr bldg in rear; Charlotte G, wife of & Paul Halpin to Engelbert Neus, 590 W 174; Mtg\$10,000; June26; July3; A\$3,800-8,000. **O C & 100**

177th st, 601 W, see St. Nicholas av, 1341.

179th st, 664 W, see Bway, 4212.

Amsterdam av, 520-528 (4:1233-291), n wc 85th, 201, 102.2x70; three 5-sty bk tnts & str; Jno Palmer to Geo. C. Engel, 201 W. 79th; Mtg\$155,000; June22; June30; A \$90,000-175,000. **O C & 100**

Amsterdam av, 287-293. (4:1145-62-64), es, 97.8 n 73d, 80.8x100, four 4-sty stn tnts; Patk Kiernan to Ranald H. Macdonald, 137 Riverside Drive; Mtg\$75,000; June 30; July1; A\$84,000-112,000. **O C & 100**

Av B, 131. (2:391-3) es, 117.6 s 9th, 23.6 x93; 5-sty bk tnt & str & 4-sty bk tnt in rear; Peter Gorth to Frieda Hart, 59 W. 119th; July1; A\$18,000-25,000. **omitted**

Amsterdam av, 928-930 (7:1877-33-34), ws, 59.9 s 106th, 41.1x100; two 5-sty stn tnts & str; Geraldine B. Boochever et al to Louise Kissling, 38 No. 10th av, Mt Vernon, N.Y.; Mtg\$49,000; June30, July1; A\$31,000-44,000. **100**

Audubon av, 80 (8:2126-21), nwc 169th st (no 551), 26.10x100; 6-sty bk tnt & str; Trial Realty Co to Form Realty Co, 200 Bway; A.L.; June30; A\$13,000-37,000. **O C & 100**

Broadway, 1966-1968. (4:1138-32) es, 57.7 n 66th, runs e16.5xn25.1xe100 to ws Columbus av, (no 146) xn25.1xw142.2 to es Bway, xs56.4 to beg; 4-sty bk office & str bldg; Louis J. de Milhrau to Morris Weinstein, 22 Mt Morris Park W.; A.L.; July1, July6; A\$85,000-125,000. **O C & 100**

Broadway, 4212-4216. (8:2163-8), sec 179 (no 664), 102.1x106.3x100x85.8; 6-sty bk tnt & str; Centre Realty Co to Adolf Fink, 409 6 av, & Elias S Manee, 1897 Mad av; Mtg\$185,000; July1; July3; A \$65,000-179,000. **O C & 100**

Broadway, 2321-2331. (4:1232-5 1/2-12), nwc 84th, (nos251-265), 102.5x140.7x102.2 x133.5; seven 3-sty bk dwgs, one 2 & one 3-sty bk tnts & str; Sarah L. Jackson et al, exrs, & C. Wm. H. Jackson to Bendheim Constn Co, 128 Bway; Mtg\$132,000; June 29; June30; A\$181,000-218,500. **435,000**

Bowery, 231-233. (2:426-10), es, 199.9 s Stanton, runs e 174.9xn49.11xw75xn0.11x w105.1 to Bowery, at pt 148.3 s Stanton, xs 51.6 to beg, 5 & 6-sty bk loft & str bldg, with machinery, &c; foreclos (Apr21); Adam Wiener ref to Stephen G. Thomas, 300 W. 106th; Apr28; June30; A\$60,000-140,000; \$1000 over and above all liens. **1,000**

Bowery, 231-233; Stephen G. Thomas to Comity Mortgage Co, 40 Wall; C a G; Mtg\$120,000 & A.L.; June7; June30. **1,000**

Central Park West, 19-20. (4:1114-33-35), swc 62d, 2, 100.5x100; 4-sty & b bk dwg & 3-sty bk loft bldg; foreclos (May 31'11); A. Welles Stump ref, Wm. R. Morgan, Old Beach rd, Newport, R.I., & Thos. Morgan, 130 W. 86th, exrs Wm. R. Morgan decd 1/2 part, and Louis E. Frith, 35 W. 37th, exr, &c, Maria L. Frith decd 1/2 part, & Wm R. Morgan, Thos. Morgan each 1/2 part, Chas. Moran, Jr., 56 E. 81st, Maria L. Hoyt, 46 E. 53d; Rosalie E. Knapp, 158 E. 64th, & Helen D. Moran, 46 E. 53d, each 1-32 part individ; June28; June30; A\$195,000-205,000. **325,000**

Convent av (7:1970), es, from 130th to 135th; agt modifying restrictive covenants as to lots 241 to 244 of pty 1st pt; Female Academy of the Sacred Heart with Danl T. McGuire, 45 E. 42d, et al; June10; June 30; **nom**

Convent av (7:1970); same property; similar agt as to lots 220-227; same with Wm. M. Lawson, 2131 Bway et al; June 11; June30. **nom**

Convent av (7:1970); same property; similar agt as to lots 246 & 247; same with same; June10; June30. **nom**

Convent av, (7:1970); same property; similar agt as to lot 245; same with Jno Robertson, 2210 Andrews av, Wm Gammie, 841 West End av; June10, June30. **nom**

Convent av (7:1970); same property; similar agt as to lots 248-251; same with the Metropolitan Impt Co., 100 Bway; June10, June30. **nom**

Convent av, (7:1970); same property; similar agt as to lots 252-253; same with Golde & Cohen, 198 Bway; June10, June 30. **nom**

Columbus av, 146, see Bway, 1966-1968.

Edgecombe av, 169-171. (7:2051-81), ws, 475 s 145th, 40x100; 5-sty bk tnt; Hyman D. Baker et al to Sargold Realty Co., 625 Bway; Q.C.; June27, June 30; A \$10,500-38,500. **nom**

Ft Wash av, (8:2138-134), sec 170 runs e94.10xs90xe0.2xs36.1xw90.8 to av, xn126.5 to beg; 6-sty bk tnt; Herbert Dongan Constn Co to Julien T. Davies at Great River, Suffolk Co, N.Y.; Mtg\$180,000; June 29, June30; A\$46,000-185,000. **O C & 10,000**

Lenox av, 67 (7:1823-32), ws, 75.11 n 113th st, 25x100, 5-sty bk tnt & str; Annie Greenthal to Anna M Giesin, 100 W 113th; Mtg\$39,000; July1; July5; A\$22,000-34,000. **O C & 100**

Lexington av, 1561-1565 (6:1628-22), n e c 100th st (No 177), 50.11x95, 6-sty bk tnt & str; Abr R Lawrence (ref) to Bernhard Mayer, 41 E 72d st; Mtg \$65,000; Foreclos, June1; June9; July5; A \$32,500-75,000. **1,000**

Lexington av, 1575-1577. (6:1628-50), s e c 101st st, 50.11x95, 6-sty bk tnt & str; Abr R Lawrence (ref) to Bernhard Mayer, 41 E 72d; Mtg \$60,000; Foreclos, June 1; June9; July5; A\$32,500-75,000. **1,000**

Lexington av, 1567-1569 (6:1628-20), es, 50.11 n 100th st, 50x95, 6-sty bk tnt & str; Abr R Lawrence (ref) to Joseph L B Mayer, 944 Park av; Mtg\$48,000; Foreclos, June1; June9; July5; A\$24,000-60,000. **1,000**

Lexington av, 1571-1573. (6:1628-52), e s, 50.11 s 101st st, 50x95, 6-sty bk tnt & str; Abr R Lawrence (ref) to Bernhard Mayer, 41 E 72d; Mtg \$48,000; Foreclos, June1; June9; July5; A\$24,000-60,000. **1,000**

Lexington av, 1803-1809. (6:1640-21), nec 112 (nos 147-149), 100.11x41.8; 5-sty bk tnt & str; Leopold J Block to Jno Block, 527 W 143; Mtg\$60,000; June12; July3; A\$33,000-62,000. **O C & 100**

Lexington av, 1333-1335, see 2d av, 1681.

Lexington av, es, 50.8 s 89, see 2d av, 1681.

Lexington av, 1875. (6:1644-52-53 1/2), sec 117th, (Nos 154-156), 100.11x34.9; three 3-sty bk dwgs; Jno McQuirk to the Henry McCaddin, Jr, Fund for the Education of Candidates for the Roman Catholic Priesthood in the Poorer Dioceses of the U. S. of A. and elsewhere, 113 E. 117th; Mtg \$20,000; June14, July1; A\$23,500-31,500. **nom**

Lexington av, 362. (5:1295-17 1-5), ws, 78.9 n 40th, 20x25; 4-sty & b stn dwg; Anna H. Westervelt to Cornelia E. Brown, 362 Lex av; Mtg\$3,058.71; June29; June30; A\$8,000-11,000. **O C & 100**

Lexington av, 1635-1637. (6:1631-20-21), es, 50.11 n 103d, 50x95, two 4-sty stn tnts; Rosa Bokor et al to Curtiss P. Byron, 2224 Ams av; Mtg\$29,000; June30; July1; A\$22,000-35,000. **O C & 100**

Madison av, 1677. (6:1617-21 1/4), es, 30.3 n 111th, 15.3x70; 4-sty stn bldg & str; Hannah Kreps to Lena Dreihauf, at Jersey City, N.J.; A.L.; July1; A\$8,000-10,000. **nom**

Madison av, 1677. (6:1617-21 1/4), es, 30.3 n 111th, 15.3x70; 4-sty stn bldg & str; Bertha Stanger to Hannah Kreps, at Jersey City, N.J.; A.L.; June30; A\$8,000-10,000. **nom**

Madison av, 1824-1830. (6:1745-55-58), swc 119th, 80.11x75, two 6-sty bk tnts & str; Golde & Cohen to Elias A. Cohen, 49 W. 113th; Mtg \$78,500 & A.L.; June30; A \$48,000-112,000. **100**

Madison av, 2020, nwc 128th, see 128th st, 25 E.

Madison av, 312 (5:1276-57), ws, 36.7 s 42d st, runs w 28 x s 7.5 x w 0.9 x s 16 x w 23.3 x s 18.9 x e 18.9 x n 11.5 x e 4.6 & 28.9 to av x n 30.9 to beg, 5-sty stn tnt & str; Palher Realty Co to City Real Estate Co, 176 B'way; Mtg\$150,000; July5; A\$125,000-130,000. 100

Pleasant av, 445-451, (6:1811-21-24), nwc 123d, 100.11x87.11, 1-sty fr bldgs & vacant; Herman M. Solomon to Saml Solomon, 119 Nassau; B&S; 1/2 pt; Mtg\$15,000 & A.L.; June28, June30; A\$24,500-24,500. O C & 100

Park av, 1227, (5:1524-4), es, 75.8 n 95th st, 25x90; 5-sty stn tnt; Augustus Milleg to Harry C. Hart, 133 E. 92d; Mtg\$21,000; June30; A\$17,000-27,000. 100

St Nicholas av, 961 (8:2108-87), nwc 158, (no 491), 203.2 to 159 x41.1x199 to 158 x78.5; 6-sty bk tnt; Allen W Rose to Llewellyn Realty Co, 35 Nassau st; Mtg \$217,000; June27; July3; A\$43,000-130,000. nom

St Nicholas av, 1341, (8:2144-45) nwc 177th st (no 601) 94.11x100, vacant; Lou Pegram to Melvin Realty Co, 171 B'way; Mtg\$50,000; July5, July6; A\$49,000-49,000. O C & 100

West Bway, 445-449, see Prince st, 143-145.

West End av, 619, (4:1250-100), swc 90th (300), 24x90; 4-sty & b bk dwg; Chas Mehler to Chas. A. MacPherson, 126 Bigelow, Newark, N.J.; Mtg\$43,000; May24, June30; A\$26,000-45,000. O C & 100

West End av, 619, (4:1250-100), swc 90th; 300, 24x90; 4-sty & b bk dwg; Chas. A. MacPherson to "89-90 Company," a corpn, 165 B'way; Mtg\$43,000; June30; A\$26,000-45,000. O C & 100

1st av, 1624 (5:1564-4), es, 61.2 n 84th, 20.4x100; 5-sty bk tnt & str; Emilie Talbot to Emanuel Ornstein, 1592 Av A; Mtg \$15,000; June30; A\$10,000-23,000. O C & 100

1st av, 1620, (5:1564-2), es, abt 25 n 84, —x—; 2-sty bk tnt & str; Frances A Hunter to Geo W Fanning, 37 5 av; June 5; July3; A\$7,500-9,000. O C & 100

1st av, 1771-1775, see 2d av, 1681.

1st av, 1663, (5:1549-29) ws, 49.2 s 87th, 26x73; 4-sty bk tnt & str; Chas. F. Schirmer & ano exrs, &c, Margaretha F. Rosenberger to Hermann Kopp & Bernhard Schaeffer both at 401 E. 87th, as joint tenants; July6; A\$10,500-18,500. 20,600

2d av, 2428, (6:1801-4) es, 80.11 n 124th, 20x80; 3-sty stn tnt; Chas. Lewin to Henry H. Korn cor Fulton & Primrose av, Mt Vernon, N.Y.; Mtg\$8,000 & A.L.; May6, July6; A\$8,000-10,500. nom

2d av, 531, (3:910-31), ws, 88.5 s 30, 17.6x100, 4-sty & b stn dwg; Jno McDermott to Mary Finley, 529 2d av; Mtg\$11,000; July1; July 3; A\$12,000-14,500. O C & 100

2d av, 1681, (5:1533-20 to 22), nwc 87, (nos 241-247), runs n 25.8xw75x11.75xw75x s100.8 to ns 87 xe150 to beg; 4 5-sty bk & stn tnts, str on c; A\$52,500-96,500; also 88TH ST, 153 E, (5:1517-24), ns, 100 e Lex av, 75x100.8; 4-sty bk tnt & vacant; A\$13,000-23,000; also LEX AV, (5:1517-52 & 53), es, 50.8 s 89, 50x100; vacant; A\$34,000-34,000; also LEX AV, 1333-1335, (5:1517-50, 50 1/2, 49 & 49 1/2), es, 25.8 s 89, runs s25xe100xs50xe25xn100.8 to ss 89, (nos 146-148) xw25xs25.8xn100 to beg; also 89TH ST, 150-6 E, (5:1517-45-48 1/2), ss, 125 e Lex av, 100x100.8; 4 4 & 5-sty bk dwgs; A\$56,000-72,000; also 89TH ST, 164 & 166, (5:1517-43 & 44), ss, 145 w 3 av, 50x100.5; 2 5-sty bk tnts; A\$28,000-52,000; also 89TH ST, 202-208 E, (5:1534-46), ss, 31.6 e 3 av, runs e78.6xs100.8xw23.11xne3.11x nw11.10 to beg; 5 1sty bk str; A\$24,000-28,000; also 92D ST, 312 & 314 E, (6:1554-43), ss, 200 e 2 av, 50x100.8, 3-sty bk laundry; A\$17,000-24,000; also 1ST AV, 1771-1775, (6:1554-28), ws, 50.2 s 92, runs w75xs0.6xw25xs50.8xe100 to av xn51.2 to beg; 2 5-sty bk tnts & str; (\$23,000-45,000; also 48TH ST, 20 W, (5:1263-50), ss, 300 w 5 av, 24x100.5; 4-sty & b bk dwg; A\$70,000-77,000; Matilda O Rhinlander, wid to T J Oakley Rhinlander, 36 W 52, & Philip Rhinlander, 16 E 55; B&S; mtgs on portions of above \$387,500; June30; July3. nom

3d av, 333-335, (3:905-57), es, 24.8 s 25th, 49.4x97.7; 6-sty bk tnt & str; Sydney Fisher & Lydia E, his wife, to R. Elizabeth Putney, 110 W. 73d; 1/4 pt; B&S; Mtg\$68,000; June29, June30; A\$43,000-86,000. nom

3d av, 273-277, (3:902-58), es, 98.10 n 21st, 54.8x75; 6-sty bk tnt & str; Aaron Goodman to David Bloom, 117 or 137 W 119th; Mtg\$55,000; June20, June30; A\$37,000-75,000. O C & 100

5th av, (6:1594—pt lot 40), swc 111th, 50x100; part 1-sty bk theatre; Curtis B. Pierce exr Mary G. Pinkney to Chas. I. Weinstein Realty Co, 17 W 120th; June 15; July1; A\$—\$. O C & 100

5th av, 2149, (6:1756-3), es, 50 n 131st, 24.11x99; 5-sty bk tnt & str; Geo Latour to Alex M. Schwartz, 930 Ams av, & Geraldine B. Boocheyer, 200 W. 119th; Mtg \$20,500; June30, July1; A\$14,000-24,000. 100

5th av, (6:1594-32-36 & part lots 40 to 41) ws, 50 s 111th, runs w100xs21.10xw45 xs100 to ns Cathedral Pkway, xe49.7 to ws of the Circle, x ne on curve 126.7 to ws 5th av, xn51.10 to beg; part 1-sty bk theatre & vacant; Curtis B. Pierce exr Mary G. Pinkney to Edw. Friedman, 518 W. 111th; June5, July6; A\$—\$. O C & 100

7th av, 2454, (7:2028-36), swc 143d (no 200, 25x99; 5-sty bk tnt & str; Danl Stiess to Geo. Ehret, 1197 Park av; June 29, June30; A\$23,000-43,000. O C & 100

8th av, 2851, (7:2046-56), nw c 152d st, 301-303, 42x100, 6-sty bk tnt & str; A \$18,000-62,000; Middletown Realty Co to Placid Realty Co, 35 Nassau; Mtg\$62,000; July3; July5. O C & 100

8th av, 2894-2896, (7:2039-3), es, 40 n 153d st, 39.11x100, 6-sty bk tnt & str; Annie wife of & Morris B Evens to Helen Handmar, 285 Brook av; A L; July3; July 5; A\$13,000-46,000. nom

8th av, 2079, (7:1847-23), ws, 75.8 s 113th st, 25.2x100, 5-sty bk tnt & str; Wm Schetter to Auguste Riedel, 712 West End av; Mtg\$30,000; June21; July5; A\$20,000-33,000. O C & 100

10th av, 263-265, (3:697-33-34), ws, 98.9 s 26th, 49.4x72; two 4-sty bk tnts & str; Mtg\$15,000; A\$20,000-24,000; also 26TH ST, 502 W, (3:697-39), ss, 72 w 10th av, 28x 148.1; 4-sty bk tnt & str & 3-sty rear tnt; Mtg\$15,000; A\$11,000-18,000; Sydney Fisher to Edmonds Putney, 116 W. 73d; 1/2 pt; B&S; June29, June30. nom

12th av, (7:2005-34-35) nwc 134th, 199.10 to ss 135th, x14 to lands N. Y. C. & H. R. R.R. Co, x201 to 134th, x e 23.1 to beg; Viola M. Scudder to N. Y. C. & H. R. R.R. Co. at Albany, N.Y.; Mtg\$13,000; June30; A\$8,000-8,000. O C & 100

Miscellaneous.

Certified copy of power of attorney; Thos. E. Fitz Gerald to Henry W. Somers at Fort Edward, NY.; June17/11, July6 nom

Power of attorney; Fanny Wiener to Arthur S. Wiener, 25 Broad; May31/10; July6.

Power of attorney; Geo. F. Ferris at Los Angeles, Cal., to Kate V. Ferris, at Morris Plains, N.J.; May22, July6.

Power of attorney; Morris L. Woolf to Milton J. Bach, 9 E. 92d; Apr27, June30.

Receipt and release of legacy; David H. Clark to Laura C. Decker, 47 W. 46th, as extrx David H Decker; June27, June30, 1,211.67

Power of attorney; Edw. H. Wales at Hyde Park, N.Y., & Clara W. Root to Elihu Root, Jr.; Jan14, July1.

Power of attorney; Carrie L Jacobs to Percival J Lawrence, 600 W. 183; June10; July3.

Power of attorney; Wilfred Torney to Jos Mininghan, 19 N Moore; July1; July3.

Power of attorney; Silas Swartz to Julius R Loeb; June1/07; July3.

Power of attorney; Anna M B Selvage to Watson Selvage, her son; Mar16,1911; July5.

Long Beach, L.L. various lots on Estates at Long Beach; Certf as to mtg for \$22,500; The Elmhohr Co to Louis & John Bossert; July1; July5.

Borough of the Bronx.

Arthur st,* ss, 150 w 5th av, 25x136.4x 27.3x147.3; foreclos, June23/11; Jos R. Truesdale ref to Alice B. Smith, 1773 Clay av; sub to A. L.; June29; June30. 500

Byron st,* es, 75 s Whitehall pl, 25x 100; Jas E. Donnelly to Eliz Roemer, 1758 Bussing av; Mtg\$4,200; July3, July6. O C & 100

Bush st, (11:2808) ns, 110 e Creston av, 24x91.11x24x92.4; 2-sty fr dwg; Geo E. Buckbee to Wm. O'Flaherty, 163 Bush; Mtg\$6,000 & A.L.; July5, July6. O C & 100

Coster st, 722, (10:2764), es, 212.6 n Spofford av, 18.9x85.10x21x95.4, 2-sty bk dwg; Chas F Callahan to Sarah E Callahan, 722 Coster; Mtgs\$5,200; June27; June30. nom

Crotona Park E. (Penfold av), (11: 2939), ss, 175 w Suburban pl, 25x130, vacant; Kate E. wife of & Raymond Snyder to Martha Graham; A.L.; Feb20/05 (re recorded from Feb23/05); July5. nom

Crotona Park E, 1562, (Penfold av), (11:2939), ss, 200 w Suburban pl, 25x130; 2-sty fr dwg, 2-sty fr stbl in rear; Jas Roof to Martha Graham; A.L.; Feb20/05; (re-recorded from Feb23/05); July5. nom

Fox st, (10:2717) ws, 304 s 167th st, 25x100, vacant. Chattie De Hart to The Reliable Const Co, 1126 Union av; Mtg \$2,100; July5. O C & 100

Fox st (Barretto), 1034, (10:2726), es, 198.2 n 165, 37.6x100; 5-sty bk tnt & str; also FOX ST (BARRETTO), 1036, (10: 2726), es, 235.9 n 165, 37.6x100; 5-sty bk tnt & str; Joshua Velleman to Louis Stern, 361 W 120; A.L.; May19/10; June30. nom

Fox st, 1034 & 1036, (10:2726), es, 198.2 n 165, 75x100; 2 5-sty bk tnts & str; Caroline Stern, extrx Louis Stern to Bertha Robinson, at Cedarhurst, L I; June1; June30. 72,000

Fox st, 1034-1036; Bertha Robinson to Lillie Bohn, 224 W 137, & Isabella Heine, 54 St Nich av; Mtgs\$60,000; June30. nom

Fox st, (10:2717), ws, 304 s 167, 25x100, vacant; Mary F Gray to Chattie De Hart; Mtg\$2,100; Feb26/10; June30. 100

Fairmount pl, 778, (11:2954), ss, 422.9 w Marmion av, 25x62.11x2564.6; 2-sty fr dwg; Margt F Redmond to Edith Redmond, 1836 Bathgate av; Mtg\$1,200. & A.L.; June30; July1. O C & 100

Hancock st,* ws, 200 n Van Nest av, 25x100; Frank Bergmann to A. Rezzano Constn Co, 1126 Walker av; Mtg\$1,000; June28, July6. O C & 100

Home st, 1015, (11:2993) ns, 75.5 w Longfellow av, 25.2x103.1x25x100.3; 2-sty fr dwg; Thos. J. King et al heirs, &c, Margt E. King to Margt C. King, 871 E. 170th; also heir of Margt E Kling; B&S; A.T.; June23, July6. nom

Hewitt pl, 750, see 156th st, 901

Hewitt pl, 826, (10:2696), es, 176.7 n Longwood av, 40x100; 5-sty bk tnt; Ottilie wife Philip Zalkind to Margt F Johnson, 340 W 72; Mtgs\$39,000 & A.L.; June29; June30. O C & 100

Jennings st, 759 (1005) (11:2962) ns, 293 e Union av, 40x134.5x42.6x119.11; 5-sty bk tnt; Philip Krauss to Jos Loeb, 296 W 142d; Mtg\$38,300; May24; July6. O C & 100

Jennings st, 759, (1005) (11:2962) ns, 293 e Union av, 40x134.5x42.6x119.11; 5-sty bk tnt; Jos Loeb to Josephine Sussmann, 432 So Broad, Elizabeth, NJ.; Mtg\$28,000; July5, July6. O C & 100

Liberty st,* swc Pilgrim av, see Pilgrim av, swc Liberty st.

Oak Tree pl, 608, (11:3070), ss, 176.3 w Hughes av, 18.9x95; 2-sty fr dwg; Sigmund Ernst et al to Chas A Egan, 186 W 80; Mtg\$5,000; June30; July1. O C & 100

Tiffany st, 981, (10:2713) ws, 405 n 163d 40x100; 5-sty bk tnt; Winnie Co to Josef Gross 985 Tiffany; Mtg\$24,000; July5, July 6. O C & 100

Tiffany st, (10:2717), es, 154.3 s 167, 25x100; vacant; Jno Kampfer to Saml Kramer, 3649 3 av; June30. 100

Tiffany st, (10:2737-2738) es, s parts of lots 221 to 223 map of Edw T Young at Springhurst, begins at s line lot 221 runs n75xe72 to ws Brown av, xs75xw98.6 to beg; Fredk A Bacon to Carrie Lazar, 724 Beck st; June29, June30/11. 100

3D st,* nec Av B, see Av B, es, from 3 to 4 sts.

4TH st,* sec Av B, see Av B, es, from 3 to 4 sts.

136th st, 417, (9:2281) ns, 166.8 e Willis av, 16.8x100; 3-sty & b bk dwg; Mehan Constn Co to Thora K. Heisel, 370 Willis av; B&S; June30, July6. O C & 100

137th st, 285-287, (9:2313), ns, 150 e Lincoln av, 50x100, 6-sty bk fcty; re dower; Anna M Klein, wid to Henry D Bahr, 314 E 137; June30; July3. 890.45

137th st, 285-287, (9:2313), ns, 150 e Lincoln av, 50x100; 6-sty bk fcty; Chas J Klein et al, Heirs Jno Klein to Henry D Bahr, 314 E 137; May16; July3. O C & 100

137th st, 285-287, (9:2313), ns, 150 e Lincoln av, 50x100, 6-sty bk fcty; Jno F Klein & ano by Wm T Croak gdn to Henry D Bahr, 314 E 137; A.T.; June29; July3. 1,616.64

138th st, 615-617, (10:2552), ns, 462.6 e St Anns av, 37.6x100; 3-sty bk tnt & str; Sophie Knepper to Abe G Michaels, 227 W 140; A.L.; April; July3. nom

140TH st, 576, (10:2551) ss, 127.9 e St Anns av, 25x100, 4-sty bk tnt; Timothy Doorley to Mary V Sowdon, 1986 Anthony av; Mtg \$10,000; July3, July5. O C & 100

145th st, 433-437 (9:2290), ns, 325 e Willis av, 50x100; 4-sty bk tnt & 2-sty & b fr dwg with 2-sty rear tnt; partition, May25/11; Hiram M Kirk, ref. to Melbie E Williams, 264 Riverside Drive; Mtg \$8,000; June28; June30. 18,500

145th st, 433-437, (same property); Melbie E Williams to John Davis Jr, 426 E 144; 1/2 pt; B&S & C A G; Mtgs \$12,000; June29; June30. O C & 100

145th st, ss, a strip in front of lots 26-27 (9:2289) map Secs A & B of North N. Y., etc., bet old & new lines; Edw Willis to Jno K. McAfee, 339 W. 84th; C A G & Confirmation deed of A.T.; June20, July 6. 100

146th st, 462 (726), (9:2290), ss, 190 w Brook av, 25x100, 4-sty bk tnt; Jonas Weil to Bertha Kaufmann, 1767 3d av; B&S; A.L.; June29; June30. O C & 100

147th st, sec Concord av, see Concord av, sec 147th st.

149TH st, 524 E, see 115th st 3 W.

154th st, 279, (9:2414), ns, 125.3 e Morris av, 25x100, 1-sty fr bldg; Barbara Eckes & Frank Zang, exrs, &c, Barbara Zang to Ferdinando Morrone, 649 Morris av; Mtg\$2,500; June 29; June30. 6,400

154th st, 401-403, (9:2376), ns, 370 w Elton av, 45 to Melrose av (nos 688-690) x 100, 6-sty bk tnt & str; Benenson Realty Co to Amanda Hoemssen, 219 W 142; Mtg \$50,000; July1; July3. O C & 100

155TH st, 383 (379), (9:2402) ns, 225 e Courtlandt av, 25x100; 2-sty & b fr dwg; Margaretha Kobel to Louis Kobel, 379 E 155; July3, July5. O C & 100

156th st, 859, (10:2688-2695), ns, 125 e Prospect av, 25x164.11, 3-sty fr tnt & str & 2-sty fr bldg in rear; Carrie Lazar to Fredk A Bacon, 857 E 156; Mtg\$11,000; June29; June30. O C & 100

156th st, 901 (1039), (10:2695), ne cor Hewitt pl (No 750), 25.1x100, 4-sty bk trt & str; Pauline Kaplan to Abr. I Tramor, 1802 Clinton av; Mtg\$17,500; June 30. O C & 100

161st st, swc Washington av, see Washington av, swc 161st st.

167th st, (9:2388), ss, 124.3 e Park av, 25x100, vacant; Clara Neuman to Saml Rubin, 1025 Boston rd, & Sam Rubin, 1065 Boston rd; Mtg\$3,250; July5, July6. 100

167th st, (9:2388) ss, 149.3 e Park av, 25x100, vacant; Clara Neuman to Saml Rubin, 1025 Boston road & Sam Rubin, 1065 Boston rd; Mtg\$3,250; July5, July6. O C & 100

167TH st, (9:2527) sws, 225 nw Lind av, 25x100; vacant; Minnie Zhengebot to Mary J Kelly, 948 Lind av; June30/11. 100

169TH st, 301-303 E, (11:2783-2785), nec College av (No 1290), 41.8x80, 2 2-sty fr dwgs with str on cor; Jno A Jutt to Jos Schmidt, 102 W 84. 1/2 part; Mtg \$8,300; June29, July5. nom

169th st, 760, see Tinton av, 1247.

172d st, 1016. (11:3008-309), ss 25 w Boone av, 25x100, 2-sty fr dwg; foreclos (June30,1911); Saml Hoffman (ref) to John Wagner, 349 E 52d st; June30. **1,000**

172d st, se cor Bathgate av, see Bathgate av, se cor 172d st.

178th st, se cor Bathgate av, see Bathgate av, se cor 178th st.

179th st, sec 3d av, see 3d av, see 179th st.

179th st, sws at nws Boston Rd, see Boston Rd, 2057-61.

187TH st, 745-49, see 187th st, 743.

187TH st, 743 (1011), (11:3104) ns, 70 w Prospect av, 25x100, 2-sty fr dwg; also 187TH st, 745 (1013), n s, 45 w Prospect av, 25x100, 2-sty fr dwg; also 187TH st, 747, (1015), n s, 20 w Prospect av, 25x100, 2-sty fr dwg; also 187TH st, 749 (1017) nwc Prospect av, 20x100, 2-sty fr dwg; Sigmund Ernst et al to Kate I Reilly at Sea Cliff, L.I.; Mtg \$21,500 & A.L.; June20, July5. **O C & 100**

187th st, 768 (1068) (11:3114) ss, 60.2 e Prospect av, 34.3x70; 4-sty bk tnt; Gustav Haut to Jos Friedman, 3493 3d av; Q. C.; A.L.; Aug'99; July6. **nom**

198TH st, 358 E. (12:3283) ss, 77.11 w Decatur av, 20x75, 3-sty bk dwg; Mary J Rizzuto to Louisa C Foy, 103 1st av; Mtg \$6,500; July1, July5. **nom**

220TH st (6th av)* ss, 405 w 5th av, 50x114, Wakefield; Albt Schneider EXR Caroline Schneider to Jos Trezz, 303 E 152d st; June30, July11. O C & 100

221ST st,* ns, 505 e 4th av, 100x103.9x 114.5x49.1, es, Wakefield; Jno A Jutt to Jos Schmidt, 102 W 84; ½ part; Mtg \$800; June29, July5. nom

223d st* ss, 305 e Barnes av, 25x114; Jno Drews to Stanislaus A Nowosky, 830 E 223 st; Q.C.; May19; June30. nom

223d st,* ns, 280 e White Plains rd, 50 x114, Wakefield; John Bunting individ & as surviving husband of Emma Bunting ded to Minnie Bunting, 733 E. 223d; June 15, July1. O C & 100

226TH st,* ss, 280 e White Plains rd, 25x114, Wakefield; Anthony Brancato to Salvatore Brancato, 589 Pelham av; July 1, July3. O C & 100

227th st,* ss, 355 e White Plains rd, 25x114, Wakefield; Cologero Ducibello to Antonio Zanghi, 346-348 E. 105th; Mtg \$1,000; June26, July5. O C & 100

227th st, (13th av)* ss, 105 w 4th av, 50 x114, Wakefield; Alanson J Prime to Geo H Stegmann, 554 No Bway, Yonkers, N. Y.; C a G; Jan1'10, June30. O C & 100

229th st* ns, 105 w Prospect tr, 25x 114; T Ellwood Carpenter to Wesley J Sutton, 659 E 229th st; June28; July3. nom

230th st, ss, 305 e 4th av, 50.3x114.6, Wakefield; G. & S. Realty Co to Vincenzo Avarello, 538 E. 139th; Mtg\$1,800; July1, July6. nom

234th st,* ns, & being w ½ gore lot G 12 map of Wakefield, 50x114; Andrew Silinski to Philip Bechthold, 719 E. 234th; correct deed; June28, June30. **2,800**

235th st, (12:3383), see Katonah av, 175x200 to ns 234th st; vacant; Eppingham I Walgrove et al to Ida L Brower, at Purling, Greene Co, N Y; Q.C.; June17; June 30. nom

235th st, (12:3383), same property; Eppingham I Walgrove et al, admsrs, &c, Geo W Walgrove to same; June 17; June30. **14,300**

237th st,* ss, 50 e Byron, being land in bed of st in front of lot 3 blk 11 map (No 1086) Whitehall Realty Co; deed of cession; Eugene V Daly, of Flushing, L I, to City of N Y; A.T.; Sept27'10; July3. nom

237th st,* land in bed of st in front 28 blk 5 same map; deed of cession; Fredk Gambel to City of N Y; Sept21'10; July3. nom

237th st,* land in bed of st in front of lot 27 blk 5 same map; deed of cession; Fred O Knapp to City of N Y; Sept21'10; July3. nom

237th st,* land in bed of st in front of land described in Mtg L 59 page 463 Sept15'06; re mtg; Chas Massoth to City of N Y; Sept21'10; July 3. nom

237th st,* land in bed of st in front of land described in Mtg L 59 page 465; re mtg; same to same; Sept21'10; July3. nom

Av B,* es, extends from 3 to 4 sts, 216x205, Unionport; Max Meyer to Carrie, wife, Henry M. Bendheim, 414 W. 145th; Mtg\$9,500; Nov2'06, July3. O C & 100

Av B,* nec 3d st, see Av B, es, from 3 to 4 sts.

Anthony av, 1986. (11:2814), es, 268 s Burnside av, 25x145.4; 2-sty fr dwg; Mary V. Sowdon to Timothy Doorley, 576 E. 140th; July3, July5. **O C & 100**

Andrews av, w s, (11:3225) abt 116 s Fordham rd, 50x100xirregx75; vacant; Burdick Realty Co to Jno E Scharsmith, 1071 St Nicholas av; Mt \$5,500; June30' 11. O C & 100

Burnside av, 277. (11:3149-3156), ns, 90.11 w Bassford pl, now Rver av; 28.8x 58x24x73.8; 2-sty fr dwg; Jas Oliver ref to Frank Dreschel, 720 Tinton av; foreclos, June12; July3, July5. **4,800**

Boston Rd, 2057-2061. (11:3136), nws at sws 179th st, 80x131.8x26x132, 2 2-sty fr dwgs & 2-sty fr stable in rear; Peter S Rigney to Chelsea Realty Co, 135 Bway; Mtgs\$25,000; June 30. **O C & 100**

Boston Rd, 2057. (11:3136), ws, 26 sw 179th st, 54x131.8x54x131.8, 2-sty fr dwg, 2-sty fr stable in rear; also BOSTON RD, 2061, (11:3136), nws at sws 179th, 26x131.8 x26x132, 2-sty fr dwg; Chelsea Realty Co to Peter S Rigney, 1575 Union, Bklyn; Mtg\$10,000; June30. **O C & 100**

Boston Rd, 2061, see Boston Rd, 2057.

Boston rd, swc Bryant av, see Bryant av, es, 65.4 s Boston rd.

Boston Post Rd,* ns, begins at swc property of David Smith, runs to lands of Jno Givan & — Staples & David Smith, contains 10 862-1,000 acres; declaration of trust by Thos. E. Fitz Gerald that 1-3 of above are held in trust by Albt B. Hardy for said Thos. E. Fitz Gerald and that the said Thos. E. Fitz Gerald hold 1-3 in trust for Anna F. Somers of Fort Edward, Washington Co, NY.; June29, July6. —

Bathgate av, (11:3043), se cor 178th st, 60.6x93.5x60.6x91.3, vacant; Israel I Wolf to The Reliable Constn Co, 1126 Union av; Mtg \$13,000; June9; June30. **O C & 100**

Bathgate av, 1836. (11:2923), es, 164 s 176th st, 25x102x25x101, except part for av, 3-sty fr dwg; Margt F Redmond to Tessie Redmond, 1836 Bathgate av; Mtg \$7,500 & all liens; June30; July1,1911. **O C & 100**

Bathgate av, 1612. (11:2919), se cor 172d st, No 500, —; also 3D AV, s w cor 172d st, —; release easements; Joseph McGarity, 1612 Bathgate av et al with Thos J Healy, 124 E 115th st et al; April4; July3. **nom**

Beach av,* w s, 250 s Randall av, runs s90.10xne35 to c l Beach av, xn75xw30 to beg; also BEACH AV, es, 175 s Randall av, runs s 134.7 x sw 35 to cl Beach av, x n 150 e 30 to beg; also PATTERSON AV, sw cor Taylor av, runs w 35.3 x ne 85 to ns Patterson av, xe8.5 to ws Taylor av, xn14.9xse21.1xsw39.5xse50.7xsw36 to ss Patterson av, xw45 to beg; also RANDALL AV, sec Taylor av, runs e6.9 to sws Clasons Point rd xnw20xsl5 to beg; deed of cession; Wooster Beach to The City of N Y; B&S; Jan11; July3. **nom**

Bryant av, (10:2761), swc Seneca av, 100x25, vacant; Matthew Monaghan exr Andrew Monaghan to Jno T. Regan at Fayetteville, NY.; June22, July3. **nom**

Bryant av, swc Boston rd, see Bryant av, es, 65.4 s Boston rd.

Bryant av, (11:3004) es, 65.4 s Boston rd, 60.9x25.7x62.6x108.1; Bryant av, swc Boston rd, 10.6x6.4x8.3, gore, except part for Bryant av or st vacant; Max Tausek et al to Shirley S. Lloyd, 2609 Bway; B&S; July5. **nom**

Boscobel av, 1423 (9:2521) ss, 111.9 e Plympton, 25x70; 2-sty & b bk dwg; Kemp Jones Realty Co to Wm. F. Raab, 945 Grant av; Mtg\$7,000; June28, July3. **100**

Cedar av,* ss, being lot 268, map of Laconia Park; certf that above lot was intended to be released from mtg on Sept13'09 instead of lot 267; Sound Realty Co, to Giovanni De Blasio, 309 E. 148th; July5'11, July6. —

Crotona av, (11:2944) ns, 353.6 e Arthur av, 25x101.1x25x99, vacant; also CROTONA AV, (11:2944) ns, 328.6 e Arthur av, 25 x99x25x96.11; Wm. J. Ferguson to Galveston Bldg Co., 1537 Fulton av; July6. **nom**

College av, 1290, see 169th st, 301-3 E.

Clinton av, 1794. (11:2948), es, 111 s 175th st, runs e 165.2 x s 28 & 1.1 x w 163.5 to old former es of av x n 1.5 x w 27.7 x n along new es of av, 27.7 to beg, 2-sty bk dwg; Sarah Polack to Sarah Seidenberg, 68 Stanton st; Mtg\$6,000; June 29; June30. **nom**

Concord av, (10:2577), se cor 147th st, 200x100, vacant; Abr J Dworsky to Checchira Carucci, 641 E 183d st; Mtg \$15,000; June28; June30. **O C & 100**

Decatur av, 3285. (12:3351) ws, 125 s 209th, 25x100; 2-sty fr dwg; Valentine Constn Co to Paul Hoenack & Marie Hoenack his mother, 1894 Daly av; Mtg\$5,000; July5, July6. **O C & 100**

Edgewater Road, 1343 (1489). (11:3012), w s, 497.7 n Westchester av, 25x 100, 2-sty bk dwg; Lena Kleinberg to David Kleinberg; Mtgs\$5,700; Apr23,1907; July1. **O C & 100**

Edison av,* w s, 250 n Tremont road, runs w 190 to es Pilgrim av x n 37.4 x ne 15.6 x e 181 to Edison av x s 50 to beg, except part for Westchester av; Robt E McDonnell to Peter L McDonnell, 310 W 72d st; 1-3 part; B&S; June22; June30. **nom**

Furman av,* ws, 175 s 239th, 26x100, So. Mt. Vernon; Richd Hanrahan to Eliz Zankl, 4439 Furman av; July5, July6. **4,300**

Grant av, 901 (9:2444) ws, 55.6 s 162d, 50x113.3x52.7x128.5; 6-sty bk tnt; Waverly Constn Co to Saml J. Bettman, 1051 Boston rd; Mtg\$45,000; July5, July6. **O C & 100**

Grant av, es, part lot 237 map East Tremont, bounded on n by lot 236, 25x150, except part for Mohegan av; Tommaso Giordano to Frank Corrado, 229 W. 35th; Mtg\$6,000; July5, July6. **O C & 100**

Grand av, (11:3206), ws, 50 s Fordham pl, 60.5x100.2x66.11x100, vacant; Chas T Horan et al heirs, &c, Helen M H Horan to Edw C Horan, 4 W 92d st; QC; June8; July1. **nom**

Grant av, No 1066. (9:2448), es, 307.8 n 165th st, 25x100.10x25x101.1, 3-sty bk dwg; Chas Wynne & Loretta V his wife to Mary Wynne, 1066 Grant av; B&S; all liens; June29; June30. **nom**

Heath av, 2874. (12:3256), es, 101.2 n of cl 229th st, 20.2x100.5, 3-sty bk dwg; HEATH AV, 2876 (12:3256), 121.4 n of cl 229th st, 20.2x100.5, 3-sty bk dwg; release mechanic's lien; Colwell Lead Co to University Heights Realty Co, 2229 Andrews av; June29; June30. **200**

Heath av, 2874-2876. (12:3256), release mechanics lien; Jos Israel to same; June 28; June30. **nom**

Heath av, (12:3256), es, 217.4 s 230th st, 20.10x100.7, 3-sty bk dwg; Alex Anderson to Jas M Scofield, at White Plains, NY; Mtg\$7,500; June30; July1. **O C & 100**

Hughes av, (11:3073), w s, 175 s 187th st, 50x87.6, vacant; release mtg; Alfred Siegman to August Kuhn, 120 W 57; June 29; June30. **nom**

Hughes av, 2261. (11:3071), ws, 125 s 183d st, 25x100, 2-sty fr dwg; Eugene Fiala to Gustave A Wohlfart, 517 E 146; Mtg \$4,000; June29; June30. **O C & 100**

Hughes av, 2418. (11:3076), es, 121.6 s 188th st, 24.8x87.6, 2-sty frm dwg; Moses Nussbaum & Hanchen Oppenheimer to Eugene Herrmann, 179 Christie st; B&S & C a G; A.L.; June30. **O C & 100**

Intervale av, 1155-1157. (10:2692), nws, 655.7 ne 167th, 75x72.10, two 4-sty bk tnts & str; Volga Impt Co to Harriett C. Alexander, 218 W 16th; Mtg\$39,000; June29, July5. **O C & 100**

Katonah av, sec 235th st; see 235th st, se cor Katonah av.

La Combe av,* sw cor Taylor av, runs w 125 x n 40 to c l La Combe av, x e 125 x s 40 to beg; also LA COMBE AV, se cor Beach av, runs s 100 x w 30 to c l Beach av, x n 100 x e 30 to beg; also PATTERSON AV, ns, 50 w Beach av, runs w 50 x s 40 to c l Patterson av x e 50 x n 40 to beg; also PATTERSON AV, se cor St Lawrence av, runs e 75 x n 40 to c l of Patterson av, x w 75 x s 40 to beg; also RANDALL AV, swc Taylor av, runs w 100 x n 40 to cl Randall av, x e 100 x s 40 to beg; also BEACH AV, e s, 125 s La Combe av, runs s 325 x w 30 to c l Beach av x n 325 x e 30 to beg; also PATTERSON AV, sec St Lawrence av, runs s 100 x w 30 to c l St Lawrence av x n 100 x e 30 to beg; also BEACH AV, e s, 100 s Randall av, runs s 75 x w 30 to c l Beach av x n 75 x e 30 to beg; also BEACH AV, ws, 175 s Randall av, runs s 75 x e 30 to c l Beach av, x n 75 x w 30 to beg; also LA COMBE AV, sec Beach av, runs e 25 x n 40 to c l LaCombe av x w 25 x s 40 to beg; deed of cession; Willard P Beach to City of N Y; B&S; Jan7; July3. **nom**

La Combe av, ss at c l Beach av, runs w along La Combe av, 56.3 x ne 42.3 to c l La Combe av x e 42.5 to c l Beach av, x s 40 to beg; also LA COMBE AV, ne cor Beach av, runs s 40 to c l La Combe av x w 30 to c l Beach av, x n 40 to c l La Combe av x e 30 to beg; also RANDALL AV, se cor Beach av, runs w along Randall av, 15 x n e 20 to e s Beach av x s 13 to beg; deed of cession; Clarence W Beach to The City of N Y; B&S; April8; Jul3. **nom**

La Combe av, sw cor Beach av, runs s along ws Beach av, 525 x e 30 to c l Beach av x n 525 x w 30 to beg; also LA COMBE AV, ss, 25 e Beach av, runs e 50 x n 40 to c l La Combe av x w 50 x s 40 to beg; also BEACH AV, es, 100 s La Combe av, runs s 25 x w 30 to c l Beach av x n 25 x e 30 to beg; also LACOMBE AV, nec Beach av, runs e 50 x s 40 to c l La Combe av x w 50 x n 40 to beg; also RANDALL AV, s e cor Beach av, runs e 100 x n 40 to c l Randall av x w 65 x sw 45 to es Beach av x s 15 to beg; also BEACH AV, ws, 100 s Randall av, runs s 75 x e 30 to c l Beach av, x n 75 x w 30 to beg; also RANDALL AV, se cor Beach av, runs s 100 x w 30 to c l Beach av, x n 85 x ne 17 to ss Randall av, x e 14 to beg; also La Combe av, n e cor Beach av, runs n 59.11 x n w 33 to c l Beach av, x s 73 x e 30 to beg; also LA COMBE AV, sw cor Beach av, runs w 26.3 x ne 45 to c l La Combe av x e 14 x s 40 to beg; deed of cession; Clarence W Beach to City of N Y; B&S; Jan30; July3. **nom**

Lawrence av, (9:2527) ws, 685.7 s 167th st; 25x100 to Sedgwick av, x25x100; vacant; Wm Z Partello to Jourdan M Israel 197 Fulton st, Bklyn; Mtg \$2,000; June30 '11. **nom**

Lawrence av, (9:2527) ws, 710.7 s 167th st; 25x100 to Sedgwick av, x25x100; vacant; Jourdan M Israel to Emma M Partello, 523 Pacific st, Bklyn; Mtg \$2,000; June30'11. **nom**

La Combe av,* ns 31.1 w Taylor av, runs s 40 to c l La Combe av x e 40.1 x n w 56.8 to beg; deed of cession; Caroline E Cocks to City of N Y; April3; July3. **nom**

La Combe av,* se cor Beach av, runs n 40 to c l La Combe av x w 30 to c l Beach av x s 40 to La Combe av x e 30 to beg; deed of cession; Willard P Beach to City of N Y; April4; July3. **nom**

La Combe av,* ws, 50 e Beach av, runs e 118.11 x s 40 to c l La Combe av, x w 118.11 x n 40 to beg; also PATTERSON AV, n s, 75 e Beach av, runs e 47.4 x sw 18.11 x nw 36 x sw 20 x n 23 to beg; also PATTERSON AV, ns, 25 e Beach av, runs e 50 x s 25 x sw 17 x w 42 x n 40 to beg; also PATTERSON AV, se cor Beach av, runs e 55.1 x ne 43 to c l Patterson av x w 67 to Beach av x s 40 to beg; also PATTERSON AV, sw cor Beach av, runs w 125 x n 40 to c l Patterson av x e 125 to Beach av x s 40 to beg; also PATTERSON AV, sw cor Beach av, runs s 100 x e 60 to es Beach av, x n 100 to Patterson av, x w 60 to beg; also BEACH AV, es, 100 s Patterson av, runs s 52.5 x w 30 to c l Beach av, x n 52.5 x e 30 to beg; also BEACH AV, w s, 100 s Patterson av, runs s 175 x e 14 x ne 50 to c l Beach av, x n

125 x w 30 to beg; also BEACH AV, es, 175 n Patterson av, runs n 75 x w 30 to c l Beach av x s 75 x e 30 to beg; deed of cession; Caroline E Cocks to City of N Y; Jan18; July3. nom

Marion av, (11:3022), ws, 172.10 n 184th st, runs w 68.4 x s 1.10 x w 10.6 x n 26.10 x e 81.3 to av x s 25 to beg, 2-sty fr dwg; David Freid, 2381 Marion av, to Max Borsuk, 2387 Marion av; June26; July3. 100

Marion av, (11:3022), same property; release mtg; Harlem Savings Bank to same; July1; July3. 1,000

Melrose av, 688-690, see 154th st, 401-403.

Minnieford av,* ws, 116.9 s Terrace Point, 50x101.5x50x100.7, with all title to land under water Pelham Bay, Etc; Geo M Millner to Wm H Booth, 62 Scofield st, City Island; Mtg \$2,500; July1; July3. O C & 100

Old Hunts Point rd, (10:2763), (closed), c l at ss lands Chas D Dickey, runs r along road 51 to ws Coster st x s 49 to land of Dickey x w 13 to beg, vacant; Chas D Dickey & ano, exrs, &c, Chas D Dickey to John D Crimmins, 40 E 68th st; A.T.; June28; June30. 100

Perry av, 2987, (12:3292), nws, 426.4 n e Bedford Park Boulevard, 19.7x117.9x19.7x116.8, 3-sty bk dwg; Geo D Kingston to Thos Stanton, 2987 Perry av; Mtg\$6,000; Apr18; July1. omitted

Park av, 3830, (11:2903), e s, 100 s Wendover av, 52.6x100.3x51.9x100.2, 6-sty bk tnt; Fulton-Wendover Constn Co to Wm J Diamond, 1715 Washington av; Mtg\$41,000; June29; June30. O C & 100

Pilgrim av,* es, 250 n Tremont road, see Edison av, ws, 250 n Tremont rd.

Patterson av,* ne cor Beach av, runs n 100 x w 60 to ws Beach av, x s 100 to Patterson av x e 60 to beg; also BEACH av, ws, 275 s Patterson av, runs e 14 x s w 25 x w 5 to Beach av x n 25 to beg; also BEACH AV, nw cor Patterson av, runs w 50 x s 40 to c l Patterson av x e 50 to Beach av x n 40 to beg; also BEACH AV, ne cor Patterson av, runs e 25 x s 40 to c l Patterson av x w 25 x n 40 to beg; also ST LAWRENCE AV, e s, 100 s Patterson av, runs s 100 x w 30 to c l St Lawrence av x n 100 x e 30 to beg; deed of cession; Hannah A Sill to City of N Y; Jan12; July3. nom

Patterson av,* ss, 55.1 e Beach av, runs e 84.1 x ne 84 to ns Patterson av x w 51.6 x sw 18.11 x ne 36 x sw 77 to beg; deed of cession; Hannah A Sill et al to City of N Y; Jan12; July3. nom

Patterson av,* ss, 35.4 w Taylor av, runs w 25.5 x ne 84 to ns Patterson av x e 22.7 x sw 84 to beg; deed of cession; Lewis A Cocks to City of N Y; Jan14; July3. nom

Penfield av,* ss, lots 148B & 149A, map Sub-division of part Penfield Property lying east White Plains av, 50x100.8x50x100.3; Alexander McCulloch to Bertha McCulloch, his wife, 148 Penfield av; June 30; July3. OC & 100

Prospect av, nwc 187th st, see 187th st, 743.

Pilgrim av,* es, 125 n Mildred pl, 25x100; Mark Goldberg ref to Arthur Hempte, 93 Burrows av, Winfield Junction, Queens N.Y.; foreclos, June19; June26, July5. 1,000

Prospect av,* ss, being lots 44, 45 & 46 map Westchester Terrace, 75x121.9x75x126.3; Warren D. Smith, of Bklyn, to Vienna Pressed Yeast Co, 51 Greenwich av; July1; July3. nom

Pilgrim av,* swc Liberty, 41x100; Matthew Monaghan exr Andrew Monaghan to Jno. T. Regan at Fayetteville, N.Y.; A.L.; June22; July3. nom

Prospect av, (11:3110), ses, — n 180th, lot 81 map East Tremont, 66x150; Antonio Galiani to Mary E. Riley, 424 St Nicholas av; A.L.; July5, July6. 100

Seneca av, swc Bryant av, see Bryant av, swc Seneca av.

Southern Boulevard, 2321-2325, (11:2976) ws, 166.1 n Wilkins av, 56.3x100x57.4x88.9; three 2-sty bk dwgs; Utility Realty Co to Henry Morgenthau Co, 165 Bway; B&S; July8, July6. O C & 100

Taylor av,* 1607-1611; Thos. E. Fitz Gerald to Angela K. Fitz Gerald at Glens Falls, N.Y.; June30, July6. nom

Tinton av, 719, (10:2654), ws, 192.7 s 156th, 25x96.5x26.1x82.10; 4-sty bk tnt; Esther Weinberger to Rose Cranston, 2080 Clinton av; Mtg\$12,000; July1, July5. nom

Tremont av, (177th st), (11:2960), sw cor Southern Boulevard, 50.6x100x95.10x109.9 vacant; Saml Schwartz to John McNulty, 3058 Bainbridge av; Mtg\$15,000; June29; June30. O C & 100

Tinton av, 1247-1249, (10:2663), sw cor 169th st (No 760), 80.2x59.8x70.3x21.3, 5-sty bk tnt & str; Geo C Engel to Birchwood Realty Co, 114 Liberty st; Mtg\$34,000; June22; June30. O C & 100

Webster av, (11:3142), ws, 225.4 n 179th, 75x100, vacant; Jno Schreyer to Gerard Bldg Co, 198 Bway; Mtg\$9,000; July1, July5. nom

Wilkins av, 1464 to 1474, (11:2966), es, 262.6 n 170th st, 237.6x100, six 5-sty bk tnts; Joseco Realty Co to Solomon M Schatzkin, cor Fairview & Montrose av, Rutherford, NJ; Mtg\$201,500; June30; July3. 100

Washington av, 1194, (9:2372), es, abt 190 s 168th st, 20x137, 2-sty & b fr dwg; also WASHINGTON AV, 1196, (9:2372), es, 192.9 s 168th st, 25x137, except part for av, 2-sty fr dwg; Matilda O Rhineland, widow, 18 W. 48th st, to T J Oakley Rhineland & Philip Rhineland, 16 E. 55th st; June30; July3. nom

Washington av, (9:2382), swc 161st, runs s25.9xw114xn25xe124.9 to st xse7.1 to beg, vacant. Crtd copy of judgt to cancel mtg; Young Mens Christian Assn of City of N.Y.; agt David Mayer Brewing Co. & ano; June11, July3.

Watson av,* ns, 75 e from swc lot 227, 25x108, being part lot 227 map Unionport; Geo Decker to Thos Decker, 221 E. 177th; July3, July6. O C & 100

Webster av, 1267, (9:2427), ws, 76 s 169th st, 36x100, 5-sty bk tnt; Plough & Fox Co to Paul E Missall, 1267 Webster av; Mtg\$21,000; July3. O C & 100

White Plains road,* ws, at se cor Halsey's farm, being plot 4 map of property of Peter Bertine, at Eastchester, contains 1 60-100 acres; Wm Hayes to Boston Post Realty Co, at Mt Vernon, NY; June30. O C & 100

3d av, 3818, (11:2928), es, 225 n 171st st, 25x100, 5-sty bk tnt & str; also 3D AV, 3820, (11:2928), es, 250 n 171st st, 25x100, 5-sty bk tnt & str; Elizabeth Knuppel to Jacob I Rurode, 3905 Bway; Mtg \$44,500; June17; July3. O C & 100

3d av, 872-874, (11:2929), es, 189.5 n Wendover av, 50x125, two 4-sty bk tnts & str; Morris Wexler to Sarah Diamond, 3872 3d av; all liens; June27; July1. nom

3d av, (11:3061), sec 179th, 100.4x109.1x102.7x115.4, vacant; Keats Co to T. J. McGuire Constn Co, 100 W. 139th; Mtg \$15,000; June28, July6. O C & 100

Lots 17, 18 & 29, map (No 1099) 126 lots, being a sub-division of plot 23, Clasons Point*; Selma Binde to Hermann Binde, at Clasons Point road; Mtg\$3,600; June19; July3. nom

Lots 27, 28 & 29, parcel 26 map subdiv est Wm. B. Ogden at Highbridge, filed 5-24-'07 (1174); Jos H. Jones to High Bridge Bldg Co, 949 Ogden av; A.L.; June 6'10; June30; 9:2538. 100

Lots 49-53 & 88-92, bl 2 map (no 1087) of Tremont Terrace*; Robt E McDonnell to Peter L. McDonnell, 310 W. 72d; B&S; 1-3 part; A.L.; June22, June30. nom

Plot* begins 490 White Plains rd at point 420 n along same from Morris Pk av, runs e100xn25xw100xs25 to beg, with right of way over strip to Morris Pk av; Anton Kubista to Jaroslav Kucera & May his wife, 213 E. 81st, as tenants by entirety; Mtg\$2,800; July5, July6. O C & 100

Miscellaneous.

General release. Adam Dietel to Geo Tauber, 255 Grove st, Bklyn, NY; June30; July3. nom

LEASES.

Borough of Manhattan.

June 30, July 1, 3, 5 and 6.

Audubon pl, (8:2134), sec 158th; runs se104.10xsw— to pl xn— to beg, with 2-sty garage to be erected; Adolph Lewi-sohn, 9 W 57th, to Earl D Wright, 1054 Prospect av; June15 from completion of bldg to Sept30'15 w 5y rnl at \$6,000; June 30. 3,600 to 5,500

Broome st, (2:326) sec Lewis st; str & b, 60x60. The Minsker Realty Co to Muechem Messing, 80 Allen; 10yf completion of premises; 5y rnl; July5. 3,900

Canal st, 47, (1:298), str, b & 1st %; Louis Siegel to Simon Ackerman, 47 Canal; 1y & 4½ mos f July'11; July6. 2,400

Division st, 199, (1:285) ss, 104.8 w Clinton st, 26.2x112.8x26.2x112.4; Asn Ls Abram Caspe to Cornelius Walke Trste Cyrus Hitchcock for Hannah E Walke at Ossining, NY; June20. nom

Essex st, 148-150, (2:354), all; Saml Kamlet & ano to Harris Elson, 3y f July1 '11; July6. 7,971

Eldridge st, 197, (2:421), asn Ls; Benj Weissman to Max Delfin, 87 Clinton; A.T.; June29; July5. nom

Same property, (2:421), consent to asn Ls, &c; Isaac S Heller to Benj Weissman; June29; July5. nom

Franklin st, 178-80, see No Moore, 56-62

Greenwich st, 214, see Washington, 211.

Lewis st, sec Broome st, see Broome st, see Lewis st.

No Moore st, 56 to 62, (1:187); agt as to asn'm't & rls of Ls; Jos T Jones with The Rector, &c, of the Prot Epis Ch of St Mark's in the Bowery; A.T.; Q.C.; May25'09; June30. nom

Washington st, 303, (1:139), asn Ls; Henry Weber to Henry Weber, Inc, a corpn, 303 Washington; Oct21'10; June30. nom

Washington st, 211, (1:84), & Greenwich st, 214, all; Jas A O'Gorman to Jas V Hannabery, 25 Abingdon sq, & Jno Moran, 12 Laidlaw av, Jersey City, N J; 9 11-12y & 15 dys f May16; June30. 3,500

West st, 224, asn Ls; Excelsior Brewing Co to Aug Tobelmann, 224 West; June 23; June30; (1:185). nom

3D st, 352 E, (2:357), all; Cecelia Neumann to Meyer Weiss, 352 E 3; 3yf Jan1; July1. 3,000

4TH st, 193 W, (2:592), str; Fanny Levy to Frank Lang, 193 W 4; 3yf June1; June30. 960 & 1,200

6th st, 405 E, (2:434), asn Ls; Aug Nehl to Conrad Muller, 126 W 102; Mtg\$2,500; July3; July6. nom

6TH st, 601-601½ E, see 93 Av B.

6TH st, 601-601½ E, see Av B 93.

26TH st, 36 W, (3:827), assigns all profits from lease of above to secure loan of \$100; Hyman L Laster, Trste with Benj Schorr, 170 Orchard st; June17, July3. nom

47TH st, 315-17 W, see 318-20 W 48....

48TH st, 318 & 320 W, (4:1038), sup-mntl Ls agt; Chas J Richter, 199 W 73 with Wendell L Nichols, 31 Clinton rd, Brookline, Boston, Mass; Apr17; June30. nom

80th st, E, (5:1576), ss, 348 e Av A; 50x102.2; agt amending & modifying Ls dated Nov10'09; Martin Gennus & Jno Rummore with Morris & Abr Feldstein; June9 '11; re-recorded from June16,11; June30. nom

93D st, 417 & 419 E, (5:1573), str; Adam Happel to the Schiller Cohen Poultry Co, on premises; 4 11-12yf June1; June30. 1,700

103D st, E, nec 3d av, see 3d av, 1865-1867.

114TH st, 201 E, (6:1664), nec 3d av, cor str; Jno Sinnott to Gottfrid Johnson, 2089 3 av; 5yf May1; June30. 1,320

118TH st, 537-39, E, (6:1815) str & ft b; Fredk Stickweh to Julius Miller, 539 E 118; 5yf Oct1'09; 5y rnl at \$600; July3. 540 & 600

127TH st, 75 E, (6:1752), E b; Louis Levine to Frank Somnitz, on premises; 5yf May1; June30. 144

136TH st, 21 W, (6:1734), all; Saml Raisler to Julius Ahrweiler, 447 E 139; 3yf July1; July1. 3,900

139TH st, 27-29 W, (6:1737) all; Gustav Kalisky et al to Jennie Hauptschein, 357 S 3, Bklyn; 3yf July1; July3. 4,300

149TH st, 220 W, (7:2034), all; Saml Raisler to Julius Ahrweiler, 447 E 139; 3yf July1; June30. 3,900

158TH st, W, sec Aud pl, see Aud pl, sec 158.

159th st, see Ams av, see Ams av, 1995-1997.

Av A, 1319, (5:1465); s ½ of str; Jos Toplitz to Frank Reyman on premises; 5yf Oct1'11; July5. 420

Av A, 97, (2:434), str ft b & 1st fl; Edw Klein to Jos Feiner, 121 1st av; 2yf May1'11; July5. 1,716

Av B, 62, (2:400), asn Ls; Louis Rosenberg to Meyer Jarmulowsky, firm M & L Jarmulowsky, 1186 Lex av; June30; July6. nom

Av B, 45 to 51, (2:386), asn Ls; Saml Klar to Barnet Klar, 1164 47, Bklyn; ¾ p; June30; July1. O C & 100

Av B, 93, (2:389), & 6th st, 601 & 601½ E, the ne str; Leopold Spaehner to Harry Ratnovsky, 64 Av B; 5yf Sept1; June30. 1,200 & 1,500

Av C, 32, (2:372), str & ft pt of b. Edw Baumann to Saml Weinbrut, 250 E 32; 3yf May1'10. 1,500

Same property, (2:372) asn Ls; Saml Weinbrut to Max Greenberg, 16 Willett st; Apr21; July5. nom

Broadway, 239, (1:124), 7th % & a; United Merchants Realty & Impt Co to Irving Underhill, 333 Arlington av, Jersey City, N J, f Feb1'10 to May1'15; July1. 1,800 to 2,100

Amsterdam av, 1995 & 1997, (8:2108), sec 159th, asn Ls; Chas Meyer to Peter Mergenthaler, 733 Prospect av; Mtg\$4,000; June30; July6. nom

Columbus av, 65, (4:1115), str & b; Louis Jacobs to Angiolo M Biagi, 65 Col av; 5yf May1'11; July6. 675

Greenwich av, 21, (2:610), all; Maud I Marshall & ano to Central Bwg Co, 533 E 68; 5yf May1'12; July3. 2,800 to 2,900

Lexington av, 690 & 692, (5:1311); Sobrn Agmt of Ls to Mtg for \$30,000; Edgar Odell with Title Guarantee & Trust Co, 176 Bway; July5; July6. nom

2D av, 205, (2:468) 1st fl; Bernard Rosens to Jacob S Kreshover, 205 2d av; 5yf May1; July3. 900 to 1,020

3D AV, 1053 (6:1657), str, b & 1st fl above str; Morris Prowler to Martin Meyer, on premises; 5yf May1'10; June30. 1,500

3D av, nec 114th st, see 201 E 114.

3d av, 1865-1867, (6:1653), nec 103d st; parts of str, b & 2d fl, for P O Station U Estate of Jacob Korn by Jacob Holzman & ano Trste to U S of A by Frank H Hitchcock, P G of the U S; 10yf Sept1'10; July5. 7,800

3d av, 1865-67, (M L); appointment & acceptance as Trste & v. Jacob Holzman & Jos W Weiss to Emanuel Arnstein as Trste of Jacob Korn; June29; July5. —

3d av, 969, (5:1331), str, &c; Herman Joreshof to Claus H Steffens, 211 W 80; 2 10-12y f July1'13; July6. total rent 5,950

3d av, 969, (5:1331), asn Ls; Jno W Murphy to Claus H Steffens, 211 W 80; June27; July6. nom

4TH av, 390 to 396, (3:857), all; Rutgers Constn Co to Abr. S. Iserson, 122 W 130; f July1 to Apr28'30; June30. taxes, &c, & 8,500 & 9,500

6th av, 43, (2:592), str Ls; July5, installs \$60 per mo; —%; Vincent Casale, 43 6 av, to Antonio Nicolini, 51 Spring; July 6. note, 625

7th av, 2259, (7:1917), asn Ls; Ernest Barth to Paul J Struve, 2249 7 av; July6. nom

7th av, 2259, (7:1917), cor str & b; agmt ext Ls to Apr30'17, at \$1,800; Jno Palmer & ano with Ernest Barth, 2204 7 av, & ano; June26; July6. nom

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7TH av, 283 & 285, (3:802), agt modifying Ls & sub of same to mtgs for \$182,200; Bridget Gilson, 18 W 75, with Harvey Silverman, 842 Hewitt pl, & Michl Retzker, 101 W 106; June 27; June 30. nom

7TH av, 283-85, (3:802), agrmt modifying terms of lease; Seventh Av Holding Co with Harry Silverman & Michl Retzker, 101 W 106; June 27; July 3. nom

8TH av, 216, (3:771), asn Ls; Wm Wilson & Jno M Mortimer to Thos Flannery, at Bayonne, N J; mtg \$6,500; June 30; July 1. nom

E River Bulkhead (3:979-987), bet ns 20th & ss 21st; also bet ns 21st & ss 22d; City of N Y (by Comr of Docks) to The Consolidated Gas Co of N Y, 4 Irving pl; 10yf Oct 12; July 3. 18,696.47

Bulkhead, at 40st, E.R. (3:971) & (5:1352) E.R. abt 60 ft w; privilege of floating dumping board; City N.Y. (by Comr of Docks) to Henry Steers, a corpn, 17 Battery pl; 10yf July 1; July 3. 630

Pier 42 (old), (2:655), 101.2 of the ss N R nr ft Canal st at pt 350 f inner end of said pier with privilege of dumping board, &c, City N Y (by Comr of Docks) to Henry Steers, a corpn, 17 Battery pl; 10yf July 1; July 3. 2,940

Pier at foot W. 55th st, N. R., (4:1109) being 200 of the ss of pier, extd f inner end out shore, with privilege of dumping board, &c; City of N. Y. (by Comr of Docks) to Henry Steers, a corpn, 17 Battery pl; 10yf; May 1, July 3. 1,312.50

Borough of the Bronx.

Hewitt pl, 793, (10:2695), swc Longwood av, asn of two Ls; Wm R Ehler to Jno HMuller, 305 W 56; Mtg \$3,265; June 30; July 6. nom

Simpson st, 1049 to 1055, (10:2726), all; Morris H Mann to Saml Gluck, 1049 Simpson; 5yf July 11; July 6. 5,730 & 6,090

Timpson pl, (10:2603), ws, 75 s Whitlock av, —; asn Ls; Wm R Houlihan to Ellen M Quinlan, — Timpson pl, near Whitlock av; A.T.; June 30; July 3. nom

Timpson pl, (10:2603), same property, asn Ls; Aug Toebelman to Henry Hons, 195 1/2 S, Bklyn; June 21; June 30. 100

Timpson pl (10:2603) ws, 429.7 n St Johns av, 55.1x100x32.4x102.7 ss; Subordination of L to Mtg; Ellen M Quinlan & Jeremiah J Meade with Wm Haigh, 412 W 147, & ano, exrs, &c Hartley Haigh; June 30; July 3. nom

138TH st, 615-17 E, (10:2552) all; Abe G Michaels to Isidor Zimmer, 514 E 139, et al; 3yf July 1; July 3. 3,000

Longwood av, swc Hewitt pl, see Hewitt pl, 793.

Southern Boulevard, 1169, (10:2582), asn Ls; Michl O'Shea to Jno J Mahon, 1404 Park av; A.L.; June 29; July 6. nom

Westchester av,* 2213; str; Louis Hoebel at Jones rd, Fort Lee, N J, exr, Fredk Hoebel to Arthur Baselow on premises; 3 1/2yf July 11; July 5. 480 & 540

MORTGAGES.

BOROUGH OF MANHATTAN.

June 30, July 1, 3, 5 and 6.

Allen st, 60 & 62, (1:308), es, 100 s Grand st, 39.10x87.6; pr mtg \$37,000; June 30; July 5, 4y5%; Aaron Kommel to Bernhard Mayer 41 E 72d st. 4,000

Bleecker st, 201, (2:542), es, abt 105 e Minnetta st, 25x96; July 5, due, as per bond; Angelo De Gaudenzi to Title Guarantee & Trust Co, 176 B'way. 16,500

Broome st, 99, (2:336), ss, abt 75 w Sheriff st, 25x—; pr mtg \$—; June 30; July 5, 2y5%; Morris Klein to Isidor Kal-fus, 186 1/2 Stanton. 500

Burling Slip, 31 to 35, (1:74), ns abt 95 e Front st; —; ext of \$55,000 mtg until June 29 14 at 5%; June 23, July 5; Abbot A Low with Seamen's Bank for Savings in City N Y, 76 Wall. nom

Christopher st, 53, (2:610), ns, 152 e 4; 25x75; PM; pr mtg \$6,000; July 5, due as per bond; Jas Roddy to Maria Habermann, 1838 71, Bklyn, N Y. 3,000

Cornelia st, 2-8, see 6th av, 33-39.

Circle, nvc Cathedral Parkway, see 5th av, ws, 50 s 111.

Christopher st, 21, (2:610), ns, 100 e Waverly pl; 40.2x90; pr mtg \$44,000; June 28, July 6; 1y6%; Jacob Lipman & Saml Rodt to Sarah wife Saml Rodt, 65 E 97. 6,000

Charles st, 28-34, (2:611), swc Waverly pl (nos 202-204); 75x38.10; PM; pr mtg \$46,000; June 28; July 6; 6y6%; Margt M Fritz to Saml Rodt, 65 E 97, & ano. 12,000

Canal st, 198 & 200, (1:200), ss, 50.2 se Mulberry; 50.2x100x51x100; June 14; July 6; 3y5%; Brevoort Constr Co to Wm L Condit, at Hoboken, N J. 90,000

Canal st, 198 & 200, (1:200), certf as to above mtg; June 14; July 6; same to same.

Canal st, 533-41; certf as to above mtg; June 30; same to same.

Canal st, 533 to 541, (2:595), nes, 101 se Wash st (no 477), runs n41xw17.8xw3 xnw15.6xnw8.6xnw17.6xw70 to Wash xs 22.2 to Canal xse101 to beg; June 30; 5y5%; Greenwich Inv Co to Seamens Bank for Savings, 76 Wall. 150,000

Canal st, 533-41; pr mtg \$105,000; June 30; 1y6%; same to Max Kobre, 43 E 123. 20,000

Canal st, 533-41; certf as to above mtg; June 30; same to same.

Canal st, 199-201, (1:205) nec Mulberry st, 100; 25x50x25x50; June 23; July 3; due &c as per bond. Phebe L Donnelly wife of & Jas J Donnelly to Jos Woerter Jr, 1058 Decatur st, Bklyn, N Y. 1,000

Cherry st, 183 1/2-185, (1:249), Ext of \$10,000 mt until June 14 at 5%. May 19, July 3. Annie J Gruner, Henry Schaefer & Fredk J Middlebrook Trste Siegfried Gruner with Chas Laue, 152 8th av, Bklyn N Y. nom

Clinton st, 146, (2:346), e s 75 s Broome 26.2x100; June 29, June 30; 5y5%; Wm I Kollisch & Leo Greenbaum to Home for Aged & Infirm Hebrews of N Y, 121 W 105. 33,000

Clinton st, 146; Sobrn agmt; June 30 Same & Herman Levy with same. nom

Delancey st, swc Essex, see Essex st, 89.

Essex st, 89; Agmt as to share ownership in mtg; June 30. Walter T Kohn with Fidelity Trust Co, 2 Hudson. nom

Essex st, 89, (2:409), swc Delancey, 24.9x87.10; June 27; June 30, due &c as per bond. Essex Delancey Co to Fidelity Trust Co, 2 Hudson. 60,000

Essex st, 89. Certf as to above mtg; June 27; June 30. Same to same.

Essex st, 89, (2:409), swc Delancey, 24.9x87.10; Sobrn Agmt; June 20, June 30; State Bank with Fidelity Trust Co, 2 Hudson. nom

Essex st, 89, (2:409), swc Delancey, 24.9x87.10; Sobrn Agmt; June 27, June 30; State Bank & Jake Kasten with Fidelity Trust Co, 2 Hudson. nom

Franklin st, 76, (1:175); ext of \$45,000 mtg until May 15 14, at 4 1/2%; June 15, July 5; Carrie M Townsend, wid with Seamens Bank for Savings, 76 Wall. nom

Gouverneur st, 35, (1:268), swc Mad (no 316); 24.6x61x24.6x60.4; July 5, 5y5%; Morris L Mashkowitz to Emigrant Industrial Savings Bank, 51 Chambers. 25,000

Grand st, 552, (2:326), Ext of \$27,000 mtg until June 14 14; 5 1/2%; May 29, June 30; Lawyers Mort Co with Ferdinand Funk. nom

Greenwich st, 759, (2:630), es, 59.10 n 11; 21x70.9x21x71.6; also HUDSON ST, 503 to 507, (2:634), ws, 26.6 n Christopher, runs w100xn23.1 to swc of an alley xel5x n47xe85 to Hudson xs70.2 to beg, with use of alley; pr mtg \$105,000; June 30; Greenwich Inv Co to St Johns Park Realty Co, 50 Pine. 10,000

Greenwich st, 759, & Hudson, 503-7 certf as to above mtg; June 30; same to same.

Greenwich st, 759, (2:634), es, 59.10 n 11th; 21x70.9x21x71.6; July 5; July 6, due as per bond; Greenwich Inv Co to National Academy of Design, 145 W 109. 20,000

Greenwich st, 759, (2:634); certf as to above mtg; July 5, July 6; same to same.

Greenwich st, 759, (2:634); pr mtg \$20,000; July 5; July 6; 2y6%; same to Sophie Newhaus, 2107 Bway. 5,000

Greenwich st, 759, (2:634); certf as to above mtg; June 5; July 6; same to same.

Hudson st, 503-7, see Greenwich st, 759.

Henry st, 95, (1:282), ns, 110.3 w Pike st; 25x100; PM; July 6; 3y5%; Jas Shea to Annie Kimberley, 137 Hicks, Bklyn, N Y. 15,000

Hamilton pl, 93-97, (7:2073), es, 47.3 n 141st, 61.3x81.5x56.5x105.4; ext of \$54,000 mtg until July 16, at 4 1/2%; June 30, July 1; Augusta Joachim with Lucius H Beers, at Westhampton Beach, Suffolk Co, N Y, & ano, EXRS Jas R Smith. nom

King st, 12-14, (2:519), ss, 148 w Macdougall; 44x75. Ext of \$41,000 mtg until Mar 28 15; 5%; Mar 28, July 1; Susan D Griffith as admtrix of Danl J Griffith with Henry I Goodrich of Chicago, Ill. nom

King st, 12-14, (2:519), ss, 148 w Macdougall, 44x75; PM; pr mtg \$41,000; June 30; July 1; 5y6%; Nicola & Michele Bochiechio to Brown-Weiss Realities, 63 Park Row. 12,250

Lafayette st, 184, (2:473) ws, 25x100; June 19; July 1; demand 6%; Michl Brigante to Max L Shallek, 145 W 111. 1,500

Mulberry st, 100, see Canal st, 199-201.

Madison st, 316, see Gouverneur st, 35.

Manhattan st, 48, (7:1966), ss, 228.4 nw 125th; 25x81; June 22; July 6; 5y5%; Ernest A Fairbanks to Raffaele De Nunzio, 317 2 av. 22,500

Mulberry st, 243, (2:495), ws, abt 140 s Prince st; 25x100; July 5; July 6; 3y6%; Palm & Maria Bracco, of Bklyn, N Y, to Louisa Oliva, 17 Baxter. 3,000

Madison st, 404, (1:265), ss, 25x100; Estoppel. Certf; June 29; June 30. Michl Hudson Kwint, 75 W 118 to Metropolitan Savings Bank.

Orchard st, 94, (2:409), es, 90.6 n Broome; 22x87.6; July 3, July 5; 3y4 1/2%; Rosa Jackson to German Savings Bank, 157 4 av. 14,000

Pitt st, 133, (2:345), agmt modifying terms of mtg; June 30. Adolph Finkelstein with Nathan Engelhardt, 22 Eldridge. nom

Renwick st, 33-39, (2:394) ws, 131.4 s Spring; runs w36.2xs8.3xnw28.3xnw1xnw—xs69xe5xs25.4xe70 to Renwick xn72.8 to beg; July 1; July 6; 5y6%; Geo R, Jno R & Edw C Smith to Jno T Grady, 451 Pearl. 33,500

Stuyvesant st, 44, (2:465), ss, 62.4 w 10th st, runs w24.3xs75.5xe8.9nx30.2xn 52.9 to beg; June 30, July 1; due &c as per bond; Jno B Levitt, 44 Stuyvesant to L Josephine Van Deussen, 26 Marion pl, Saratoga Springs, N Y. 14,000

Spring st, 154, (2:487), ss, 80 e W Bway; 20x80; certificate as to mtg for \$5,000; June 2, July 5; Nathan Harrison Realities, a corpn to Isaac Marks.

Spring st, 157, (2:501), nec W Bway (nos 407-409); 25x75.3; May 8, July 1; 1y 6%; Wm R D'Alaci to Jos P Nolan, Trste, at Paterson, N J. 640

West st, 224, (1:185), Saloon lease; June 21; June 30, demand; 6%. Henry Hons to Jacob Ruppert, a corpn, 1639 3d av. 7,500

Washington st, 477, see Canal st, 533-541.

West Bway, 407-409, see Spring st, 157.

Waverley pl, 202-204, see Charles st, 28-34.

Washington Sq W, 31, (2:552), ws, 123 s Waverley pl; 26x110; PM; pr mtg \$30,000; July 6, due as per bond; Elena Savini to Fordham University, a corpn. 493 Pelham av. 7,000

Willett st, (2:337), ws, 21.10x100; pr mtg \$21,000; July 5; July 6, installs, 6%; Theresa Horn to Eliz Reed, 2171 Bathgate av. 1,000

4th st W, ss, bet 6th av & Cornelia st, see 6th av, 33-9.

4TH st, 139 W, (2:592), Saloon lease. June 30; demand 6%. Frank Lang to Jacob Ruppert, a corpn, 1639 3d av. 1,425

4th st, swc 6th av, see 6th av, 33-39.

12TH st, 344 E, (2:453), ss, 140.2 w 1st av 20.9x68.9x20.4x68.1; June 30; demand 6%. Giuseppe Ferri to Lion Bwy, 960 Col av. 2,405

14th st, 433 E, (3:946), ns, 169 w Av A; 25x103.3; July 5; July 6; 3y6%; Jno B Brenner to Wm Stichel, 332 6. 3,500

17th st, 13 W, (3:819), ns, 225 w 5th av; 27x92; July 6; 5y4 1/2%; Anna B Gilson to Seamens Bank for Savings in City N Y, 76 Wall. 100,000

17th st, 426 E, (3:948); Sobrn Agmt; June 30; July 6; Mary S Deaney with Title Guarantee & Trust Co, 176 Bway. nom

17th st, 426 E, (3:948); Sobrn Agmt; June 28; July 6; Jacob J Dorn with Title Guarantee & Trust Co, 176 Bway. nom

17TH st, 117 E, (3:873) ns, 125 w Irving pl, 25x92; pr mtg \$20,000; June 26; July 1; due &c as per bond. Minnie E Grey, 117 E 17th st to Benj Wertheimer & Jacob Hutter, both at Far Rockaway N Y. 1,000

17th st, 221-225 W, see 18th st, 216 W.

17th st, 426 E, (3:948) ss, abt 225 w Av A; July 5, July 6, due, etc, as per bond; Salvatore Lo Piccolo to Title Guarantee & Trust Co, 176 Bway. 17,000

18th st, 218 W, see 18th st, 216 W.

18th st, 216 W, (3:767), ss, 225 w 7 av; 25x141.6; also 18TH ST, 218, ss, 250 w 7 av; 25x142.4x25x141.11; also 17TH ST, 221, ns, 229.2 w 7 av; 16.8x43.1x16.8x43.5; also 17TH ST, 223-225, ns, 245.10 w 7 av; 34.2x 42.4x—x43.1 to beg; June 30, July 3; 3y5%; Monahan Express Co Realty Dept, a corpn to Jos B Greenhut, 135 Central Park West, et al, composing the firm of Greenhut, Siegel, Cooper & Co, es 6 av, bet 18 & 19. 120,000

18th st, 220-222 W, (3:767), ss, 275 w 7 av; 50x143.2x50x142.4; pr mtg \$15,000; June 30; July 1; 2y5%; Monahan Express Co Realty Dept, a corpn, to Josephine O Thompson, at New Rochelle, N Y. 12,500

18th st, 220-222 W, (3:767) ss, 275 w 7 av; 50x143.2x50x143.4; pr mtg \$15,000; June 30, July 1; 2y5%; Monahan Express Co Realty Dept, a corpn, to Emma L Vidal, 6 Franklin av, Richmond, NY. 12,500

25th st, 406 & 408 E, (3:956), ss, 112 e 1 av; 38x98.9; pr mtg \$18,000; July 5, due as per bond; Morris L Weiss to Max Smith, 1575 Bathgate av, & ano. 2,000

25th st, 406 & 408 E, (3:956), ss, 112 e 1 av; 38x98.9; July 5, due as per bond; Morris L Weiss to Title Guarantee & Trust Co, 176 Bway. 18,000

26th st, 122-124 W, (3:801), ss, 257.1 w 6 av; 42.10x98.9; PM; pr mtg \$50,000; June 30; 3y5%; Jos Manheimer to Isaac L Zinke, 129 W 97. 20,000

26TH st, 358-60 W, (3:749), ss, 110 e 9th av, 40x98.9; P M; pr mtg \$15,000; June 30, July 1; 1y4 1/2%; Theo F Wieland to Geo Ehret, 1197 Park av. 11,000

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27TH st, 327 E. (3:933), ns, 318.9 e 2d av; 18.9x98.9; June30; 5y5½%. Mary Kimmel to Sophie K Ahrens, 2088 Anthony av. 4,000

27th st, 454 W. (3:724), ss, 100 e 10 av; 25x98.9; May25, July5, 1y6%; Mary L Hubener & ano to Luke J Evers, 20 City Hall pl. 3,350

30TH st, 212 W. (3:779), ss, 167 w 7th av, 23x98.9. P M. June29; June30; due & c as per bond. Milton Mayer to Title Guarantee & Trust Co, 176 Bway. 24,000

30th st, 236 W. (3:773), sws, 329.4 e 8th av; 23.7x98.9x23.5x98.9; July5; July6; 2y6%; Eliz A McClelland to Annie V C Sherwood, 228 Marlborough rd, Bklyn, N Y. 2,500

34TH st, 37-39 W. (3:836) ns, 224 e 6th av, runs n98.9xe21xn98.9 to ss 35th st 54, xe20xs98.9xe7xs98.9 to 34th st, xw48 to beg; **35th st, 48-52 W.** ss, 265 e 6th av, runs s 98.9xe7xs98.9 to ns; **34th st 33-35.** xe48 xn98.9xe5xn98.9 to 35th st, xw60 to beg, pr mtg \$820,000; June30; due June1'16; 5%. Oppenheim, Collins & Co, New York to Equitable Life Assurance Society of the U S, 120 Bway. 660,000

34TH st, 37-9 W; 35TH st, 33-5 W. Certf as to above mtg; June30; same to same.

35TH st, 48-54 W. see 34th st, 33-9 W.

36TH st, 233-7 W. (3:786), ns, 397 e 8th av, 55.6x98.9; pr mtg \$—; June30; 1y6%. Holland Holding Co to State Realty & Mort Co, 11 Pine. 15,000

36TH st, 233-7 W. Certf as to above mtg; June30. Same to same.

41st st, 120 E. (5:1295), ss, 106 w Lex av; 19x98.9; PM; June29, June30; 3y5%; Thos L Jacques, of Pelham, N Y, to Mary E wife Chas Eddison, at Irvington-on-the-Hudson, N Y. 20,000

43D st, 323 W. (4:1034) ns, 300 w 8th av, 25x100.5; June30; July1; 1y6%. Martin M Heller to Harry Mack, 208 E 62. 5,000

43d st, 207 E. (5:1317), ns, 130 e 3 av; 25x100.5; PM; June30, due as per bond; Katie Moeschel wife Louis to N Y Savings Bank, 81 8 av. 12,000

43d st, 207 E. PM; pr mtg \$12,000, due as per bond; June30; same to Margt C McDonald & ano, 207 E 43. 3,000

44th st, 411 W. (4:1054), ns, 175 w 9th av; 25x100.4; PM; June28; July6; 3y5%; Saml Rodt & Jacob Lipman to Mary Riley, 424 W 31. 12,000

44th st, 411 & 413 W. (4:1054), ns, 175 w 9th av; 50x100.4; bldg loan; pr mtg \$12,000; June28; July6, due July5'12; 6%; Saml Rodt & Jacob Lipman to Samson Lachman, 313 W 106. 30,000

45th st, 430 W. (4:1054), ss, 400 w 9th av; 25x100.4; July5; July6; 5y5%; Remson Holding Co to Lawyers Mtg Co, 59 Liberty. 13,000

45th st, 430 W; certf as to above mtg; July5, July6; same to same.

47th st, 353 W. (4:1038), ns, 127 e 9th av; 27x100.5; pr mtg \$—; July6; 2y6%; Solomon & Babette Loewensohn & Selma Byk to Edmund Bittiner, EXR Louis Meisel, 612 W 115. 1,500

48th st, 14 W. (5:1263), ss, 225 w 5 av; 25x100.5; PM; pr mtg \$75,600; July3, due as per bond; Louis F Cerlian to Hattie Mayer, 619 W 142. 10,000

48TH st, 315 E. (5:1341), ns, 200 e 2d av, 25x100.5; Sobrn Agmt; June29; June 30. Morris Glick & Walter Reed with Mathilda Muller, 226 E 53d. nom

48TH st, 315 E. (5:1341), ns, 200 e 2d av, 25x100.5; Sobrn Agmt; June29; June 30; Morris & Bessie Glick with Mathilda Muller, 226 E 53. nom

48TH st, 315 E; Sobrn Agmt; June29; June30. Same with Walter Reed. nom

49th st, 548 W. (4:1077), ss, 125 e 11 av; 25x100; pr mtg \$9,000; July3, July5; 3y6%; David H Henderson to Jno Finneran, 364 W 51. 2,000

50TH st, 352 W. (4:1040), s, 225 e 9th av, 25x100.5; June29; June30; due & c as per bond. Jno C Ives of Bklyn N Y, Frank J Walsh of Mt Vernon, N Y to Title Guarantee & Trust Co, 176 Bway. 10,000

50th st, 363 W. (4:1041), ns, 125 e 9th av; 19.6x144.6x27.4x100.5; July6; 5y5%; Otto W Doll to Lawyers Mtg Co, 59 Liberty. 14,000

51st st, 517 & 519 W. (4:1080), ns, 525 e 11 av; 40x100.5; PM; pr mtg \$19,000; July1, July5, due April'17; 6%; Wm G Gehringer to Margaretha Eckert, 629 57, Bklyn, N Y. 6,000

53d st, 332 E. (5:1345), ss, 275 w 1st av; 25x100.5; pr mtg \$—; due as per bond; June29, June30; Rachel Levy, 1954 84, Bklyn, N Y, & Fannie Silverman, 29 Bay 32, Bklyn, N Y, to Mortimer Levv, 1954 84, Bklyn, N Y. 1,200

53d st, 332 E. (5:1345), ss, 275 w 1 av; 25x100.5; pr mtg \$—; June29, June30, due as per bond; Rachel Levy, 1954 84, Bklyn, N Y, & Fanny Silverman, 29 Bay 32, Bklyn, N Y, to Mortimer Levy, 1954 84, Bklyn, N Y. 1,200

54th st, 151 E. (5:1307), ns, 167 e Lex av; 30x100.5; pr mtg \$—; July3; 3y6%; Jacob Rosenblum & Mary Cohn to Sidney H Weinberg, 171 Vernon av, Bklyn, N Y. 2,200

55TH st, 24 E. (5:1290) s s, 40.6 w Madison av; 20x80; June30, July1; 5y4½%; Lina Weil wife Emil to Morland Mort Co, 120 Bway. 45,000

56th st, 421 W. (4:1066), ns, 300 w 9 av; 25x100.5; PM; pr mtg \$13,000; July3, July5; installs, 6%; Annie M Jones to Bertha Wolf, 1218 Boston rd. 3,500

59th st, 306 E. (5:1351), ss, 125 e 2 av; 25x100.4; July5, due as per bond; Wm F Crockett to Bella B Heidenheim, 18 E 60. 18,000

59th st, sec Mad av, see Mad av, see 59th st.

61ST st, 16-24 W. (4:1113) ss, 250 e Col av; 100x100.5; P M; June29; July3; 3y6%. Locomobile Co of America to Chas B Barkley, 22 E 47th st. 37,500

64th st, 119 E. (5:1399); ext of \$15,000 mtg until June28'16 at 4½%; June28, July 5; Jenny R Meeker with Bowery Savings Bank, 128 Bowery. nom

64th st, 119 E; ext of \$10,000 mtg until June28'16 at 4½%; June28, July5; same with same. nom

66th st, 434 E. (5:1460), ss, 155.7 w Av A; 26.10x100.5; July3; 3y4½%; Friederica Braun, of Dummellen, N Y, to German Savings Bank, 157 4 av. 5,000

68th st, 33 W. (4:1121); agt changing interest days; July6; Wm O K Kiene with German Savings Bank, 157 4 av. nom

71ST st, 412 E. (5:1465) ss, 188 e 1st av, 25x145.4; June21; June30; 5y5%. Jno E Warner & Lauren A Warner of Whitefield, New Hampshire to Mary Shea, 212 Nassau st, Bklyn N Y. 8,000

71st st, nwc Central Park W, see Central Park W, nwc 71st.

72d st, swe Central Park W, see Central Park W, nwc 71st.

73D st, 228 E. Ext of \$17,000 mtg until June28'14 at 5%; June29; July3. Arthur J Ridley, 118 E 64, with Bertha Kaufmann. nom

75TH st, 327-29 E. (5:1450) ns, 228.4 w 1st av, 56.8x102.2; pr mtg \$27,000; June29; July1; installs; 6%; Muriel V Spencer, widow to Franklin S Keller, 956 Kelly st. 2,100

76TH st, 45-47 E. (5:1391) ns, 95 e Mad av, 25x102.2; May31; June30; due & c as per bond. Rodolfo G Barthold to Title Guarantee & Trust Co, 176 Bway. 35,000

76th st, 31 W. (4:1129), ns; 307.5 e Col av; 20x100; July5, July6; 3y5%; Anna M Brennen to Harriet L Heimerdinger, 771 Mad av. 28,000

77TH st, 10 E. (5:1391) ss, 195 e 5th av 25x102.2; June29; June30; 5y4½%. Gertrude Trowbridge wife Edmund Q Trowbridge of Leetes Island, Town of Gilford, Conn to Henry A C Taylor, East rd, South Portsmouth, R.I. 75,000

77th st, 36 W. (4:1129); ext of \$55,000 mtg until June30'14 at 5%; June16, July5; Sophie Sterns with Adele S Bass, at Bar Harbor, Me, Trste Uriah J Smith. nom

78th st, 401 E. (5:1473), ns, 64 e 1st av; runs n39.2xn12.11xe30xs52.2 to st xw30 to beg; pr mtg \$13,000; July1, July5, due June1'13; 6%; Wilgro Realty Co to Esther Jerkowski, 151 Central Park W. 5,125

78th st, 401 E; certificate as to above mtg; June30; July5; same to same.

80th st, 180 E, see 3d av, 1406.

80th st, 118 E. (5:1508), ss, 165.10 e Park av; 18.4x102.2; PM; June22, July6, due as per bond; Mary U. Hoffman to Jas R Roosevelt, at Hyde Park. 20,000

83D st, 28 W. (4:1196) ss, 313 w 8th av, —x102.2x18x102.2, P M. June30; due Oct1'14; 4½%; David H M Gillespie, 228 W 82d st to Louise M Koenig, 28 W 83d. 15,000

83D st, 28 W. P M; pr mtg \$15,000; June30; due Oct1'14; 5%; same to same. 3,000

83d st, 312 W. (4:1245), ss, 119 w West End av; 18.6x102.2; pr mtg \$17,500; July5, July6; 1y6%; Jas A Allen to Hennie Goldsmith, 320 W 105. 4,000

84th st, 251-265 W, see Bway, 2321-2331.

85th st, 201 W, see Ams av, 520-528

86TH st, 331 E. (5:1549) ns, 320 w 1st av, 25x100.8; pr mtg \$12,000; July1; July 3; 3y5%. Andrew Stahl of Bklyn N Y to Wm N Schweizer, 333 E 86. 2,300

86th st, 310 W. (4:1247), ss, 181 w West End av, 20x102.2; PM; July5, July6; 3y5%; Israel Lebowitz & Cornelius J Behan to Grant M McDonald, at Bretton Hall, 86 & Bway. 25,000

87th st, 314 to 320 W. (4:1248), ss, 200 w West End av, 80x100.8; PM; pr mtg \$—; July5; 1y6%; Brixton Constn Co to Reliant Holding Co, 160 Bway. 26,500

88TH st, 113 E. (5:1517) ns, 210 e Park av, 25.6x100.8; June26; June30; 5y5%. Jas T Smith, 113 E 88th st to N Y Life Ins Co, 346 Bway. 18,000

88th st, 270 W, see West End av, 570-8.

88th st, 127-129 W, see Lexington av, 1320-26.

90th st, 300 W, see West End av, 619.

90th st, 302 E. (5:1552) ss, 100 e 2d av; 25x100.8; July3; 5y4½%; Ferdinand Penner & Anna to Bank for Savings in City N Y, 280 4th av. 13,000

93d st, 21 W. (4:1207) ns, 268 w Central Park W; 20x100.8; pr mtg \$—; July3, July6; 1y4%; Melanie Hamet & Elise Mollard to Geo A Jobert, 200 W 136. 5,000

93d st, 31 W. (4:1207) ns, 413 e Columbus av, 19x100.8; ext of \$2,000 mtg until Jan1'13 at 6%; Nov30'09; August Gahren with Mary W Finley. rom

98th st, 6 & S W. (7:1833), ss, 100 w Central Park W; 50x100.11; ext of \$6,000 mtg until June28'13, at 6%; June28, July1; Adolph Galewski, 148 W 118, with Zadah H Reakirt, 411 West End av. nom

100th st, 405 E. (6:1694), ns, 100 e 1 av; 37.1x100; PM; pr mtg \$27,500; June30, July1, due as per bond; Isidore Bach to Gustavo Galiani, 247 Mulberry. 2,500

101st st, 301 E, see 2d av, 1968.

102d st, 7 W. (7:1838), ns, 154 w Central Park W, 27x100.11; July 5, July6; 5y5%; Thos Blake to Jno B Hasslocher, 1261 Mad av. 26,000

102d st, 9 W. (7:1838), ns, 181 w Central Park W, 19x100.11; July5, July6; 5y 5%; Thos Blake to Jno Bopp, 129 E 91. 19,000

109th st, 104 E. (6:1636) ss, 38 e Park av; 19x74; July3; 3y4½%; Agnes Urban-ski, 104 E 109, to Chas. Schaumburger, 54 Lenox av. 5,000

110th st, 16-18 E. (6:1615), ss, 100 w Mad av; 2 lots, each 25x100.11; 2 mtgs, each \$4,000; 2 pr mtgs, each \$18,500; June 30; 1y6%; Victor A Edwards to Henrietta K Emley, 101 W 85. 8,000

111th st, 307 E. (6:1683) ns, 129.2 e 2d av; 27.1x100.11; ext of \$2,300 mtg until May'16, at 5%; May1, July1; Eusepia wife Silvestro Fidanza with Jno & Antonio Rusciano, both at 307 E 111. nom

111th st, 241 E. (6:1661); Saloon Ls; June24, July6; demand, 6%; Angela Di Motta to Lion Brewery, 104 W 108. 500

111th st, 307 E. (6:1683) ns, 129.2 e 2d av; 27.1x100; pr mtg \$4,000; June18, July 1, demand, 6%; Antonio Rusciano to Concetta wife Jos Rusciano, 307 E 111. 2,000

111th st, 307 E; pr mtg \$3,000; June15, July1; 5y5%; same to Chas Rusciano, 307 E 111. 1,000

111th st, 307 E; May15, July1; 5y5%; same to Eusepia wife Silvestro Fidanza, 231 E 117. 700

111th st, swe 5th av, see 5th av, swe 111th st.

111th st, 107 & 109 E. (6:1639), ns, 63.9 e Park av; 31.10x100.11; also 111TH ST, 111 E, (6:1639) ns, 95.8 e Park av; 15.11x 100.11; July5; 3y5%; Josephine Nuccio to American Mtg Co, 31 Nassau st. 15,000

111TH st, 57-61 E. (6:1617) ns, 70 e Mad av, 50x100.11; pr mtg \$—; June28; July1; demand6%; Abr Rothstein & Jos & Wm Wolf to State Bank, 378 Grand. 5,000

111TH st, 57-61 E; Sobrn Agmt; June 27; July1. Same & S Herbert Golden, 104 W 79 with same. nom

114TH st, 201 E. (6:1664). Saloon lease; June27; June30; demand6%. Gottfried Johnson to Jacob Ruppert, a corpn, 1639 3d av. 4,817.44

116th st, 5 W. (6:1600) ns, 61.6 w 5th av; 27x100.11; June29; June30; 5y4½%. Louis Hyman to Jas F McKernon, 62 W 52d st et al. 24,000

116TH st, 5 W. (6:1600); Sobrn Agmt; June30; July3. Sundel Hyman, 2069 5th av, with Jas F McKernon, 62 W 52d et al Trste Henry Romeike. nom

116th st, 608-610 W. (7:1896) ss, 175 w Bway; 50x100.11; ext of \$140,000 mtg until June'15, at 5%; June30, July3; Albany Savings Bank with Larkin-Thompson Realty Co, 521 W 111. nom

118TH st, 537-539 E. (6:1815). Saloon lease; June26; July3; demand6%. Julius Miller to M Groh's Sons, Inc, 238 W 28th st. 2,059

119TH st W. (7:1904) ns, 225 w Lenox av, 20x100.11; June20; June30; 5y5%. Fannie Goodman wife of & Aaron Goodman to Equitable Life Assurance Society of U S, 120 Bway. 17,000

119TH st W; P M; pr mtg \$17,000; June20; June30; 3y6%. Same to David Bloom, 117 W 119. 3,000

119th st, 612 E. (6:1783), ss, 175 e 3 av; 37.6x100.5; June30, July5, due May15'16; 4½%; Albert L Silberstein, 600 W 157, to Citizens Savings Bank, 56 Bowery. gold, 32,000

119th st, 612 E; Sobrn agmt; June29, July5; same & Bronx Inv Co, 128 Bway, with same. nom

119th st, 216 E. (:1783), ss, 212.6 e 3 av; 37.6x100.5; June30, July5, due May15 '16; 4½%; Albert L Silberstein to Citizens Savings Bank, 56 Bowery. gold, 32,000

119th st, 216 E; Sobrn agmt; June30, July5; same & Charlotte Ruff, at White-stone, L I, with same. nom

119th st, 137 W. (7:1904) ns, 305 e 7 av; 20x100.11; PM; June14, July6, due as per bond; Freehold Constn Co to New York Savings Bank, 81 8 av. 15,000

119th st, 71 W. (6:1718) ns, 265 e Lenox av, 18x100.11; ext of \$14,000 mtg until Apr22'14, at 5%; May26, June30; Jennie Steinman, with Clara Blumenthal, 71 W 119. nom

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124TH ST. 433 W. (7:1965) ns, 350 e Ams av, 41.8x100.11; June30, 5y4½%; Philip Krauss to Albany Savings Bank at Albany N.Y. gold 40,000

124th st. 437 W. (7:1965), ns, 300 e Ams av, 50x100.11; June30, 5y4½%; Philip Krauss to Albany Savings Bank at Albany, N.Y. 48,000

124th st. 425 W. (7:1965), ns, 433.4 e Ams av, 41.8x100.11; June30, 5y4½%; Philip Krauss to Albany Savings Bank, at Albany, N.Y. gold, 40,000

124th st. 433 W. (7:1965), ns, 350 e Ams av, 41.8x100.11; June30, 5y4½%; Philip Krauss to Albany Savings Bank, at Albany, N.Y. gold, 40,000

127th st. 254 W. (7:1932) ss, 333.4 e 8th av; 16.8x99.11; ext of mtg for \$10,000 to Dec27'16 at 4½%; Dec29'10; July5; Annie V & Emily C Fox with Isidor H Alexander. nom

128th st. 25 E. (6:1753), ns, 70 w Mad av; 20x99.11; ext of \$3,000 mtg until May 26'14, at 6%; May25, July1; Lucy A Kennelly with Jas A Wood. nom

128th st. nwc Madison av. see Madison av, 2020.

130TH ST. 16 E. (6:1754) ss, 176.11 w Mad av, 16.8x99.11; P.M.; June30; July1; 3y5%. Hyman Sarnar, 122 E 86th st to Jno S Murphy, 16 E 130. 9,000

133d st. 225 & 227 W. (7:1939), ns, 280 w 7 av; 40x99.11; June24, July5, due Nov1 '12; 5%; Isaac Heineman to Bway Savings Instn, 5 Park pl. 40,000

133d st. 225 & 227 W. (7:1939); Sobrn Agmt; June24, July5; same with same. nom

135th st W. (7:2002), ns, 165 w Bway, 4 lots, each 40x99.11; 4 mtgs, each \$37,500; June30, 5y5%; Jacob Grotta & Jos Rosenthal to Nassau Mortgage Co, 31 Nassau. 150,000

135th st. 609 W. (7:2002), ns, 125 w B'way, 40x98.9; June 30, 5y5%; Jos Rosenthal & Jacob Grotta to Matilda L Satterlee, at Warrenton, Va. 37,500

135th st. 609 W. (7:2002); Sobrn. Agmt; June 30; Jacob Grotta & Jos Rosenthal with Matilda L Satterlee. nom

135th st. 615-17 W. (7:2002); 2 Sobrn. Agmts; June30; July1; Jacob Grotta & Joseph Rosenthal with Nassau Mort Co, 31 Nassau st. nom

135th st. 611 W. (7:2002); Sobrn. Agmt; June30, July1; Jacob Grotta & Jos Rosenthal with Nassau Mort Co, 31 Nassau. nom

135th st. 619 W. (7:2002); Sobrn. Agmt; June30; July1; Jacob Grotta & Jos Rosenthal & Hattie Block with Nassau Mort Co, 31 Nassau. nom

135th st. 527 W. (7:1988), ns, 540 w Amsterdam av, 40x99.11; July5 July6, due as per bond; Mary D Quinn to Bertha B B Walker, 367 Elmwood av, Buffalo, NY. 39,000

135th st. 118 W. (7:1919), ss, 275 w Lenox av, 24.11x99.11; P.M.; pr mtg\$18,000; July5; July6, due Jan'13, 6%; Waverly Constn Co to Saml J Bettmann, 1051 Boston Road. 5,000

138th st. 603-605 W. (7:2087), ns, 100 w Bway; 75x99.11; PM; June30, July1, due Apr30'13; 5%; Lerrita T Scarritt to Joshua Velleman, 1885 7 av. 25,000

144th st. 515 W. (7:2076); ext of \$8,000 mtg until Nov'13, at 5%; July5; Danl J O'Coror, 902 West End av, with Carolyn H Dawbarn, 105 W 74. nom

144th st. 470 W. (7:2059), ss, 65 e Amsterdam av, 17.6x99.11; P.M.; July5; July6, due as per bond; Thos A Roe to John E Allen, 558 W 164th, et al. 6,500

144th st. 470 W. (7:2059) ss, 65 e Amsterdam av, 17.6x99.11; ext of \$6,500 mtg until July5'16 at 4½%; July5; John E Allen, 558 W 164th st & Helen M & Esmeralda M Allen, 470 W 144th st, with Thos A Roe, 562 W 173d st. nom

146th st. 275 W. see 8th av, 2750.

149th st. 248-250 W. (7:2034) ss, 140 e 8 av; 40x99.11; pr mtg \$35,000; July3, July5; 3y6%; Maurice Cohen to Herman Heine-mann, 601 W 134. 7,000

152d st. 617 W. (7:2099) ns, 200 w Bway 50x99.11; certf as to payment of \$2,000 on account of mtg; June30; July1'11; Moses J Sneudaira, 601 W 137th st, EXR to Whom it May Concern. —

153d st. No 461 W. (7:2068), ns, 156 e Amsterdam av, 19x99.11; July6, 5y5%; Joseph Kelly, of Jersey City, N.J., to Lawyers Mtg Co, 59 Liberty 12,000

158th st. 543-551 W. (8:2117) ns, 125 e Broadway, 100x99.11; P.M.; pr mtg\$140,000; June22; July6, 2y6%; Lou Pegram to Melvin Realty Co, 171 B'way. 14,000

173d st. 551 W. see Audubon av, 160.

Av A, 1319. (5:1465), s ½ of str; asn Ls by way of mtg as collateral for \$800; July3, July5; Jos Zajieck to The Eastern Brewing Co, 207 Bushwick av, Bklyn. 800

Av B, 131 (2:391), es, abt 50 n 8; 23.6x 93; PM; pr mtg \$22,000; July3, July5; 2y6%; Frieda Hart to Nathan Isenberg, 3 E 119. 3,500

Av B, 45-51. (2:386) es, 96 n 3d st; 72x90; Leasehold; June30; July1; due Aug '16; 6%. Saml Kamlet & Barnet Klar to Isidor Klar, 548 St Pauls pl. 8,000

Av B, 131. (2:391), es, 117.6 s 9th st, 23.6x93; P.M.; pr mtg\$—; July1, 5y5%; Frieda Hart(59 W 119th st, to Peter Gorth, 596 Decatur st, Bklyn, N.Y. 22,000

Av C, 205. (2:395), ws, 105.4 s 13th st, 25x70; ext of \$13,000 mtg until July1'14 at % as per bond; June16, July5; Lena Jacobowitz with Eliz Reed, 2171 Bathgate av. nom

Amsterdam av. 570. (4:1235), ws, 55 s 88th st, 27x100; June9, July1, due, &c, as per bond; John M Heard to Title Guarantee & Trust Co, 176 B'way. 30,000

Amsterdam av. 570. (4:1235), Sobrn. Agmt; June7, July1; Josephine Lederer with Title Guarantee & Trust Co, 176 B'way. nom

Amsterdam av. 772. (7:1869), ws, 25.5 s 98; 25x92.5; July5; 1y5%; Wm Curtis to Franklin Savings Bank, 656 8 av. 3,000

Amsterdam av. 520-528. (4:1233), nwc 85, (no 201); 102.2x70; pr mtg \$155,000; June22, June30, due as per bond; Geo C Engel, 201 W 79, to Jno Palmer, 312 W 102. 14,000

Amsterdam av. 1407. (7:1969), es, 49.9 n 129th st, 25x100; pr mtg\$—; July6, 1y 6%; August Wessels to Russell C Johnson, 530 W 84th st. 3,700

Amsterdam av. 1407. (7:1969), es, 49.9 n 129th st, 25x100; pr mtg\$20,000; July1; July6, 3y6%; August Wessels to Ann Lee & Margt Hamilton, both at 800 6th av. 4,000

Amsterdam av. 1411. (7:1969), es, 74.11 s 130th; 25x100; pr mt \$16,000; June29, June30, due as per bond; Sitta Fischer wife of & Julius, 1236 Mad av, to Esther Cohen, 343 E 57. 5,000

Audubon av. 160. (8:2130), nwc 173d, (no 551); 100x100; bldg loan; June30, due Dec30'12; 6%; Latham Realty Co to Chelsea Realty Co, 135 Bway. 150,000

Audubon av. 160; certf as to above mtg; June30; same to same. —

Audubon av. 160. (8:2130), nwc 173d, (no 551); 100x100; Sobrn Agmt; June30; Jacob D Goodhart, 1049 Forest av, with Chelsea Realty Co, 135 Bway. nom

Broadway. 2321-31. (4:1232) nwc 84th; 102.5x140.7x102.2x133.5; June29, June30; 3y5%; Bendheim Constn Co to Sarah L Jackson, 61 Broad, Freehold, N J, et al, Trste Wm H Jackson. 203,000

Broadway, 1966-8. see Columbus av, 146.

Columbus av. 146. (4:1138), ws, at abt 105 s 67th st, runs s 25.1 x w 100 x s 25.1 x w 16.5 to es Broadway (nos 1966-1968), x n 56.4 x e 142.2 to beg; June19, July6, due as per bond; Morris Weinstein to Maximilian Fleischmann, 1 Madison av. 180,000

Central Park West. (4:1124), nwc 71st st, 204.4 to ss 72d st x150; ext of \$1,000-000 mtg until June23'14 at 4½%; June22; July5'11; Bank for Savings in City N Y with Rothschild Realty Co, 2 W 72d st. nom

Central Park West. swc 72d st, see Central Park West, nwc 71st st.

Cathedral Parkway. ns, 750 e Lenox av, see 5th av, ws, 50 s 111th st.

Edgecombe av. 169-171. (7:2051), ws, 475 s 145th st, 40x100; ext of \$33,000 mtg until June29'16, at 5%; June29; June30; Rose M Chumar with Sargold Realty Co, 625 Broadway. nom

Edgecombe av. 117. (7:2048) ws, 149.11 s 141; 25x85; pr mtg \$20,000; July1, July5; 1y6%; Lorenzo W Sherwood to Adele Frieling, 1340 Webster av. 800

Lenox av. 67. (7:1823), ws, 75.11 n 113; 25x100; PM; pr mtg \$—; July1, July5, due Feb10'13; 6%; Anna Giesin to Annie Greenthal, 174 St Nich av. 2,000

Lexington av. 1635 & 1637. (6:1631) es, 50.11 n 103d st, 50x95; pr mtg \$—; June30; July1; 1y6%. Curtiss P Byron, 2224 Ams av to Ansoerge & Co, 120 Bway. 4,500

Lexington av. (5:1295), ws, 78.9 n 40th st, 20x25; pr mtg \$3,058.71; June29, June30, due, &c, as per bond; Cornelia E Brown, 362 Lexington av to Anna H Westervelt, at Plainfield, NJ. 3,942

Lexington av. 690-692. (5:1311), ws, 65.5 s 57th st, 35x90; certf as to mtg for \$30,000; June26; July6; Odell Realty Co to Title Guarantee & Trust Co, 176 Broadway. —

Lexington av. 690. (5:1311), ws, 65.5 s 57th st, 35x95; July5; July6, due, etc, as per bond; Odell Realty Co to Title Guarantee & Trust Co, 176 Broadway. 30,000

Lexington av. 1320-1326. (5:1517) nwc 88th st, (nos 127-129), 100.8x41.8; ext of \$80,000 mtg until June29'14 at 5%; June26; Jacob Wicks, Jr, with Harriet S Goldsmith, 118 W 57th st. nom

Madison av. 2020. (6:1753), nwc 128th st, 19.11x70; ext of \$2,500 mtg until May 26'14, at 6%; May25; July1; Lucy A Kennelly with Mabel S Soich. nom

Madison av. 2134. (6:1758), ext of \$6,000 mtg until Janl,1914, 5%; May2; June 30; Eleanor P Wentworth trustee Geo W Parsons with Morris Weinstein. nom

Madison av. (5:1294), sec 59; Saloon Ls; June19, June30; demand, 6%; Albert E Weston & Peter E O'Brien to Jacob Ruppert, a corpn, 1639 3 av. 4,000

Pleasant av. 346. (6:1815), es, 75.11 n 118th; 25x76; pr mtg \$18,300 on this & other premises; June26, July 1; demand, 6%; Ray & Maurice Beckon, 965 Fox, to Hudson Trust Co, 1411 Bway. 1,275

Pleasant av. 384. (6:1817), es, 50.5 n 130th; 25.3x98.9; pr mtg \$21,300 on this & other premises; June26, July1; demand, 6%; Ray & Maurice Beckon, 965 Fox, to Hudson Trust Co, 1411 Bway. 1,250

St. Nicholas av. 454. (7:1958), es, 26.4 s 133d st, 37.6x81.8x36.11x87.11; June30; July 1, 5y5%; Frank George to Union Trust Co, 80 B'way. 26,000

St. Nicholas av. 454. (7:1958); Sobrn Agmt; June30; July3. Frank George, 454 St Nicholas av & Hoffman Realty Co, 503 5th av, with Union Trust Co. nom

St. Nicholas av. 454. (7:1958); Sobrn Agmt; June30; July3. Frank George, 454 St Nicholas av & Hicks Realty Co at Bridgeport, Conn, with Union Trust Co, 80 Bway. nom

West Broadway. 276. (1:212), ws, 43 s York; 20.5x53.6x20.5x55; June30; 3y5%; Peter Roberts, of Montclair, N Y, to Emigrant Industrial Savings Bank, 51 Chambers. 15,000

West End. 570-8. (4:1235), sec 88, (no 270); 100x100.8; June29, June30; 1y6%; Harry Schiff to New York Mtg & Security Co, 135 Bway. 12,000

West End av. 570-78. (4:1235), sec 88, (no 270); 100x100.8; June29, June30; 1y6%; Harry Schiff to New York Mtg & Security Co, 135 Bway. 12,000

West End av. 619. (4:1250), swc 90th, (no 300); 24x90; PM; May24, June30; 5y5%; Chas A MacPherson to Emma Wilhelmna Mehler, 619 West End av. 43,000

1st av. 1135-7. (5:1347), ws, 68.5 n 62d st, 32x64; 2D AV, 1449, (5:1430), ws, 78.9 s 76th st, 25x105; pr mtg \$52,000; June26; June30, due Dec26'11, 6%; Israel Crystal to Leonard L Rothstein, 16 E 97th, 1,250

1st av. 1624. (5:1564), es, 61.2 n 84th st, 20.4x100. P.M.; pr mtg \$15,000; June 30, 2y6%; Emanuel Ornstein to Jacob Steiner, 62 Clinton st, Corona, LL. 2,000

2d av. 1449. see 1st av, 1135-7.

2d av. 2288. (6:1689), es, 100.11 s 118; 25.3x100; pr mtg \$15,000; July5; 1y6%; Jos A & Rudolph J Pagliughi to Eliza R Allien, at Montclair, N J. 4,000

2d av. 1977. (6:1651); ext of mtg for \$15,000 to Sept15'16, at 5½%; July5; Jno E Kaliski, 103 E 103, with Saml Sagolowitz, 9 E 119. nom

2d av. 2288. (6:1689); ext of \$15,000 mtg until July1'14, at 5½%; July5; Lawyers Mtg Co with Jos A & Rudolph J Pagliughi. nom

2d av. 531. (3:910), ws, 88.5 s 30th; 17.6 x100; PM; July1, July3; 5y5%; Mary Finley to Jno McDermott, 55 W 68. 11,000

2d av. 2428. (6:1801), es, 80.11 n 124th st, 20x80; pr mtg\$8,000; June30; July6, due as per bond; Henry H Korn to Chas Lewin, 1438 3d av. 1,500

2d av. 1968. (6:1673), nec 101st st, (no 301), 25x75; July5; July6, 3y5%; Bernard Frankel to Emily De Silver Clinton; at Tuxedo, N.Y. 27,000

2d av. 1968. (6:1673); Sobrn. Agmt; July5; July6; same & Iwan Pels with same. nom

2d av. 1053. (5:1329), ws, 80.4 n 55th st, 20x66; July3; July6; 5y5%; Joseph Kaplan to Charles Guntzer, 220 E 49th st. 12,000

2d av. 1968. (6:1673); Sobrn. Agmt; June30; July6; Morris H Glass with Emily De S Clinton at Tuxedo, N.Y. nom

2d av. 2192-2194. (6:1684) es, 46.6 s 113th st, 41.8x100; ext of \$40,000 mtg until July1'14, at 5%; June30; Lawyers Title Ins & Trust Co with Otto A Rosalsky & Bes-sie Subin. nom

3d av. 969. (5:1331), saloon lease; June 27; July6, demand, 6%; Claus H Steffens to Lion Brewery, 104 W 108th st, 4,939.91

3d av. 1406. (6:1508), swc 80th, (no 180), 25.2x90; pr mtg \$—; June20, July1; demand; 6%; Jacob Corday to State Bank, 378 Grand. 7,500

3d av. 1687. (5:1540), es, 75.6 s 95th st, 25.2x100; June29, June30, due, &c, as per bond; Rosa Strauss to Title Guarantee & Trust Co, 176 B'way. 15,000

5th av. (6:1594), swc 111th; 50x100; PM; June15, July1; 3y5%; Weinstein (Chas I) Realty Co, 17 W 120, to Curtis B Pierce, EXR Mary G Pinkney, 56 E 133. 30,275

5th av. (6:1594), swc 111th; 50x100; PM; pr mtg \$30,275; June15, July1; 1y6%; Weinstein (Chas I) Realty Co, 17 W 120, to Alex Pfeiffer, 50 E 96. 22,725

5th av. 431. (3:868), es, 76.11 n 38th st, 21.10x100; July5; July6, 5y4½%; Walter E Maynard to Metropolitan Museum of Art, at 5th av & 82d st. 9,000

5th av. (6:1594), ws, 50 s 111th st, runs w 100 x s 21.10 x w 45x100 to ns Cathedral Parkway x e 49.7 to ws of circle formed by widening 5th av x ne 126.7 to av x n 51.10 to beg; P.M.; June15; July 6; 5y5%; Edward Friedman to Curtis B Pierce EXR Mary G Pinkney, 56 E 133d st. 60,900

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6th av, 33 to 39, (2:589), swc 4th st, runs s 105 x w — x n — to Cornelia st (nos 2-8), x e 115.5 to 4th st x s 9.2 to beg; pr mtg\$—; July5; July6, due Oct5 '11; 6%; Sixth Avenue & Fourth Street Realty Co to Daniel E Moran at Mendham, N.J. 25,000

6th av, 33 to 39, (2:589), same to same; certf as to above mtg; July5; July6. —

6th av, 69, (2:592), ext of \$15,000 mtg until June 14, '14, 5%; June3; June30; St. Luke's Home for Aged Women, 2914 B'way, with Marie H Hoguet, widow, 152 Riverside Drive et al. nom

6th av, 33-39, (2:589), ws, at sws 4th st, 105x— to ss Cornelia st, Nos 2-8, x115.5 to 4th st x8.11 to beg; ext of \$5,000 mtg until Aug 10 at 6%; Aug 9 '09; Austin E Pressinger, trustee with Sixth Av & Fourth St Realty Co. nom

7th av, 2259, (7:1917), saloon lease; June29, July6, demand, 6%; Paul J Struve to Lion Brewery, 104 W 108th st. 2,060

8th av, 2059, (7:1846), ws, 50.8 s 112th st, 24.11x100; July6, due as per bond; Rosa Herschman to Dry Dock Savings Instn, 341 Bowery. 23,000

8th av, 2420 & 2422, (7:1935), ext of \$22,000 mtg until July 12, at 6%; June27; July5; Johannes M Johannessen with Anna McNally, 302 W 93. nom

8th av, 2079, (7:1847), ws, 75.8 s 113; 25.2x100; PM; pr mtg \$30,000; July1, July 5, due as per bond; Auguste Riedel to Wm Schetter, 146 W 168. 4,000

8th av, 2750, (7:2032), nec 146th (no 275); 25x100; June30, due June30'21; 5%; Martin Wolff to Ernest Sess, 203 E 19. 14,000

9TH AV, 528, (3:763) es, 37.2 n 39th st, 18.5x60.2; July 1; July3; 3y5%. Emma W Bahrenburg, Caroline Arras & Louis Arras to Chas G Koss, 628 West End av. 5,000

MISCELLANEOUS.

Blair & Co, 24 Broad st, NY & The Kansas City Southern Railway Co, 25 Broad st, with N Y Trust Co, 26 Broad st as trustee; Agmt to replace destroyed equipment, also as to general mtg, &c. June10; June30.

Dongan (Herbert) Constn Co, to Julian T Davies; ctf as to mtg for \$15,000 covering land in St Lawrence Co, NY; June29; June30.

Meyer (Chas) Co to Title Guarantee & Trust Co, 176 B'way; ctf as to mtg for \$2,150 on property at Hempstead, LI; June 28; June30.

Richmond Hill Realty Co to Title Guarantee & Trust Co, 176 B'way; ctf as to mtg for \$45,000 covering land in Queens Co; June26; June30.

Thompson Avenue Realty Co to Title Guarantee & Trust Co, 176 B'way; ctf as to mtg for \$40,000 on property in Second Ward, B of Q; June26; June30.

Villa Park Assn of Great Neck to Title Guarantee & Trust Co, 176 B'way. Certf as to mtg for \$150,000, covering land at Great Neck, L.I.; June12, July3. nom

Borough of the Bronx.

Brandt pl, nec Aqueduct av, see Aqueduct av, nec Brandt pl.

Cedar st, swc Boston rd, see Boston rd, swc Cedar st.

Crotona Park E, (Penfold av), (11:2939) ss, 175 w Suburban pl, 50x130; July3, July5; 3y6%; Martha G. Pirna to Jno Woell, 340 E. 155th. 5,000

Dawson st, (10:2702) es, 537.4 n Longwood av, 40.7x100; pr mtg \$27,000; July5, July6, due, &c, as per bond; 1226 Dawson St, a corpn, to Josephine H. Blau, 605 W. 151st. 4,000

Elsmere pl, (11:2956) ns, 400 w Mar- mion av, 25x100; July5, July6; 5y5%; Hugh J. Gribbin to Harlem Savings Bank, 121 E. 125th. 4,000

Fox st, (10:2717), ws, 304 s 167th, 25x 100; P.M. pr mtg \$2,100; July5; 1y6%; Re- hable Constn Co to Chattie De Hart, 1041 Fox. 1,700

Fox st, (10:2726), es, 198.2 n 165th st, two lots, each 37.6x100; two P.M. mtgs, each \$30,000; June1; June30, 6y5%; Bertha Robinson to Caroline Stern, 361 W. 120th. 60,000

Filmore st,* es, 375 n Columbus av, 50 x100; pr mtg\$10,500; June28; July1, 2y6%; Meier Jampol to Nathan Jampol, 920 Longwood av. 1,700

Hancock st,* w s, 325 n Columbus av, two lots, each 25x100; two mtgs, each \$3,000; June29; June30, 3y5%; Lena Rhon- heimer, 1738 Adams st, & Rika Mayer, 163 St Nicholas av, to Narettie Miller, 544 W. 136th. 6,000

Hoffman st, sw c Pelham av, see Pel- ham av, sw c Hoffman st.

Harlem River Terrace, (11:3236) es, 553.2 s 190th, 25x89.4x78.5; July6, due as per bond; Jno. Mackintosh, Jr, to The- resa Foy, No. —, B'way, Far Rockaway, L.I. 2,800

Jennings st, (11:2962) ns, 293 e Union av, 40x134.5x42.6x119.11; P.M.; pr mtg \$28,000; July5, July6; 3y6%; Josephine Suss- mann to Jos. Loeb, 296 W. 142d. 2,000

Kappock st, ns, 126.3 e Westchester av, see Sidney st, ss, 126.3 e Westchester av.

Kossuth pl, (12:3327), c l, 130 n c l 210th st, runs e 130 x n 100 x w 130 to c l Kossuth pl x s 100 to beg; June30, 3y5½%; John E Murray to Margt Campbell, 1656 8th av, Bklyn, N.Y. 3,000

Merrill st,* sw c St Lawrence av, see St Lawrence av, swc Merrill.

Mt. Hope Pl, (11:2802), ss, 123.1 w An- thony av, 25x95; July3, July5; 5y5%; Ly- dia A. Kalshoven to Lawyers Mort Co., 59 Liberty. 5,000

Mount Hope pl, (11:2804) ns, 190 w An- thony av, 20x100; July5, July6; 5y5%; Margt. A. Clarke to Lawyers Mort. Co., 59 Liberty. 8,500

Mt Hope pl, (11:2804), pr mtg \$8,500; July5, July6; 1y6%. Same to Mabel W Roehrig, 143 Oak, Richmond Hill, N Y. 600

Sidney st, (13:3407), ss, 126.3 e West- chester av, 29.1x358.11 to n s Kappock st x31.1x348; June30; July1, due, &c, as per bond; Dora M Lesley to Wm Kingsley, at Northern av & 181st st, exr Caroline P Brown. 9,000

Timpson pl, (10:2603), ws, 429.2 n Av St John, 55.1x100x32.4x102.7; July1, July 3, 3y5%; Ellen M Quinlan, on Timpson pl, near Leggett av, to Wm Haigh, 412 W. 147th st & ano, exrs, &c, Hartley Haigh. 8,000

Tiffany st, nw c 165th st, see 165th st, nw c Tiffany st.

Tiffany st, (10:2717), es, 154 s 167th st, 25x100; P.M.; June30, due, &c, as per bond; Saml Kramer to John Kampfer, at Yonkers, N.Y. 1,000

Tiffany st, (10:2716), ws, 118.3 n 165th st, 88x100; pr mtg \$—; June 30, July1, due, &c, as per bond; 182nd St. Realty Co to Manhattan Mortgage Co, 200 B'way. 60,000

Tiffany st, (10:2716), same property; ctf as to above mtg; June30, July1; same to same.

Tiffany st, (10:2713) ws, 405 n 163d st; 40x100; P.M.; pr mtg \$24,000; July5, July6; 3y6%; Josef Gross to Winnie Co, 836 Westchester av. 4,000

Victor st,* es, 100 s Morris Park av.; 25x95; July6; due &c as per bond; Peter & Giuseppe Conti to Wm Ludden, 221 Gates av, Bklyn, N.Y.; July6. 9,000

Whittier st, (10:2762) ws, 225 n Seneca av; 100x100; June28, June30; 3y6%. Carrie Wokal to Wm Roland, 529 St Anns av. 2,000

West Carroll st,* n s, 138.7 w City Island av, 100x110; July1; July3, 3y5½%; Chas H Baxter, 99 West Carroll st, City Island, NY, to Charlotte A O'Shea, 615 W. 162d. 3,000

Whittier st, (10:2762), es, 250 n Seneca av, 50x97.5x50x100; July3, 3y6%; Nicholas Peterson, 299 E 142d st, to Warren B Sam- mis, at Huntington, LI 1,200

2D st, nec Av B; see Av B, nec 2d st.

5TH st,* ss, 205 e Av C; 25x108, Union- port; July5; July6; 3y5½%; Chas E Dever- mann to Mary J Kelly, 2192 Valentine av. 3,500

13th st,* ns, 261.2 w Av E, 229x112x210 x84.11, Unionport; June29, June30, 3y5½%; Jacob Blaesser to Estelle G Norman, at Mt Vernon, N.Y. 2,000

136TH st, 417, (9:2281) ns, 166.8 e Wil- lis av, 16.8x100; P.M.; July6; installs6%; Thora A Heisel to Mary A Dawson, 307 W 114. 800

137th st, (9:2313), ns, 150 e Lincoln av, 50x100; P.M.; June30, July3, due, &c, as per bond; Henry D Bahr, 314 E. 137th st, to Thos B Hidden, trustee Henrietta A Webb, at Sharon Station, Dutchess Co, NY. 27,000

140th st, (10:2551), ss, 127.9 e St. Anns av, 25x100; pr mtg \$10,000; July3, July5; 3y6%; Mary V Sowdon to Timothy Door- ley, 576 E. 140th. 6,600

140th st, (10:2551); same property; pr mtg \$16,600; July3, July5; due Jan1'12; 6%; same to Geo. P. Baisley, — Williams- bridge rd. 364

142d st, 428, (9:2286); ext of \$4,000 mtg until May19'14, at 5½%; May5; June 30; Eleanor J Taft with Nellie Tannen- baum. nom

145th st, 433-437, (9:2290), ns, 325 e Willis av, 50x100; pr mtg\$12,000; June29, June30, 1y6%; John Davis, Jr, 426 East 144th st to Barbara Muth, 4267 Carpen- ter av. 1,000

145th st, 433-437, (9:2290), ns, 325 e Willis av, 50x100; P.M.; June28, June30, due, &c, as per bond; Melbie E Williams to Title Guarantee & Trust Co, 176 B'way. 12,000

146TH st, nwc St Anns av; see St Anns av, nwc 146.

149th st, (9:2276) ns, 180 e Brook av, 60x75; agt as to share ownership in mtg; June30, July5; Selma Strauss with Law- years Title Ins & Trust Co, 160 B'way. nom

151ST st, nec Concord av; see Concord av, nec 151.

154th st, (9:2376), ns, 370 w Elton av, 45x100; P.M.; pr mtg \$50,000; July1; July 3, 3y6%; Amanda Hoemssen, 219 W 142d st, to Benenson Realty Co, 407 E. 153d st. 13,500

154th st, (9:2414), ns, 125.3 e Morris av, 25x100; P.M.; pr mtg\$2,500; June29; June30, 1y6%; Ferdinando Morrone to Bar- bara Eckes, 329 E 152d st, & ano, extrx, &c, Barbara Zang. 1,900

156th st, 859 E, (10:2688 & 2695); ext of \$8,500 mtg until June24'14, at 6%; June20; June30; Brattleboro Trust Co with Carrie wife Morris Lazar. nom

157th st, (9:2417), ns, 198 w Courtlandt av, 25x101.9; July3, 3y5%; Annie Berner to German Savings Bank, 157 4th av. 3,500

164th st, nw c 3d av, see 3d av, nw c 164th st.

165th st, (10:2716), nw c Tiffany st, 43x71.5x47.11x68.3; certf as to above mtg; June29; July3; Frankfeldt & Lippmann to American Mtg Co. nom

165th st, 864, (10:2690), ss, 18.11 w Stebbins av, 18.3x91; pr mtg\$5,000; June 29, June30, due Jan3'13, 6%; Solomon Kramer, 864 E. 165th st, to Maurice J Sil- verman, 213 Alexander av. 500

165th st, (10:2716), nw c Tiffany st, 68.3x47.11x71.5x45; Sobrn Agmt; June29, June30; Abraham J Dworsky with Amer- ican Mortgage Co, 31 Nassau. nom

165th st, (10:2716), nw c Tiffany st, 68.3x47.11x71.6x43; June29; June30, 5y5%; Frankfeldt & Lippmann, a corpn to Amer- ican Mortgage Co, 31 Nassau st. 30,000

165TH st, 884, (10:2698), ss, 150 e Stebbins av; 25.6x72.6x50.3x68.2; July5, July6; due as per bond; Laura M Lewis to Margt L White, 1 W 87. 8,000

166th st, swc Clay av, see Clay av, 1049.

167TH st, (9:2388) ss, 124.3 e Park av; 2 lots, each 25x100; 2 P.M. mtgs, each \$3,250; July5, July6; due as per bond; Saml & Sam Rubin to Clara Neumann, 52 E 81. 6,500

167th st, nec Intervale av, see Inter- vale av, nec 167th st.

170th st, (11:2931), ss, 100.10 w Frank- lin av, old line, 18.11x125; June29; June 30; Sobrn Agmt. Jeanette Brunet, 604 E. 170th st & Arthur Brunet, with Harlem Savings Bank, 121 E 125th st. nom

170TH st, 598 (11:2931) ss, 157.9 w Franklin av; 19x119x19x120; pr mtg \$1,500; July6; 3y5%; Anna H Leonhardt, 114 W 190th st to Wm T Traud, 2763 Morris av. 1,500

174th st, (11:2922), ns, 95.7 e Bathgate av, 20x100; July1; July3, due Dec19'12, 6%; Thos Callahan to Mary A D Lange, 5 W. 124th st. 1,000

175th st, (11:2952), ss, 40 e Prospect av, 25x140.3x25x140; July1 July3, due, &c, as per bond; Caroline Agate to Trustees of St John's Lodge No 1, A Y M, at Ma- sonic Hall, 42 W 24th st. 1,500

176TH st, 311-313, (11:2803); 2 Sobrn Agmts; July1, July6; 176th & Anthony Av Impt Co, Delia G Levy, Alfred, Edw & Geo Freund & Moritz Doob with Lawyers Mort Co, 59 Cedar. nom

176TH st, (11:2803) ns, 103.6 e Anthony av, runs n126.4xel7.5xsel108.11xsw31.4 to beg; July5, July6; 5y5%; 176th St & An- thony Av Impt Co to Lawyers Mort Co, 59 Liberty st. 7,000

176TH st, (11:2803); same prop; same to same. Certf as to above mtg; July5, July6.

176TH st, (11:2803); same prop; Sobrn Agmt; July5; same & Moritz Doob & Al- fred Freund with same. nom

176TH st, (11:2803) ns, 134.10 ne An- thony av; 34.1x91.1x19.3x108.11; July5, July6; 5y5%; 176th St & Anthony Av Impt Co to Lawyers Mort Co, 59 Liberty. 7,000

176TH st, (11:2803); same property; same to same. Certf as to above mtg; July5, July6.

176TH st, (11:2803); Sobrn Agmt; July 5, July6; same & Moritz Doob & Alfred Freund with same. nom

176TH st, (11:2851) ns, 90 w Walton av, 50x125; pr mtg \$—; July5, July6; 1y6%; Jos Reilly to Ella M O'Brien, 146 Dean st, Bklyn, N.Y. 2,500

177th st (Tremont av), (11:2960), sw c Southern Boulevard, 50.6x100x95.10x109.9; P.M.; pr mtg\$—; June29; June30, 2y6%; John McNulty, 3058 Bainbridge av, to Saml Schwartz, 250 E. 139th st. 3,000

179th st, (11:3136), sws, at nws Boston Road, runs nw 132 x sw 80 x se 131.5 to road, x ne 80 to beg; P.M.; June30, de- mand, 6%; Peter S Rigney, of Bklyn, N Y to New York Mortgage & Security Co, 135 B'way. 15,000

180th st, 414 E, (11:3029) ss, 78.6 w Park av, 18x94.8; pr mtg \$2,000; July3, July5; 2y6%; Amelia Schlesinger to Car- rie F. Esberg, 129 E. 47th. 1,000

183d st, 743, (11:3102), ns, 47 w Pros- pect av, 24x75; pr mtg\$4,000; June29; July 3, due, &c, as per bond; Sarah Peller to Theo Faulhaber, 96 W. 163d st. 600

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Table listing various individuals and companies with their names and associated numbers.

Table listing individuals like Wasel, Frank H-A T Rutter and others with their respective numbers.

Table listing individuals and companies like Webster, Meyer and others with their respective numbers.

CORPORATIONS.

Table listing corporations such as Yuess Gardens Co, Emigrant Industrial Savings Bank, etc.

Table listing individuals and companies with their names and numbers, including Webster, Fiske, etc.

1Vacated by order of Court. 2Satisfied of appeal. 3Released. 4Reversed. 5Satisfied by execution. 6Annulled and void.

MECHANICS' LIENS

Table listing mechanics' liens for properties at various addresses like Monroe av, Greenwich st, etc.

Table listing mechanics' liens for properties at addresses like Olinville av, River Drive, etc.

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Table of building loan contracts with columns for address, agent, and amount. Includes entries for 36-Rogers pl, 37-26th st, 38-Perry st, etc.

BUILDING LOAN CONTRACTS.

Table of building loan contracts for July 1, including entries for 82d st, Intervale av, Simpson st, etc.

Table of building loan contracts for July 3, including entries for Hughes av, 158th st, etc.

July 3. 158th st, n s, Westchester av, w s, and Union av, e s. Saml Kotkis loans Wolf Burland to erect a - sty bldg; - payments....75,000

July 5. No Building Loan Contracts filed this day.

Table of building loan contracts for July 6, including entries for Eagle av, Watson av, Wm E Ferris loans, etc.

July 7. No Building Loan Contracts filed this day.

SATISFIED MEOCHANICS' LIENS.

Table of satisfied mechanics' liens for July 1, including entries for Magenta st, 25th st, etc.

Table of building loan contracts for July 5, including entries for Rivington st, etc.

Table of building loan contracts for July 6, including entries for 57th st, etc.

Table of building loan contracts for July 7, including entries for 23d st, 8th av, Findlay av, etc.

ATTACHMENTS.

Table of attachments for June 29, including entries for Vacuum Dyeing Machine Co, Wakeman, etc.

Table of attachments for June 30, including entries for Kane & Wilkinson Silk Co, etc.

Table of attachments for July 1, including entries for Friedrig, Julius, etc.

July 3 and 5. No Attachments filed these days.

CHATEL MORTGAGES.

Table of chattel mortgages affecting real estate for June 29, 30, July 1, 3 and 5, including entries for Demdecibus Building Co, etc.

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