

# REAL ESTATE RECORD AND BUILDERS GUIDE

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## HOW THE TAX DEPARTMENT DOES ITS WORK.

By Adopting a Highly Efficient Staff Organization and Introducing Modern Office Equipment, It Has Reduced Real Estate Appraising to a Science.

By EDWARD L. HEYDECKER,  
Assistant Tax Commissioner

TO most persons the Department of Taxes and Assessments merely signifies a huge impersonal governmental machine, which year after year remorselessly demands a greater and greater share of rents or profits under the name of taxes. Of course, as a matter of fact it is not impersonal at all. It is a corps of highly specialized men, working according to definite rules and carefully considering each one of the more than half a million separate assessments which it places upon the tax roll.

### PERSONNEL OF THE DEPARTMENT.

At the head of the department is the Board of Taxes and Assessments, composed of seven commissioners acting as a board. They appoint the deputies when vacancies occur, assign deputies to the respective districts, supervise their work,

is actively engaged in preparing the new roll.

The Real Estate Bureau is under the general direction and supervision of the Chief Deputy of Real Estate and the Assistant Chief Deputy. Each bureau is in charge of a deputy in charge of the borough. The territory in each borough is divided into assessment districts, to each of which is assigned a deputy. There are seventy-two districts in all. Each district deputy has a clerk and there is a staff of general office clerks. The assessments are made by the district deputies, each of whom exercises his own discretion in determining the value which he will place upon the land and upon the land with improvements thereon in the case of each lot separately assessed. Thus the assessment roll consists of the values placed upon each parcel by the deputy of

far-reaching and called for a wide knowledge of real estate values and real estate conditions. The deputies have been in office for long periods. Some have served for twenty years. The average term of service is probably about seven or eight years, and would be much higher were it not for the gradual yearly increase in the number. It is to be noted, however, that most of those who pass the examination successfully and are in turn appointed deputies are the clerks in the department who thus bring to the work as deputy the knowledge which they have been gathering as associates with the deputies in their field work.

### ASSESSMENT OF LAND VALUES.

The charter provisions require a separate statement of the value of land wholly unimproved. This has proved to



As an aid to the deputy tax commissioners in assessing buildings and other improvements the Tax Department supplies the deputies with a set of about 100 photographs of typical constructions. The photographs represent not only finished structures, but structures in various stages of erection. Each has marked on it a standard "factor of value." A few such photographs are reproduced here. Fig. 1 shows the Plaza Hotel, typical of a class of hotel construction that has a factor of value of \$7 to \$8 a square foot of floor space. Fig. 2 is a loft building valued at \$5.25 a square foot. Fig. 3 represents the best class of office construction, assessed at \$10 to \$11 a square foot. Fig. 4 stands for factories valued at \$1.30 a square foot.

week by week, on the written reports presented, and sit as a Board of Review to hear complaints and applications for the reduction of assessments.

The public come to the Tax Office upon the opening of the books to examine the assessments and, if dissatisfied, to file their complaints. Those who file complaints attend the hearings, and it appears to be the general impression that after the hearings close there is little for the commissioners to do during the remaining months of the year. But during these remaining months everyone in the department, including the commissioners,

the district, subject to such changes up or down as may be made in such value in accordance with the regulations of the department and the provisions of the law.

The deputy tax commissioners, clerks, searchers and messengers are all under the provisions of the Civil Service Law. No one can be appointed a deputy who has not passed the examination provided by the Municipal Civil Service Commission. Those who took the last examination and the one prior thereto, claim that the examinations were most searching. There can be no question that they were. The questions asked were thorough and

be so wise a provision that the Legislature in 1911 has extended this phase of the law to all the cities of the State. It is the greatest safeguard to the owner against carelessness or favoritism on the part of the assessor, and, on the other hand, provides the assessor with the best possible check against mistakes on his part, whether accidental or intentional.

Each deputy is provided with an outline map of the blocks within his district. On these maps he enters the front foot value for inside lots 100 feet deep until he has thus determined front foot values for every street. He begins by fixing the

values at points on which he has accurate information from recent sales. He completes the work by graduating the values between such points in proper relation. From these front foot values thus determined it is easy to compute the land values on each lot. The Hoffman-Neill rule is used for short and irregular lots. The land value maps have been published and distributed by this department for two years, and the third publication is now nearly ready.

The utility of the land value maps depends upon the ascertainment of a sufficient number of points of fixed known value. Each deputy is supplied with a card index, in which is noted every sale, mortgage and lease within his district. These are carefully studied and analyzed.

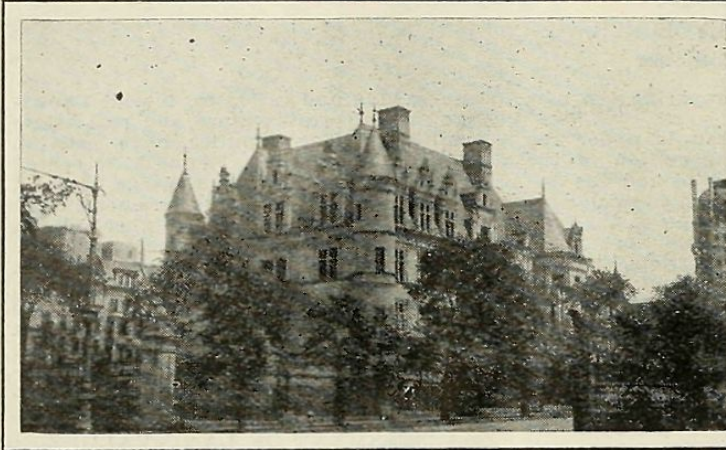
ing values is continually under review with a view to perfecting it whenever any deputy has reason to believe that it is inaccurate as applied to buildings in his district. His comments are submitted, considered and, if found to be true, the table is altered.

#### CHECKS UPON THE DISCRETION OF THE DEPUTY.

When the deputy begins his field work he has before him in his field book all the information above described. He goes over his district, confirming the assessment of the year before, raising it or lowering it as the case may be. At the end of each week, he hands in a written report showing what portion of his district has been under consideration by him and

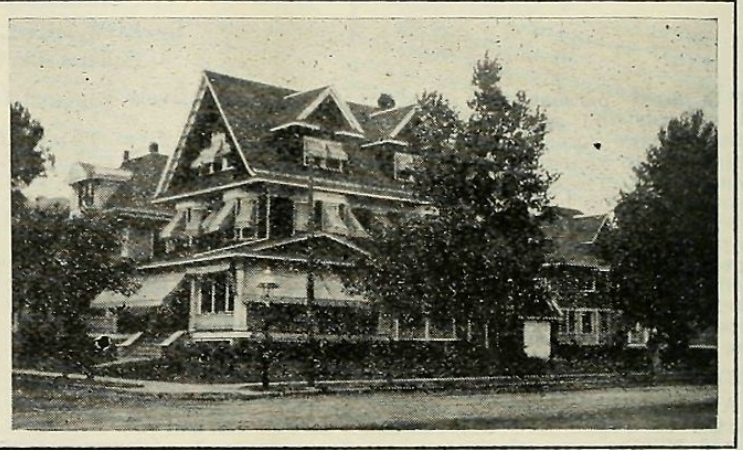
ed supplements to the "City Record" contain the actual assessments both on the land and on the land together with its improvements, for every parcel in the city. These are printed in sections, corresponding to the sections on the land map, and are obtainable for twenty-five cents for each section. Any owner may, by the purchase of one of these supplements, examine at his leisure assessed values throughout the neighborhood in which his property is located.

Building values cannot be reduced to a formula in the same way, and no way has as yet been found by which the assessment of buildings can be tabulated and printed, much as the department would like to do it. The deputies, however, freely discuss their methods with any one



PRIVATE MANSION.

A case where the cost of reproduction is not a reliable index to value.



HIGH CLASS FRAME DWELLING.

Value: \$7.75 a square foot of floor area, with \$77 for each attic room.

In addition, the deputy gives his whole time to the work of studying values. It is his business to gather up all the current information as to the asking prices, sales, leases, new buildings and real estate prospects generally in his district. This information is all carefully noted in his field book and corrected from time to time. Many a complaining owner has frankly expressed his amazement when, on his application for reduction, he has been told by the deputy facts about his property and neighboring property which he thought were only known to himself. It is the practice of the deputies to con-

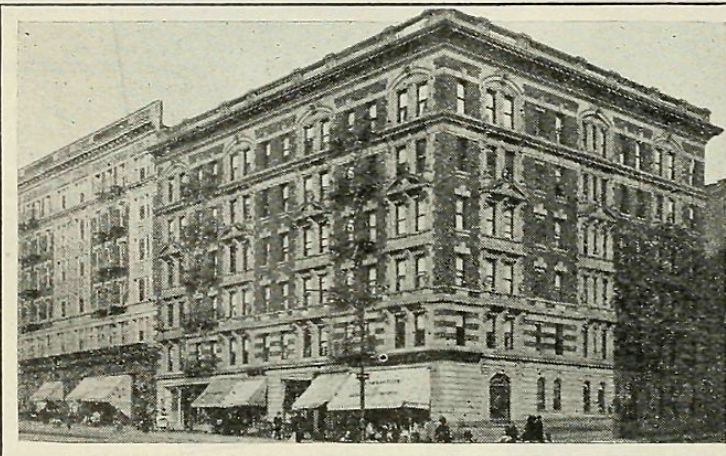
specially indicating any change from the values in the last year's roll, up or down, which he has tentatively made. These reports are examined by the deputy in charge, who thus has an opportunity to follow each one of his deputies in their field work and to apply his own knowledge of changes in value as a check to the discretion displayed by them.

These weekly reports, having been scrutinized by the deputy in charge, are transmitted for the inspection of the Chief Deputy of Real Estate and are then available for scrutiny by the commissioners. Condensed reports are sub-

who inquires, and the square foot area and building factors are made known to any taxpayer or any interested person.

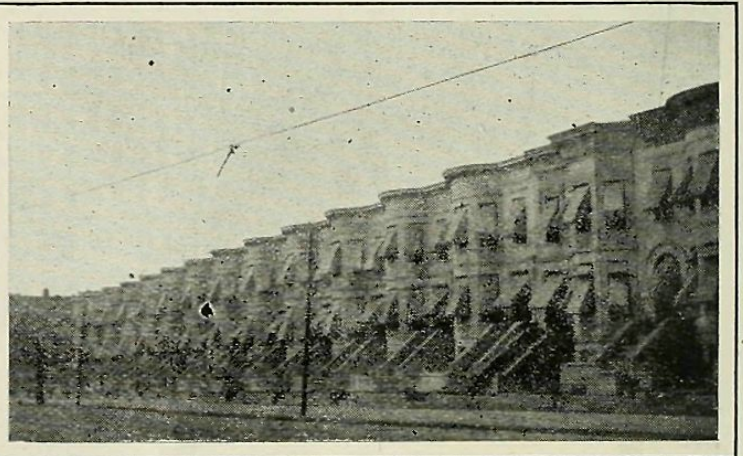
#### CONCLUSION.

The average number of parcels assessed by each deputy is over 7,500. Assessment work by him is therefore in the nature of a wholesale proposition. This has its advantages because he is called upon to hold the scales even between localities where values are active and localities where they are inactive. The actual values disclosed by sales in which the true consideration is given, by mortgages



CORNER APARTMENT HOUSE.

Value: \$3.25 a square foot of floor space.



TWO-FAMILY HOUSES.

Value: \$2.25 a square foot of floor area.

sult together and continually exchange, for mutual benefit, all information which they gather about any definite parcel or district.

#### ASSESSMENT OF BUILDINGS.

The deputy has a classified table of different types of construction and the cost based upon the recorded observations of the deputies through many years. Among the deputies there are men who have expert knowledge of building operations and of the cost of building material. Their knowledge and information has been carefully tabulated and studied by all of the deputies. The department has photographs of many different styles of buildings, with detailed analysis of the cost of construction, based upon absolute knowledge in each case. As a result, there has been worked out a table of building values which permits of ready assessment of almost every building.

In cases of application for reduction of assessed values of buildings, it is frequently found that the exterior of the building is of better appearance or indicates a higher grade of construction than is actually the fact. The table of build-

mitted by the chief deputy each week to the board.

When an application for reduction is filed, after being recorded, it is sent to the deputy of the district affected, who is required to visit the property and report in writing with a recommendation for confirmation or reduction, giving his reasons therefor.

#### PUBLICITY.

The department invites the utmost publicity of its methods and welcomes the closest scrutiny of its assessments and criticism, whether favorable or adverse, by the taxpayers. It believes that the best results can be obtained by the heartiest co-operation with the owners of property. To that end the land value maps have been prepared and published and circulated as widely as possible. These maps disclose as fully as can be done the units on which the land values are based. From these land value maps it is possible for any taxpayer to compute the assessed land value of his own lot and of his neighbor's far or near.

While the land value maps give only the general units of land value, the print-

where the percentage of value is fixed, the information obtained from leases, all provide the assessor with definite information, but the assessor is exceedingly careful not to use the particular information thus obtained as absolutely fixing the value of the parcel to which it applies. On the contrary, each item of definite information is used by him simply as a guide to general values in the neighborhood. Thus a sale which, for any reason, is above or below the general average of prices in the neighborhood is promptly scaled by the deputy to fit in with such general range of values, and is not used against the owner of the property in question. To do so would dislocate the units upon the land value map.

An assessor can never hope to be a popular member of the community. No one likes to pay taxes. The man who assesses property for taxes must face this popular prejudice. It is exceedingly easy for the dissatisfied taxpayer to allege incompetence or venality on the part of the assessor. The possibility, however, of either incompetency or venality is virtually done away with by the methods of the department above described. If the

unit on the land value map is too high or too low in any locality this fact clearly appears. If the assessor miscalculates the assessed value of any lot, the unit on the land value map is an instant check against any such mistake. In the case of buildings the square foot area, mathematically calculated, and the proper factor, must be employed; if it should not be employed, the fact that the wrong factor has been used would quickly appear in the results.

Many a time a complaining taxpayer on visiting the central office to complain of the action of the deputy has learned with astonishment that the mere location

of his property upon the land value map and the briefest kind of description of the building enables any one familiar with the methods of the department to make a quick calculation of the assessed value of the property without referring to the assessment roll to learn what value the deputy has placed on it. Time and again such a taxpayer has left the department impressed with the scientific and accurate methods employed.

Finally, it is a matter of pride throughout the department that its deputies are so thoroughly saturated with knowledge of real estate values in their respective districts that, without reference to their

books, a question as to values, mortgages, leases or asking prices will be instantly and correctly answered by any deputy to whom the question is put. Can this be said to be true of the average real estate broker in any part of the city? How many even of the best informed and most respected real estate dealers, operators or brokers are able instantly to give values and to give their reasons therefor? What enables our deputies to do this is the fact that their minds are constantly operating, not on individual parcels, but upon an average of 7,500 parcels over a compact area covering the entire city.

## OUR DIMINISHED PRIVATE HOUSE DISTRICTS.

The Fashionable Residence Colonies in Manhattan, Already Giving Way to Commerce, Will be Further Affected by the New Subway.

AT one time perhaps the most notable architectural feature of New York was its costly residences. Fifth avenue, Murray Hill and other fashionable residence quarters were known the world over for their handsome and expensive domestic architecture. Most of the commercial advantage which to-day attaches to Fifth avenue business sites is due to the association of ideas that grew up in the popular mind when the avenue was occupied by palatial town houses.

Of late, the architecture that gave the avenue its original title to fame has been crowded out by the very commerce from which the wealth expended on costly mansions was drawn. Not long ago the private house quarter of Fifth avenue extended over a distance of three miles; to-day it is virtually restricted to the blocks between 61st and 92d streets. It took fashionable society more than half a century of occupancy of Fifth avenue to reach 42d street. It has taken commerce only ten years to possess itself of the avenue from 42d street to 59th street.

It is interesting to note the various migrations of the city's social center. Most of the moves have been northward, in a fairly direct line, and have been due to the uptown movement of trade. However, the first change was brought about by another cause, and the move was to the west rather than to the north.

For some years after the Revolutionary War, few fashionable dwellings were to be found above Canal street, and the social center was on or near Broadway, below that point. In the early part of the last century, a scourge of yellow fever swept over the city. In an attempt to get away from this, many of the old families moved over to the Hudson River and formed a colony in Greenwich Village. This center lasted for many years, but the gradual absorption of the waterfront by shipping interests rendered this section undesirable, and from there the move was made to lower Fifth avenue and Gramercy Park.

As the population increased, dwellings were built farther up on the avenue, until in 1858 this thoroughfare was pretty solidly built up as far north as 34th street. Seeking always to locate on high ground, with natural surroundings, society next settled on Murray Hill and Fifth avenue about 34th street. By 1860, dwellings were to be found as far north as 42d street.

About this time, Central Park was opened, but Fifth avenue above 42d street was only a country road.

During the Civil War there was little activity in real estate, and few new residences were built. In 1868 the market again became active, and from then until the panic of '73 there was considerable speculative buying above 42d street, and some fine residences were built. The push of business from the south was already beginning to be felt around 14th street, and many of the old residents of that section located near Central Park.

The development of Central Park made Fifth avenue, above the Plaza, a particularly desirable street for high-class residences, and after 1878, at which time there was a general recovery from the depression of the preceding years, many costly residences appeared on the avenue and the adjoining side streets, as far north as 72d street, were improved with substantial brownstone dwellings.

In the years of prosperity which followed 1880 trade expanded enormously, and as the movement was always to the north the downtown residents were forced to move up. From 1896 to 1903 there was a very marked activity in private house

buying, and the most northerly limit for millionaires' mansions was reached when Carnegie located at 92d street in 1899. By 1906 the block from Fifth to Madison avenues, 70th to 71st streets, known as the Lenox Library block, was the only one west of Lexington avenue and south of 80th street that was not improved with substantial dwellings.

The last five years has seen the most rapid change in the social centers. The location of stores, such as Altman's and Tiffany's, on Fifth avenue destroyed many private dwellings and seriously threatened the seclusiveness of Murray Hill. The building of loft structures in the side streets, and the breaking of many old restrictions, drove out other old residents, and nearly all located above 59th street. In the past few years, business has reached as far north as 59th street, and the day is certainly not far distant when but a very few dwellings will be left on Fifth avenue below the Plaza.

Murray Hill is still somewhat intact, but is hemmed in by business on all sides. Here and there, farther downtown, are little districts which remain as relics of former days. Washington Square and Gramercy Park are among these, but they are but back-eddies from the stream, and the commercial current is gradually carrying them away. The social center is now above 59th street, and here it must stay if it is to exist at all. Any further northward move is stopped by the descending barrier of Harlem. Extension to the east is impossible. The West Side has become an apartment house district, and is therefore out of the question. The only hope of maintaining a distinctly fashionable private house colony lies in keeping intact the district where society is now centered, and the task is a hard one.

Already Park avenue is lined with apartments. Similar buildings are appearing on Fifth avenue. One has been built at 81st street; another is planned for 72d street, and the old Progress Club site at 63d street is for sale, without restrictions. Business has not yet made its appearance, but may at any time. London has fashionable shops in one-sided streets, and it is not unlikely that in the next decade a few fashionable dressmakers, milliners and art dealers may locate above the Plaza. Heretofore the section has lacked rapid transit, and therefore has not been so desirable for apartment house building. The construction of the Lexington avenue subway will remove this objection. The subway will bring 80th street as close to downtown as 59th street now is, and will affect an equalization of land values and rents. Apartments on Park avenue near 59th street now bring nearly one-third more than the same quarters do in the Eighties, but this will not continue to be the case.

The first effect of the subway will undoubtedly be felt on Carnegie Hill, as land there is not as expensive, and more property is available, but after this part is built up the movement will probably work back towards 59th street. In the Sixties and Seventies, between Madison and Fifth avenues, land is worth from \$4,000 to \$5,000 a front foot, depending on its proximity to Fifth avenue. These prices are high for apartment sites, but not prohibitive. Between Madison and Park avenues, \$3,000 a foot would be a fair average, and from Park to Lexington, lots bring but little over \$25,000 each.

Nearly all of the wealthy and fashionable residents own suburban homes, and the tendency each year is to stay longer in the city. Many have already given up

their dwellings and live in hotels or apartments in the winter months. The high-class apartments which have already been built on Park avenue are well filled, and with tenants of high social standing.

Restrictions have been found of little avail. Tempted by big prices, some party to restrictions usually gives in, and in the courts they seldom hold. With all these agencies at work, it is extremely likely that another generation will find no distinctly social center of private house dwellers, and the city will have lost one of its distinctive features. The builder who recognizes these conditions and plans accordingly will greatly profit.

While up to now the large apartments have rented well, it is apparent that buildings with smaller suites are needed. Apartments containing four and five room suites with large rooms and all modern conveniences are in demand and should rent at \$40 to \$50 a room. Such buildings will draw many tenants from private houses, and will solve the problem of maintaining a winter home for many of New York's social set.

### The Atmosphere of Cities.

The German scientists are studying the atmospheric conditions of their cities. The fact that sunshine lessens as population becomes more dense, and especially when the activity of industrial centers expands superficially and increases in intensity, has long been noted. An increasing tendency to fog has also been observed, and both are effects of the imperfect and incomplete combustion of coal.

Modern industry pays toll for this in the injury of delicate fabrics, the general depreciation in the value of many articles of trade and household use, and the increased cost of cleansing. Since the battle is waged with growing energy against tuberculosis, physicians and students of social science feel that the problem of purer air for the dwellers in cities has become one of the first importance.

Statistics have been collected for some time past. They demonstrate that little sunshine falls to the lot of the residents of industrial cities, even when the sun is not obscured by smoke particles. In no German city has the loss of sunshine, due to fogs, equaled that of London, where the foggy days during the three months of December, January and February increased from 18 to 31 during the last half of the last century.—"American Homes and Gardens."

### New Bronx Trolley Lines.

On Tuesday, August 1, 1911, the Interborough Railway Company opened without ceremony the Hunts Point trolley line which begins at Intervale avenue and 163d street and terminates at Randall avenue, running west to east. On the completion of the sewer from Randall avenue to the Sound on Hunts Point avenue, tracks will be laid and the line will run directly to the Sound. A 3-cent transfer is issued to and from the Subway at Intervale avenue, and also transfer tickets issued at all transfer points between the lines of the Union Railway Company.

### Hill View Award Returned.

Justice Mills has sent back to the Appraisal Commissioners their report on the awards made for land taken for the new Hillview Reservoir, Yonkers, directing that a former assessor be examined as to discrepancy in amount assessed against the land and the amount he now swears to as its valuation.

## NEW TAX LAWS WILL ATTRACT THE RICH

RECORDED BY THE REGISTER.

## Taxation Experts Say the Effect Will be a Larger Demand for High Class Residences and Apartments—Views of Secretary Pleydell and Com'r. McCormack.

THE tax legislation of this session is more important, progressive and far-reaching in its effects than the tax legislation of the previous ten years combined.

The inheritance tax amendments establish reasonable, graded rates that will increase the revenue from this source (formerly \$9,000,000) by several million dollars annually as soon as the effect of the injudicious law of last year, which was driving capital and residents away, has been overcome.

The abolition of double taxation on estates of non-residents will encourage investment in New York enterprises and increase the business of banks and trust and safe deposit companies.

The secured debt bill substitutes a low, fixed rate on securities for the unequal personal assessment, and will produce a fair revenue to the State.

Secretary A. C. Pleydell, of the New York Tax Reform Association, who has spent much time at the State capital in the interests of the new tax measures, which the association is largely responsible for, considers that these changes in the law will make New York State an attractive place of residence for men of wealth.

"They will prefer to pay a reasonable tax here rather than bargain with local assessors in other States," said Mr. Pleydell, "and this will in turn increase the demand for high class residences and apartments."

"The assessment of special franchises has been altered, conforming to a recommendation of the Court of Appeals, and this will decrease litigation and facilitate prompt collection of these taxes. Various improvements in the laws for real estate assessment were made, affecting chiefly the towns and villages, but important also to city investors in suburban property."

"A State direct tax has been levied of six-tenths of a mill (six cents on the \$100). This will add less than six cents to the tax rate in this city for next year, as property is assessed nearer full value here than in the rest of the State. For some years the expenses of the State have been increasing faster than the revenues from special taxes."

In addition, the interest and sinking fund charges on the highway and canal improvement bonds grow larger every year as more bonds are issued for this work, and these charges have been met out of the general fund. The twelve million dollar surplus of five years ago has disappeared. Last year's appropriations exceeded the revenues by some four or five million dollars and the treasury faces a deficit.

"The direct tax will raise six million dollars, of which four million will be needed for interest and sinking fund and two million to restore a working balance. The appropriations for running the government are less than last year. The interest and sinking fund charges will increase annually, however, until the hundred and fifty millions of bonds are all issued."

"As the revenue from special taxes is not likely to increase faster than ordinary expenses, and as it will be difficult to raise the rates of these special taxes or to devise new ones without interfering with business or with local revenue, a direct tax seems inevitable for some years. Such a tax has the advantage of checking expenditures to some extent, and is a fair means of paying for the canal and highway improvements that enhance the realty values of the State."

"The changes in dates for assessment and payment of taxes in the City of New York have been described in your columns. While it is desirable for the city to obtain revenue early in the year instead of borrowing the money, it remains to be seen how far the advantages of the new semi-annual plan outweigh the disadvantages. The plan adopted was possibly the best that could be secured in face of the opposition that has always been shown to a change in the tax date."

## THE NEW TAX DATE.

Commissioner Charles J. McCormack, acting president of the Department of Taxes, in regard to the new date for paying taxes, says:

"The second Monday of January has been the tax date in the City of New

York for so long a time that it will be difficult for our citizens to drop this date from their minds and substitute for it the first day of October, which hereafter is to be the tax date in this city. The change takes effect October 1. This means that the period during which applications for reduction of assessments will be heard is during October and November for personal property and from October 1 to November 1 for real estate.

"The department will in every way try to bring the notice of this change to the owners of property whose names are on our assessment roll. It is well known, however, that in assessing real estate the department makes the assessment against the property and that in many instances it does not know the owners' names. Only two months will be under the new law for reduction of personal assessments, from October to November. Those who receive our notices should attend to them with all promptness if they desire relief from the tentative assessment."

"The law taxing secured debts takes effect September 1, and will apply to assessments on October 1. This law provides that the owner of any bond or other security which comes under the definition of 'secured debt' can present it to the State Comptroller, pay a tax of one-half of one per cent on the face value, have it stamped by the Comptroller and thereafter hold it free from State and local taxation."

"The owner of any secured debt on which the tax provided for in this law has not been paid shall be assessed upon such secured debt in the taxing district in which he resides upon the fair market value of such secured debt, and no deduction for the just debts owing by him shall be allowed against the assessed value of such secured debt, as provided in Section 21 of this chapter or elsewhere in this chapter, or in any other law of this State."

## \$375,000 for New Queens Roads.

In response to recent complaints about the bad condition of Queens roads, the Board of Estimate has adopted a resolution calling for the expenditure of \$375,000, to be taken from the repaving appropriation of \$750,000 set apart by the board for Queens. It is the beginning of a scheme of road building that will cover the entire borough.

A special committee, composed of all the consulting engineers of the five boroughs and of Chief Engineer Nelson P. Lewis, has recommended the improvement at once of the following avenues: Jackson avenue from Woodside to Flushing Creek and its continuation; Broadway from Flushing Creek, through Flushing, to the Nassau County line; Thomson avenue and Hoffman Boulevard from Jackson avenue, Long Island City, to Fulton street, Jamaica; Metropolitan avenue from Newtown Creek to Fulton street, Jamaica; Flushing-Astoria road from Bowery Bay to Jackson avenue; College Point Causeway from Broadway to Thirteenth avenue; Lawrence street, Flushing, from Broadway to North Hempstead Turnpike; Woodhaven avenue from Hoffman Boulevard to Rockaway Plank road; Laurel Hill road, Shell road and Newtown Turnpike from Newtown Creek to Jackson avenue; Cooper avenue from Kings County avenue, through Ridgewood, to Woodhaven avenue; Broadway and Liberty avenue from the Kings County line, through Woodhaven and Ozone Park, to Rockaway road; Merrick road from Hillside avenue, through Jamaica and Springfield, to the Nassau County line; Hempstead and Jamaica Turnpike from Grand street, Jamaica, to the Nassau County line at Belmont Park; Little Neck road from Broadway, Little Neck, through Town of Flushing, to Floral Park road; Floral Park road from Little Neck road to the State road at city line.

The repaving will be done either with granite block or asphalt-macadam, the highest class and most durable material known. Bids will be asked from contractors for both kinds of material. An effort will be made to get the work under way early enough in the fall to have a large part of it completed before winter.

## Thirty Thousand Real Estate Documents Filed This Year.

Register Grifenhagen's statement to the State Board of Tax Commissioners and to the City Chamberlain of the business of his office for the first six months of this year shows a notably large volume of operations in real estate in New York County. Mortgages, certificates, assignments of mortgages, conveyances, leases, etc., aggregating 30,418 were recorded during the half year, on which fees were paid amounting to \$66,851. There were 7,719 satisfactions and fees of \$10,415.25. The published daily record shows that most of the money represented in these satisfied mortgages was immediately re-invested in real estate. Chattel mortgages numbered 50,306, on which the charges were \$10,456.25. For the privilege of examining 17,965 of the chattels, the public paid \$898.25, the five cent charge authorized by law now being enforced in all instances, thus adding to the city's revenue. Certified copies of instruments, mostly for use in litigation, were furnished for fees amounting to \$2,398.50; these numbered 1,242. There were 3,972 notarial certificates issued, producing a revenue of \$993. The total amount of fees received for all services in this department by months, was: January, \$15,401.28; February, \$13,639.89; March, \$16,530.30; April, \$15,040.12; May, \$15,708.99, and June, \$16,090.33—a total of \$92,410.91.

The business methods now in force in the Register's Office permit the handling of papers with great rapidity. Mr. Grifenhagen calls attention to the fact that every recorded document is now ready for return in about five days. With the abolition of the system of special expediting, by favor, for certain individuals and corporations, the delay is avoided which formerly made returns possible only in from three to five weeks.

Evidence of the popularity of mortgages among individual investors, banks, trust companies and other corporations is contained in the report, that up to June 30 the large sum of \$945,232.71 was received in the mortgage tax department. Most of this was from mortgages for moderate sums, as there were few instruments stamped for amounts in excess of \$50,000. The bulk of the documents were from \$3,000 to \$15,000. Only about half a dozen corporations conveyed their property to cover loans for bond issues. Total receipts of this department by months are: January, \$136,688.50; February, \$130,445.68; March, \$130,972.65; April, \$165,596.23; May, \$166,581.70, and June, \$214,947.95.

For the first quarter banks of deposit allowed as interest \$561; for the second quarter, \$683.57. These, with an apportionment account (a sum on hand to be apportioned among other counties) of \$15,978.20, gives a total of \$962,456.14.

The other side of the account shows checks to the City Chamberlain aggregating \$992,020.92, the amount of interest allowed, \$1,245.23; salaries, \$5,499.96; printing, postage, bond bills, etc., \$269; apportioned mortgage tax fund in banks, \$33,066.03; moneys apportioned, \$220, and refund account, \$125, showing also a total of \$962,456.14.

Out of a total expenditure for general administration of \$149,988.89 for the half year, \$23,075.05 was paid to the folio writers who record the instruments in the books; \$8,078.08 for salaries, preservation of public records; \$1,407.42 salaries and expenses of land title registration (Torrens System), and \$38,411.51 salaries and \$881.85 expenses, block re-indexing department.

The work of re-indexing, copying and restoring mutilated records and maps as ordered by the Legislature last year, is progressing rapidly.

## Reclaiming Meadow Land.

That meadow land can be converted into valuable property is being demonstrated by the Herrman-Aukman Co. on a stretch of muddy meadows lying adjacent to their factory property and running parallel with the South River, near the Raritan River Railroad bridge at South River, N. J.

This stretch of meadow is being filled in by a steam dredge with sand taken from the channels of the South River, which are being widened and deepened by the Government.

A substantial retaining wall has been built along the river front to hold the material that is thrown in back of it by the dredge. Small cars are being used to carry the sand to the rear part of the meadow, and a gang of laborers are busy leveling it off.

**Trust Co. Buys Half a Lot.**

The American Exchange National Bank has sold to the Guaranty Trust Company one-half of the lot at 132 Broadway. The entire lot measures 26x100. The buyer recently acquired the old Mutual Life property at the southeast corner of Cedar street for the purpose of building a six-story banking structure. The piece just bought will also be used for the new building. The bank will build an annex for its own use on the remaining portion of the lot. The entire lot was bought in 1906 from the Rhinelander estate for \$500,000.

**Automatic Restaurants Coming.**

A chain of automatic restaurants are to be established in New York by the Horn Baking Company of Philadelphia. The first one will be located at 315 and 317 West 47th street, the company having leased the store and basement from the D. P. Nichols Co. through Edward Margolies. The lease is for twenty-one years, with two renewals.

**Tallest Apartments Ever Planned.**

Paterno Bros., Incorporated, Joseph Paterno, president and treasurer, have bought from the Clark estate the block front on the west side of Broadway, between 115th and 116th streets. The plot comprises nine lots and has frontages of 200 feet on Broadway, 125 feet on 115th street and 100 feet on 116th street. The buyer is planning to build two sixteen-story apartments on the site to cost about \$1,000,000 each. These will be the first apartments of over twelve stories ever built. The price paid for the land was about \$700,000. Slawson & Hobbs negotiated the sale.

**PRIVATE REALTY SALES.****South of 59th Street.**

**PEARL ST.**—The firm of Leonard J. Carpenter sold for Edmund P. Martin the 5-sty building at 167 and 169 Pearl st, southwest corner of Pine st, on plot 44x73.9x45.3x73.1. The building on the site is a landmark of the downtown district. It is said to have been erected about a century ago.

**ST. MARK'S PL.**—John M. Ruckert sold for Mrs. Maria Anna Buhler the 6-sty tenement with store at 103½ St. Mark's pl, on lot 13.6x93.11, to Henry Neugass. The property is leasehold, belonging to the estate of Suckley Ward Ford. This is the third sale of this property within the past month by the same broker.

**WASHINGTON ST.**—Mrs. B. Ackerman sold 712 and 714 Washington st, two old buildings on plot 46x70. One of the buildings has been used for more than sixty years for the manufacture of B. Ackerman's Essence for Coffee. The property has been held at \$30,000. The business and good will was included in the sale. Horace H. Thayer was the broker.

**22D ST.**—Edgar Leaycraft & Co., and Arnold, Byrne & Baumann, sold for the estate of R. Stuyvesant the vacant lot, 25x98.9, at 336 East 22d st, near 1st av.

**35TH ST.**—J. B. Theiss bought 310 West 35th st. Theiss & Co. were the brokers.

**52D ST.**—J. B. English sold for J. Lester the two 4-sty dwellings at 230 and 232 West 52d st, on plot 30x118, to A. & M. Alland. This is the first time the property has changed hands in twenty-five years.

**57TH ST.**—Nathan Ottinger bought from various owners through Alexander Wilson, 428 to 434 West 57th st, old buildings on plot 75x100.5, together with the abutting property at 427 and 429 West 56th st, 50x100.5. Mr. Ottinger recently purchased 414 to 418 West 57th st.

**5TH AV.**—The City Holding Company, Robert M. Silverman, president, bought the sixty-three year leasehold of 137 5th av from the Troy Realty Co. The property is a 12-sty mercantile building on plot 28.9x113, adjoining the northeast corner of 20th st, and is owned by the Higgins estate. In exchange for the leasehold the buyer gave 607 to 611 West 136th st, two 5-sty apartment houses on plot 109x100, and 314 and 316 West 34th st, two old dwellings on plot 33.6x100.

**North of 59th Street.**

**MANHATTAN ST.**—Charles Edelson sold for Jacob S. Carvalho the plot 85x150x irregular, on the south side of Manhattan st, at the junction with 129th st, west of Broadway. The buyer will erect a business building on the site for his own use.

**70TH ST.**—Samuel Rosenblatt sold the 4-sty dwelling at 26 West 70th st, on lot 19x100, to Max Schwartz.

**73D ST.**—Pease & Elliman sold for Louis Bilon, 53 East 73d st a 4-sty white stone dwelling, on lot 17.6x102.2, to Ramsey Hoguet.

**83D ST.**—Oakley Myers sold 10 West 83d st, a 3-sty dwelling on lot 17.6x102.2. The buyer is a physician, who will occupy the house.

**86TH ST.**—Richard Kayser sold for Anna Habermacher 538 East 86th st, a 3-sty dwelling, on lot 20x100.

**89TH ST.**—The Llewellyn Realty Co. bought from Jacobs & Ritter, 225 East 89th st, a 5-sty tenement on lot 25x100.8. The property at 529 Centre st, Orange, was given in part payment. It consists of a three-story dwelling on plot 135x100. This latter parcel has been resold to the P. J. McGuire Construction Company.

**95TH ST.**—Porter & Co. and L. J. Greenberger sold for Stephen H. Jackson the 5-sty flat at 335 East 95th st, on plot 30x100.

**119TH ST.**—Eugene J. Busher sold for the Edward Muller Building Company 72 East 119th st, a 5-sty building, with stores, on lot 25x100.

**124TH ST.**—In exchange for the dwelling at 323 West 80th st, reported sold recently, Dr. H. Everett Russell gave to Charles H. Davis 354 West 124th st, a 5-sty flat, on lot 27.4x100.11, between Morningside av and Hancock pl.

**130TH ST.**—Ennis & Sinnott bought, through William A. Darling & Son, from John W. Comey, 137 West 130th st, a 3-sty dwelling, on lot 19x100.

**137TH ST.**—Miss Minnie Lewis bought from the Llewellyn Realty Company, 263 and 265 West 137th st, a 6-sty apartment house, on plot 45x99.11 known as the La Verne. The property adjoins the northeast corner of 8th av. The buyer gave in part payment 289 to 297 Ashford st, East New York, four six-family houses, each on lot 20x100, and two dwellings, each on plot 33x100, in the Hiltonia section of Newark, N. J. The Llewellyn Realty Company took title to the 137th st house last March, from the Kaywood Realty Company.

**AMSTERDAM AV.**—In part payment for the 6-sty elevator apartment house at 2394 Amsterdam av, known as the Valley View, transferred by the P. J. McGuire Construction Co. to the Llewellyn Realty Co., the buyers gave the following properties: 645 Lexington av, a 5-sty flat, on lot 25x100; 83 West 118th st, a 3-sty dwelling, on lot 20x100.11; the dwelling at 259 Albany av, Brooklyn, and a plot 135x200 at the corner of Heywood av and Centre st, Orange, N. J.

**CATHEDRAL PARKWAY.**—The National Reserve Bank which recently took over the business of the Oriental Bank sold to Sumner Gerard the plot, 100x100, on the south side of Cathedral Parkway, 150 ft, west of Columbus av. Title to the property stands in the name of the Oriental Bank. Opposite the property just sold are the grounds of the Cathedral of St. John the Divine, and the Woman's Hospital is 50 ft. to the west. The property sold was offered at auction by Joseph P. Day on March 9 and was bid in for \$114,000.

**ST. NICHOLAS AV.**—Hayden & Co. sold for the Bank for Savings, 718 St. Nicholas av, a 5-sty dwelling, on plot 32.6x100, to Mary E. Joyce, who will occupy the house.

**WEST END AV.**—Sophia E. M. Poundt sold 598 West End av, a 3-sty dwelling on lot 24.8x52, at the southeast corner of 89th st.

**Bronx.**

**OVERING ST.**—The F. M. Weiss Co. sold for the Wilgus Realty Co. to William J. Curley, the two-family brick dwelling at the southwest corner of Overing st and Maclay av.

**WHITTIER ST.**—Kurz & Uren, Inc., sold for Thornton Brothers Company, a plot, 50x100, on the west side of Whittier st, near Seneca av.

**217TH ST.**—Ernst & Cahn sold for Annie H. McEvoy the plot, 33.4x114, on the north side of 217th st, 271 ft west of Barnes av.

**MAPES AV.**—Eugene J. Busher sold for Livingston & Lieberman the southeast corner of Mapes av and East 179th st, a vacant plot 48x95.

**ONEIDA AV.**—Thomas J. Totten sold to Otto P. Schroeder the plot, 125x100, at the northeast corner of Oneida av and 237th st. The property is opposite Van Cortlandt Park.

**FORT SCHUYLER RD.**—The F. M. Weiss Co. sold for Jefferson M. Levy three lots on the west side of Fort Schuyler rd 75 ft. north of Marrin st.

**PROSPECT AV.**—Archie Bimberg and A. J. Welter bought from Augusta Liebertz the plot 121x147, on the west side of Prospect av, 192 ft. north of 163d st. A large theatre will be built on the site. Alexander Selkin and Elias Epstein were the brokers.

**WALKER AV.**—The F. M. Weiss Co. sold for Alrey A. Adeo to the Wellman Finance & Realty Co. the southeast corner of Walker av and Overing st, an irregular plot known as lots Nos. 64, 65, 66, 67 and 68 on map of Wm. Adeo Estate.

**WEST FARMS RD.**—Nicholas Lopard sold for Catherine A. Lavelle the two family frame dwelling at 1160 West Farms rd to E. P. Bastone.

**3D AV.**—The 871 Brook Avenue Realty Company sold for the estate of Caroline Zellner the 6-sty apartment house at 3500 3d av.

**Recent Buyers.**

THE NEW YORK CENTRAL is the buyer of 54 East 50th st, sold recently by Rev. Dr. Walter Duncan Buchanan.

LOWENFELD & PRAGER are the buyers of the northeast corner of 2d av and 77th st, sold recently by W. D. Morgan. The buyers own the property adjoining on the street.

EMMA R. HARBAUGH is the buyer of 230 and 232 East 56th st, recently sold by William J. Roome & Co.

**Leases.**

FUREY & CO. leased the store in 240 West 14th st to L. Grivot.

OGDEN & CLARKSON leased a loft in 19 West 26th st to L. Krause.

EDWARD MARGOLIES leased the dwelling at 127 West 47th st to Mrs. D. Gilmore, of Philadelphia.

GOODWIN & GOODWIN leased for Julia Brownold to Leopold Igllick the dwelling at 141 West 120th st.

S. OSGOOD PELL & CO. leased the 3-sty dwelling at 121 West 132d st for Mrs. Rosa Bouton to Edward E. Lee.

CAMMANN, VORHEES & FLOYD leased to Bernard Kreizer for the estate of David Banks the 5-sty building at 20 Murray st.

POCHER & CO. leased for Coleman & Krauss to the Briar Cliff Farm Company the 3-sty building at 407 West 36th st, for five years.

EDWARD MARGOLIES leased for Felix Isman to the Terminal Hat Company a store in 1245 Broadway for five years at an annual rental of \$6,000.

FREDERICK SOUTHACK & ALWYN BALL Jr., leased in 17 and 19 West 45th st, the west first loft to Samuel Meinhardt, and the east sixth floor to Agnes V. O'Neil.

JAMES KYLE & SONS leased for Duncan & William H. P. Phye the building at 147 East 40th st, for a term of years, to be used as an automobile school of instruction.

POCHER & CO. leased the store in 428 7th av to George F. Halloran, for a term of years; also three upper floors in 464 6th av to Carifalos & Co., for a term of five years.

THE CROSS & BROWN CO. leased for George Ehret, represented by Schmidt & Donahue, the 4-sty building at 235 West 58th st, to the Stewart Clark Manufacturing Company.

CHRIS. SCHIERLOH leased for Peter McGirr the corner store for saloon purposes in 609 11th av, northwest corner of 45th st, to John McClave, for a long term of years.

LOUIS C. SCHLIEP leased 5,000 sq. ft. of factory floor space in the building at the northeast corner of 55th st and 12th av to the Mehlin Piano Company for T. G. Paterson, Inc.

MEYER BONDY leased a loft in 28 to 34 University pl to Louis Lewit; also a loft in 68 to 72 Wooster st to Weiss & Co., and a loft in 580 and 582 Broadway to the Union Headgear Company.

THE FERNANDO W. BENNER CO. leased in the new building at the northwest corner of Liberty and Church sts, a store, to the Mill End Tailors, Inc., and part of the ninth floor to the Weibezahl Print.

FREDERICK FOX & CO. leased space in 37 to 43 West 26th st to Hirsch & Cohen; the third loft in 153 to 157 West 23d st, to Sachs and Freed, and the ninth loft in 106 Seventh av to Arthur Brandenstein & Co.

WILLIAM J. ROOME & CO. leased 5 lofts containing about 25,000 square ft., in 239 to 243 Fourth av to Jules Melancon; also the store at the southwest corner of Lenox av and 113th st to Michael Smith for five years.

JAMES KYLE & SONS leased for Dr. M. L. Warrin the 5-sty building at 150 East 39th st, between 3rd and Lexington avs, for a garage, for a term of ten years. Extensive alterations are to be made and possession taken, by the tenant on October 1st.

EDWARD M. LEWI leased for a long term of years for the Fabian Construction Co., two floors, containing about 30,000 sq. ft., in the new building at 151 to 163 West 26th st. The lessees are Sperling & Sperling, manufacturers of cloaks and suits, who have been located on 14th st for eleven years.

WILLIAM WEIMANN bought from William Kortlang the lease and the good will of the saloon business at the northeast corner of Sixth av and 36th st. The lease has twelve years to run and the purchase price is reported as being \$66,000. T. J. Shine disposed of the lease last November to the present seller for \$62,000.

H. C. SENIOR & CO. leased for Bessie H. Merrihew the 4-sty dwelling at 103 West 69th st to Paul Anthony Raith; for John Rankin the 3-sty dwelling at 70 West 94th st to Max H. Fischer; for William S. Patten, the 3-sty dwelling at 147 West 71st st to Katharine Strauss and for Susie Scott Hall the 4-sty dwellings at 108 and 110 West 64th st to Manuel Torres.

THE 224 WEST 34TH STREET CO., E. Mordecai, President, leased to the Windsor Land & Improvement Co., D. Maujer McLaughlin, President, the entire second floor of the new 2-sty building at 224 and 226 West 34th st for a term of years. The floor will be handsomely fitted up and will be used by the company as the New York office of one of their Long Island developments.

CALDER, NASSOIT & LANNING leased for a long term of years for the Southern Holding Company the Louisiana, the Illinois and the Michigan apartment houses, at 507 to 517 West 113th st, adjacent to Columbia College and the Cathedral of St. John the Divine. The properties leased are three 8-sty fireproof elevator apartment houses, covering a combined plot of 200x100. The lease aggregates about \$800,000.

THE E. H. WENDELL CO. leased for Mrs. Henry S. Redmond 11 East 55th st, a 4-sty dwelling on plot 31x100.5, opposite the Hotel St. Regis. The lease is for a long term of years. After extensive alterations have been completed the building will be occupied by Mlle. Jean, who will conduct a dressmaking establishment. She was formerly associated with Lady Duff Gordon and the late Mme. Osborn. This makes the eighth house on the block leased for the same purpose.

THE DUROSS CO. leased a loft in 10 West 18th st to Brackman Bros., loft to the A. George Schulz Company, of Milwaukee, Wis., and a loft to Samuel Winters. Each loft is 2,500 square feet; also lofts at 134 to 140 West 26th st, to Abraham & Benjamin, the store and basement at 364 7th av to Braude Bros., the store in 38 Vesey st for the Voorhees Rubber Company, to M. Hutchinson; also the building at 109 West 16th st to Patrick Stiano, and the house at 223 West 15th st, to Francis Dignan.

**Richmond.**

J. STERLING DRAKE sold for Helen M. Bailey to Frederick W. Kerr a plot 40x75 at the corner of Waters and Deems avs, Westleigh, with a large residence just completed.

CORNELIUS G. KOLFF sold for the Esterbrook estate to Joseph W. Wanty of New Brighton, the house known as 44 1st st, between York and Franklin avs, New Brighton, on lot 89x111, for \$3,810.

JOHN BITTNER, proprietor of the Eastern Hotel, at the foot of Whitehall st, sold his residence at 58 Central av to George Gans, head of the Gans Steamship line. The house, on lot 75x200, has been known as one of the finest residences on the island, and has been valued at \$35,000.

**Suburban.**

THE STEWART REALTY CO. sold to Mrs. Abell a farm and country place of 40 acres at New City, Rockland Co, N. Y.; also 240 acres at Yaphank, L. I., for Dr. T. A. Baker to a client of E. S. Donnocker.

THE STEWART REALTY CO. and E. L. Hoag sold to Miss Edith Helena 130 acres at Dyckmans, Putnam county, N. Y.; also to Ida B. Hilts the Ely Meade estate farm of 110 acres in Putnam county, N. Y.

**Real Estate Notes.**

ALBERT B. ASHFORTH has been appointed agent of a new building to be erected at 39 and 41 West 32d st on plot 43x98.9. The structure will be called the McAdoo Building. The plans are by Griffin & Wynkoop.

ALEXANDER ROSSNER, connected with the office of Joseph P. Day, auctioneer, was appointed receiver by Judge Giegerich, of the property at 467 East 146th st, a 4-sty tenement, on lot 25x100. Bowers & Sands are the attorneys.

MARK RAFALSKY & CO. have established a west side office at the northwest corner of Broadway and 89th st and have been appointed agents for the Dorchester, at the north corner of Riverside Dr and 85th st; the Turrets, at the south corner of 84th st and Riverside Dr; the Britannia, on Cathedral Parkway; the Manhasset, on the west side of Broadway, between 108th and 109th sts; the Ostend, at the northeast corner of 112th st and Broadway; Haddon Hall, at the southeast corner of Riverside Dr and 137th st; the Washington Irving, at the northwest corner of Broadway and 151st st, and the Paul Jones, covering the block front on the west side of Wadsworth av, between 184th and 185th sts.

THE TITLE GUARANTEE & TRUST COMPANY loaned \$3,000,000 to the estate of David H. McAlpin to apply on a 25-sty hotel in course of construction, which is to be known as The Greeley Square Hotel, located on the east side of Broadway, between 33d and 34th sts. The mortgage is for 15 years at 4½ per cent.

THE LOCOMOBILE CO. OF AMERICA has obtained through the Cross & Brown Company a building loan of \$350,000, covering the erection of an 11-sty building on the plot recently acquired by it through the same brokers, at 16 to 24 West 61st st.

THE URSULINE SISTERS OF ST. THERESA in New Rochelle have received an offer for their property at the northwest corner of 93d st and Park av which will probably be accepted, as the sisters are preparing to remove the school to the Ursuline Provinciate at Grand Boulevard and 165th st.

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

Monday, August 7.

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

Tuesday, August 8.

BOSTON ROAD.—Opening between White Plains rd and north line of city. 2 p. m.

CITY ISLAND BRIDGE, easterly approach included in parcels A and B. 1 p. m.

ZEREGA AV.—Opening from Castle Hill av near Harts st to Castle Hill av at or near West Farms rd. 1 p. m.

Wednesday, August 9.

GRAND BOULEVARD.—Opening from 158th to 164th sts. 2 p. m.

**LOCAL BOARD MEETINGS.****CALENDAR OF LOCAL BOARD OF CHESTER, 23D DISTRICT.**

Wednesday Evening, August 2.

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

Map showing the laying out of an easement extending from the northerly line of Poplar street to the southerly line of Sackett avenue and in the north prolongation of Blondell avenue is attached to papers; adopted.

381. Acquiring title to Wilson avenue from Allerton avenue to Gun Hill road; laid over.

382. Acquiring title to Seymour avenue, from Gun Hill road to North Line of Bronx and Pelham Parkway, and from south line of Bronx and Pelham Parkway to Eastchester road; laid over.

383. Acquiring title to Sackett avenue, from Eastchester road to Williamsbridge road; laid over.

384. Acquiring title to Eastchester road from Williamsbridge road to Laconia avenue laid over.

385. Acquiring title to Throop avenue from Adeo avenue to Gun Hill road; laid over.

386. Acquiring title to Burke avenue, from Boston road to Gun Hill road; laid over.

387. Acquiring title to Adeo avenue, from Boston road to Gun Hill road; laid over.

394. Acquiring title to Mace avenue, from Bronx Park East to White Plains road; laid over.

405. Constructing a sewer, etc., in Lurting avenue, between Walker avenue and the property of the New York, New Haven & Hartford Railroad Company, and all work incidental thereto; laid over.

378. "That the proceeding for acquiring title to Castlehill avenue from West Farms road to the Public Place at the southerly terminus of Castlehill avenue be amended by discontinuing the proceeding insofar as it seeks to acquire a public place at the southerly terminus of Castlehill avenue, and that instead thereof, Castlehill avenue be continued south to Long Island Sound; adopted.

410. Acquiring title to St. Lawrence avenue, from Clason's Point road to Bronx River avenue; adopted.

411. Regulating, grading, etc., St. Lawrence avenue, from Clason's Point road to Bronx River avenue; laid over.

**LAI D OVER MATTERS.**

371. Starling avenue, from Unionport road to Glebe avenue. Paving with sheet asphalt. Class "A" pavement; denied.

377. Adams street, widening from Van Nest avenue to New Haven railroad, from 50 to 60 feet; laid over.

342. Regulating, grading, etc., Rosewood street from Brodx Boulevard to White Plains avenue; laid over.

351. Sewer for Bronxdale avenue, between West Farms road at Castlehill avenue and Sackett avenue, and in Sackett avenue between Bronxdale avenue and Colden avenue; laid over.

260. Referred back June 11, 1911, from the Board of Estimate and Apportionment:

Acquiring title to Sackett avenue, from Bear Swamp road (Bronxdale avenue to Colden avenue). See report for district of assessment—signed by N. P. Lewis, dated April 13, 1911; laid over.

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

Wednesday, August 2.

393. Paving with bituminous pavement on a concrete foundation Marion avenue, from East 189th street to Fordham road, &c. adopted.

397. Constructing receiving basins and appurtenances at the southwest corner of West 170th street and Cromwell avenue, and on the east side of Cromwell avenue just south of Macomb's road, together with all work incidental thereto; adopted.

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

408. Constructing a sewer and appurtenances in Teller avenue, between 164th and 165th streets, and all work incidental thereto; adopted.

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

**Map Propositions:**

403. Laying out a street 50 feet in width in block bounded by Tiebout avenue, Ford street, Webster avenue and Folin street and

Discontinuing the proposed 20-foot extension of East 182nd street between Tiebout avenue and Folin street; also that such steps be taken as may be necessary to exchange said new street 50 feet wide for said old street 20 feet wide, pursuant to Section 205 of the Charter; laid over.

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

323. Herkimer place, laying out between East 233rd street and East 235th street; adopted.

374. Regulating, grading, etc., Palisade place, from Popham avenue to change of grade about 100 feet east of Sedgwick avenue. Estimated cost \$2,400 or about \$90.50 per 25-foot lot; adopted.

375. Paving with bituminous pavement Popham avenue, from West 176th street to Montgomery avenue, and Montgomery avenue from Popham avenue to West 177th street.

Mr. Timm, representing Mr. Utard, petitioner, desired to withdraw proposition; withdrawn.

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

Wednesday, August 2.

407. Receiving basin for the northeast corner of Jackson avenue and East 165th street, together with all work incidental thereto; adopted.

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

Wednesday, August 2.

400. Constructing sewer and appurtenances in Coster street from existing sewer south of Spofford avenue to Lafayette avenue; and in Lafayette avenue, between Coster street and Man-

ida street, with all work incidental thereto.

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

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

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

**LAI D OVER MATTER:**

225. Paving with granite blocks on a concrete foundation Garrison avenue, from Whittier street to Bronx River, setting curb and all work incidental thereto. Board of Estimate and Apportionment suggests that resolution of May 8, 1911, of Local Board be amended so as to exclude the easterly block or fix the terminus at some definite distance back of the bulkhead line.

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

There was no quorum present and the above matters will be taken up at the next meeting, September 1.

**CONDEMNATION PROCEEDINGS.****Reports Completed.**

SEAMAN AV.—Opening, etc., from Academy to Dyckman sts.

UNNAMED ST.—Opening, etc., from Dyckman st, from Seaman av to Broadway. Area of assessments is as follows: Beginning at a point on a line distant 100 feet southwesterly from and parallel with the southwesterly line of Dyckman street, the said distance being measured at right angles to the line of Dyckman st, where it is intersected by a line distant 100 feet northwesterly from and parallel with the northwesterly line of F st, the said distance being measured at right angles to F st, and running thence northeastwardly and parallel with F st and the prolongation thereof to the intersection with the prolongation of a line distant 100 feet easterly from and parallel with the easterly line of Academy st, the said distance being measured at right angles to Academy st; thence southwardly along the said line parallel with Academy st and along the prolongation of the said line to a line bisecting the angle formed by the intersection of the prolongation of the southeasterly line of Seaman av and the northwesterly line of Broadway, as these streets are laid out between Academy st and Dyckman st; thence southwestwardly along the said bisecting line to a point distant 100 feet northeasterly from the northeasterly line of the unnamed street, the said distance being measured at right angles to the unnamed street; thence southeastwardly and parallel with the unnamed street and the prolongation thereof to a point distant 100 feet southeasterly from the southeasterly line of Broadway, the said distance being measured at right angles to Broadway; thence southwestwardly and parallel with Broadway to the intersection with the prolongation of a line distant 100 feet southwesterly from and parallel with the southwesterly line of the unnamed street, the said distance being measured at right angles to the unnamed street, thence northwesterly along the said line parallel with the unnamed street and the prolongation thereof to the intersection with the bisecting line hereinbefore described; thence southwestwardly along the said bisecting line to a line parallel with Dyckman st; and passing through the point of beginning; thence northwesterly along the said line parallel with Dyckman st to the point or place of beginning.

The Commissioners of Estimate and Assessment have completed their estimate of damage and deposited same with the Bureau of Street Opening, 90 West Broadway, for inspection. Objections must be filed on or before August 17, hearings will begin September 7. Report will be submitted to the Supreme Court for confirmation October 24.

**Bills of Cost.**

A bill of costs in the following proceeding will be presented to the Supreme Court for taxation August 15:

222D ST.—Opening, etc., from 7th av to the Hutchinson River.

Supplemental and additional bills of cost in the following proceedings will be presented to the Supreme Court for taxation August 14.

PUBLIC PARK.—Opening; located on the easterly side of Boulevard Lafayette, distant about 1,300 ft. north of 181st st, and also the Public Park located easterly of the northerly line of the parcel before described.

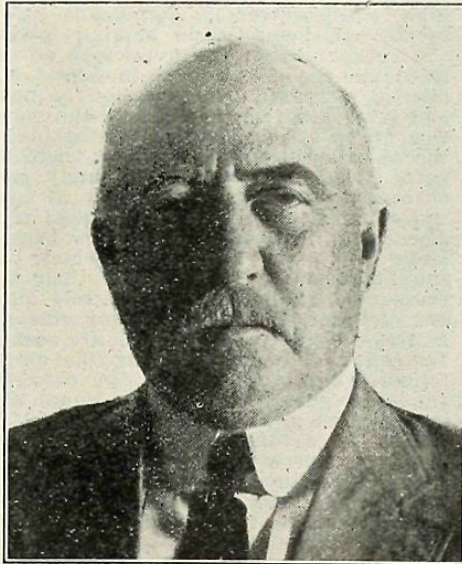
NORTHERN AV, opening, between a line about 760 ft. north of 181st st, and Fort Washington av.

**Bishop Burch Buys a Home Site.**

The Rev. Charles S. Burch, new suffragan bishop of the Episcopal diocese of New York, has purchased a plot of ground from the Delafield estate, in its new residential development at Riverdale. A large residence will be built on the site. The development is entirely restricted against two-family dwellings, apartments or business of any kind.

# NOTABILITIES IN THE CURRENT NEWS

**JAMES BRADLEY**, vice-president and secretary of the Bradley Contracting Company, of which Frank Bradley is president, with William Bradley, treasurer, was partner with his brother William in the building of many of the large enterprises which the city has undertaken in recent years, such as the present subway from 60th street to 104th street, the Jerome Park Reservoir, the Pennsylvania Railroad Tunnel under the Bergen Hills from the Hudson River to the Hackensack Meadows, the Brooklyn Loop subway, connecting the Williamsburg Bridge with the Brooklyn Bridge and last, but by no means least, the two Croton Syphons at Croton, where the difficult feat of putting a tunnel under the Croton lake is very near completion. At present his company has about 60 per cent. of the Fourth Avenue subway completed from Willoughby street to Sackett street, Brooklyn, and is considerably ahead of schedule. James Bradley has spent all his life in the building business, having erected some of the largest structures in New York city,



ALFRED CRAVEN.

and since 1902 he has been chief engineer of the Board of Estimate and Apportionment in New York City. He was nominated by Mayor Low and continued by succeeding administrations.

He is a member of the New York City Improvement Commission and the commission to prepare plans and specifications for the municipal electric lighting plants for New York City. He is a member of the American Society of Civil Engineers and was a director of this body between 1904 and 1906. He is also a member of the American Society of Municipal Improvements, the Municipal Engineers of the City of New York, of which he was the first president in 1903 and 1904. He is a Delta Phi fraternity man and is a trustee of the Brooklyn Polytechnic Institute of which he is secretary. He is a member of the Engineers, St. Elmo, Brooklyn Engineers, and of the Brooklyn Municipal Engineers.

**ALFRED CRAVEN**, engineer of subway construction for the Public Service Commission of the First District, and at present acting chief engineer on account of the resignation of Henry B. Seaman, succeeded George S. Rice, resigned, in his present office.

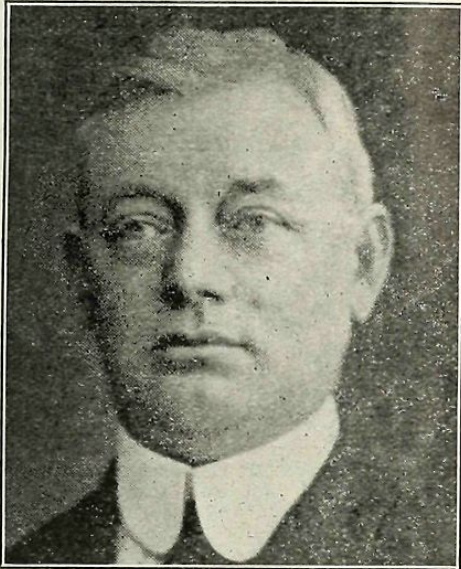
Mr. Craven was born in Bound Brook, N. J., on September 16, 1846, and was sent to the U. S. Naval Academy at Annapolis. He graduated in June, 1867, with the rank of ensign. Mr. Craven's father was the late Rear Admiral Craven of the U. S. Navy.

From 1871 to 1873 Mr. Craven was connected with the State Geological Survey in California, and engaged in the state tideland surveys and studies of the valleys of California. In 1884 he came to New York and from that time to 1900 was connected with the Aqueduct commission and worked on reservoirs and dams as division engineer in charge of water supply.

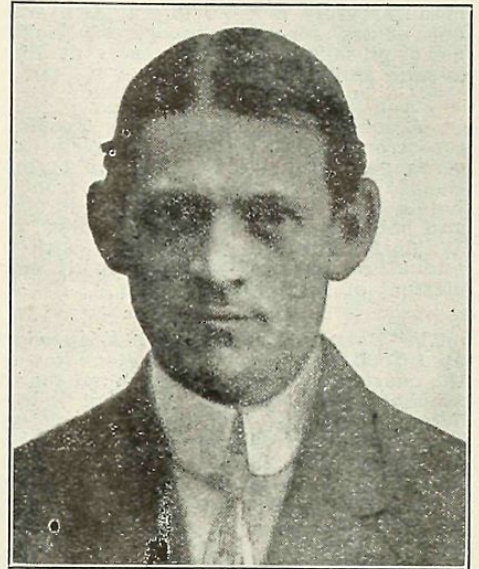
Mr. Craven was appointed division engineer with the Board of Rapid Transit Railroad Commissioners in 1900, and in 1905 he was appointed deputy chief engineer of that commission. He entered the employ of the Public Service Commission for the First District upon its organization in 1907, and was made deputy engineer of subway construction. The construction of one division of the rapid transit subway on Manhattan Island was practically finished under his supervision.

**FRANK BRADLEY**, president of the Bradley Contracting Company, was born in New York city in October, 1878, and has always been a resident of the city. Upon graduating from the public schools, he entered the construction field and has helped to build up one of the biggest and most resourceful contracting companies in the country. He is a member of the New York Athletic Club and several golf clubs.

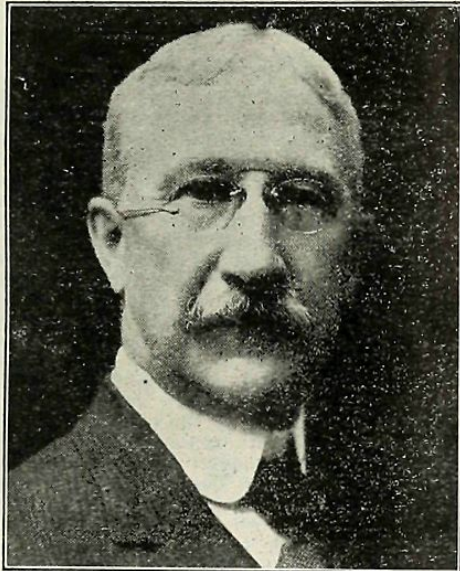
**BAYLEY HIPKINS**, chief engineer for the Bradley Contracting Company, was born July 27, 1871, and completed his engineering course with honors in Lehigh University. He has been practicing civil engineering for the last eighteen years, seven of which were devoted to railroad construction work and eleven to subway building. When the city sought bids for the construction of the new subway, the ones submitted by the Bradley company were drawn up by Mr. Hipkins, who will have supervision over the engineering details of



JAMES BRADLEY.



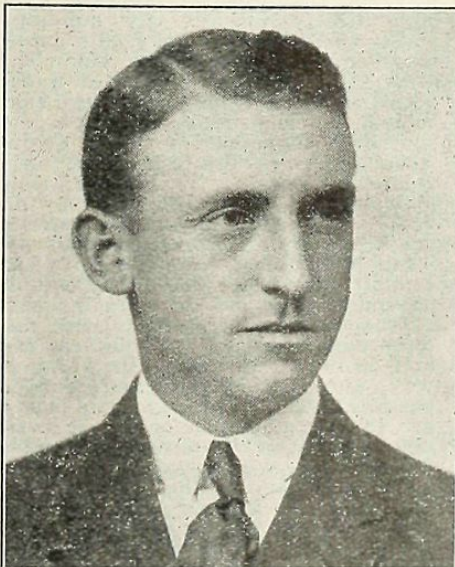
BAYLEY HIPKINS.



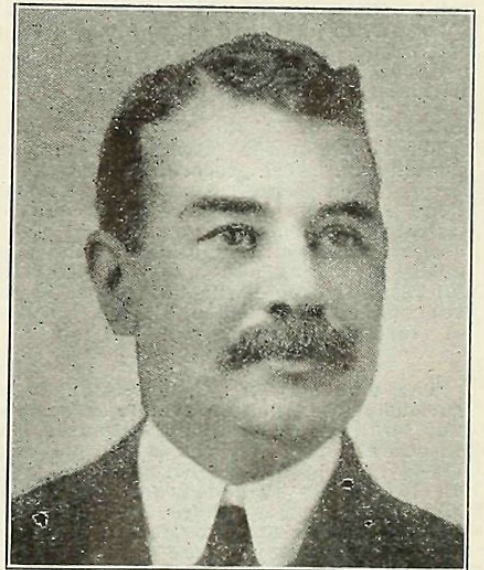
NELSON P. LEWIS.

his most recent operation being that of the Bradley Court, a ten story steel fireproof building at 165th street and Broadway. Much popular fame came to him through the handling, with his brother William, of the snow removal contracts for New York.

**NELSON P. LEWIS**, the chief engineer of the Board of Estimate and Apportionment, was born in Red Hook, N. Y., on February 1, 1856, the son of John N. and Jane (Nelson) Lewis. He is a graduate of St. Stephens College of Annandale, N. Y., and received the degree of A. B. in 1875, and his C. E. degree from the Rensselaer Polytechnic Institute, of Troy in 1879. He engaged in railroad construction work in Colorado and Louisiana in 1879-84; in the Brooklyn Water Works construction in 1884-86; in railroad construction in Alabama and Georgia, 1886-89; municipal engineering work in Brooklyn and New York city since 1889. He was engineer in charge of the street improvements in the City of Brooklyn from 1884 to 1897, and was chief engineer of the Bureau of Highways, Borough of Brooklyn, from 1898 to 1901;



FRANK BRADLEY.



HARRY P. NICHOLS.

the four sections to be dug by his company. Mr. Hipkins is a member of the Municipal Society of Engineers, the New York Press Club, and the Beta Theta Pi Fraternity.

**HARRY P. NICHOLS** was the man who looked after the city's interests so far as the issuing of franchises for digging the subways was concerned, a task that required a vast amount of detail work and a thorough understanding of the subway situation, especially in its progress through various committees and boards. Mr. Nichols was born in this city in 1887, and was graduated from the Columbia School of Mines twenty years later. He identified himself with the Park department immediately after leaving college and then went into the Finance Department as assistant to Major McLane. There he had charge of the approving of the work on the existing subway prior to final payment by the city to the contractors. Mr. Nichols has been Chief of the Bureau of Franchises for the last half a decade and stands high in his profession. He is a member of the Columbia Club.

Engineers Who Have Worked Out the Subway Construction Problems



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One needn't be told that the clothing manufacturers are moving uptown when one comes across a prosperous looking newsboy selling Yiddish papers at Fifth avenue and 23d street.

According to Commissioner Fosdick's report on taxicab stands, twenty-one concerns pay annually \$362,260 for permission to use the public streets in front of hotels and restaurants. The restaurant and hotel proprietors get the money. The Waldorf-Astoria heads the list with an annual revenue of \$30,000. A fit complement of the tipping system.

The Board of Estimate has appropriated \$500,000 in corporate stock toward the construction of a new terminal for the Manhattan end of the Brooklyn Bridge. When completed the improvement will cost \$2,500,000. The project will involve the closing of William street for six months and the construction of a new station for the present subway.

The books of the Water Register's office will be closed next Monday. As a result of the campaign to reduce water waste and to install meters, they will show a heavy collection of water revenue. The total will be nearly \$9,000,000, divided as follows: from Manhattan, \$5,100,000; from the Bronx, \$800,000; from Brooklyn, \$2,600,000; from Queens, \$200,000, and from Richmond, \$120,000.

The ruling of the Interstate Commerce Commission in the proceedings brought by several New Jersey commuters' associations is of less importance on account of its rate reductions than on account of the declaration which it implies that the committee is willing and able to protect the interests of people who buy homes in the suburbs under promise by the railways of reasonable fares.

The dirt may not fly as soon or as furiously in Lexington avenue as some of our subway diggers have promised, but in other respects the cause of rapid transit is making unexpected progress. The B. R. T. has stationed an inspector at the street corner where Mayor Gaynor gets aboard for the City Hall in the morning to see that no more cars flaunt his Honor's signals; and the Interborough announces that, beginning with next Monday, its employees will wear white duck uniforms.

Hearings on the Cullen-Foley city charter bill will be held by a Legislative committee in the City Hall from August 21 to 25, inclusive. It is evident that the proposed charter will be severely handled at the hearings by representatives of a variety of associations. In the course of the present week statements, each criticizing a different section of the bill, were issued by the Civil Service Reform Association, the Citizens' Union, and the Bureau of Municipal Research. The Allied Real Estate Interests, it is understood, will publish an adverse statement next week. The Civil Service Reform Association finds that about 200 city employees, including all deputy tax commissioners, will be put in the exempt class if the bill is enacted by the Legislature, which convenes in September; the Citizens' Union declares that the enlarged veto power invested in the Mayor will enable that official to create a deadlock on subway matters in the Board of Estimate, and the Bureau of Municipal Research points out that the Governor's authority to remove borough presidents and other important city officials on charges will be taken away.

### Current Tendencies in Charter Making.

If there is one subject which is interesting municipal reformers all over the country it is the subject of charter making. Many extremely significant experiments are being made looking towards the reorganization of municipal governments in the direction of increased simplicity, increased concentration of power and increased responsibility to the voters. One group of experiments is contained in the so-called "commission plan," which is being tried with success in many small cities throughout the West; but although the commission plan has provoked much discussion, it has not yet been tried in any large city. The large cities which have sought recently to reorganize their governments have looked in a slightly different direction for the increasing efficiency and responsibility which they are seeking. Instead of absolutely fusing the administrative and ordinance making powers of the local government in one small commission, they seek a similar result by means less revolutionary.

They preserve the Common Council, but they reduce its members to eight or nine, all of whom are elected by the whole city on a general ticket. They keep the Mayor and make him responsible for the local administration, but instead of separating him from the local legislative body they connect him very closely therewith. Variations of this idea are being tried in Boston, Pittsburg and Seattle, and are exciting the utmost interest among municipal reformers. The extraordinary thing about the charter tinkering now proposed for New York is that it absolutely ignores the very enlightening experiments now being made in other parts of the country. One might infer from the character of the changes proposed and the arguments by which they are defended that New York was the only city in the country, and that no hint of the movement towards municipal reconstruction had ever reached New York City.

If New York is going to revise its charter the least it can do before undertaking such a revision is to make a careful study of the experience in charter making of the rest of the country. As a preliminary to charter revision an expert commission should be appointed to collate the necessary material and to consider how the more valuable ideas contained in these experiments in municipal organization can be applied to New York.

### The Lower West Side.

The consequences of letting the contract for the Lexington Avenue Subway should be a matter for serious consideration to the property owners of Manhattan. It constitutes the first irrevocable step toward the creation of a lop-sided transit system for the central borough, because it concentrates for an indefinite period all the subways in lower Manhattan on the East Side. The building of any lower West Side subway will become a project surrounded by all kinds of embarrassing obstacles. Apparently the present intention of the Public Service Commission and the Board of Estimate is to make that part of the Broadway Subway south of 10th street serve as the southerly connection both for the Lexington Avenue Subway and the Broadway-Seventh Avenue-59th Street Subway. By building six tracks in lower Broadway this expedient may serve for a few years, but it cannot serve for long. The growth of traffic on both Lexington avenue and Broadway will compel the construction of an independent southerly connection for the Lexington Avenue Subway, and this connection must from the necessities of the case reach the neighborhood of the City Hall by means of a route on the East Side parallel to the Broadway and Elm street subways.

But in the mean time what will become of the lower West Side? Certain newspapers have argued as if an independent arrangement could be made with the Interborough Company for the construction and operation of a Seventh Avenue subway, but how is such an arrangement possible? That company could not operate to any advantage eight, or even six tracks south of 42d street and only four tracks above. Moreover, the multiplication of tracks on the lower East Side would deprive a lower West Side subway of a certain amount of traffic which would be necessary for its profitable operation. It would not pay the Interborough Company to build it; and the city has already assumed such a heavy financial responsibility in connection with the new subways that it could not afford to stand any further deficits. It appears, consequently, as if a lower West Side subway would have to be postponed until the increase in population will justify the construction of

a second subway on the upper West Side, and no means now exist for calculating when that time will be. The subway system, the construction of which was begun during the past week, will have to be built and operated for many years before the traffic and the finances of the city will justify the spending of any more millions on tunnel construction. Unless some of the many obstacles that confront the official plan force its modification, it looks as if one of the most important districts of Manhattan, whose business development demands subway connections, would ask for them in vain for at least fifteen years.

### In the Interest of Politicians.

As hearings on the changes in the charter proposed during the last session of the Legislature will be held in New York, and the advice of Albert E. Davis, formerly president of the North Side Board of Trade, and real estate and civic associations should have a conference before the date of the hearings and agree upon a set of criticisms and recommendations, should certainly be followed. The proposed changes in the charter have nothing in them to commend them to the taxpayers of New York. Their tendency will be merely to enable the wholly unrepresentative Board of Aldermen to embarrass the action of the representative Board of Estimate. The effect of adopting them will be to divide responsibility and power and to increase friction in the operation of the municipal administration.

In fact, a better example could not be desired of merely tinkering with the charter for the sake of petty advantages accruing to the politicians, and the process of tinkering is one which is endless and futile. The next Republican Legislature will be easily persuaded to undo the work of its Democratic predecessors, and so the ball will be tossed back and forth. There are many important defects in the existing charter; but the changes proposed are not based, as was the so-called Ivins charter, upon any useful principle, and they are not directed towards the accomplishment of any useful purpose. They leave the charter a weaker instrument of government than they find it, and they would not be seriously considered for one instant were it not that certain politicians are interested in their adoption.

### An Unsettled Issue.

Mayor Gaynor has very properly vetoed the Stilwell bill, and so the project of building a new county court house is put back to precisely the situation which existed ten years ago. Three times during this period serious efforts have been made to place the court house in City Hall Park. Three sites outside the park have been recommended by the Court House Commission. All these attempts to settle the matter have failed, and apparently no progress has been made. Presumably the next attempt will be to find a location outside the park, but as Mayor Gaynor points out, the responsibility which the city has assumed for supplying all the money required by the new transit system makes the financial aspect of such large improvements even more embarrassing than they have been. In the meantime the Legislature is still to be heard from. It reconvenes on September 6, and it may do something to put the court house in the park despite the Mayor's veto.

### The Week in Real Estate.

A very moderate volume of trading was put through in the Manhattan real estate market this week. The few sales reported were of fairly good character and were rather equally distributed among the various sections. The majority of the sales either involved immediate building operations or represented the efforts of operators to secure suitable sites for future improvement. Very few investment sales were reported, but as many of the people of means are absent from the city at present, any considerable buying of this character is not to be expected. Generally speaking, it was an entirely normal August market.

Work on the construction of the Lexington avenue subway was officially started, but it will probably be several weeks before much actual excavating is done. Meanwhile, brokers in the sections most affected are busily engaged in listing properties for the fall campaign. No actual sales which can be attributed to the subway were closed, but brokers on the East Side report a general stiffening of prices, particularly on Park and Lexington avenues, above 59th street.

The most interesting transaction in the



lower part of the city was the sale by the American Exchange National Bank of one-half of the twenty-six foot lot at 132 Broadway. The buyer is the Guaranty Trust Company, which recently acquired the old Mutual Life property adjoining, at the southeast corner of Cedar street. The piece just sold will be added to the plot and the entire site improved with a six-story building to contain the largest banking room in the city. The other portion of the lot will be retained by the bank, and it is said that a five or six-story banking annex will be built.

The largest sale of the week took place on Morningside Heights and will involve a building operation which will be distinctly new in the city. The Clark estate property, comprising the block front on the west side of Broadway, between 115th and 116th streets, was bought by Joseph Paterno for about \$700,000, and he is planning to erect two sixteen-story apartment houses on the site, to cost about \$1,000,000 each. These will be the tallest apartment houses in the city, no structures of this type having heretofore reached over twelve stories. The site selected is one of the most desirable in this section, owing to its unique surroundings, which guarantee perpetual light and air.

There is apparently no reason why the experiment should not be successful and the operation will no doubt be watched with interest by other builders. Besides having more than the usual amount of light and air, the tenants in these buildings will have extra protection from danger by fire. The law forbids the use of exposed wood in buildings over twelve stories in height and all trim must therefore be fireproof. This adds considerably to the cost of the structure, but the increase in rentable space should more than offset this. The sale of this plot disposes of the last of the vacant holdings of the Clark estate on the upper West Side. The growth of values in this section, since the construction of the subway, is well illustrated by this sale. In December, 1903, the opposite northwest corner of 116th street, a plot a trifle less than one-half the size of the site just sold, brought \$130,000, or at the rate of about \$13 a square foot. In the present sale, Paterno paid slightly over \$31 a square foot.

Before the panic of '97 the leasing of apartment houses on speculation was a rather common occurrence. Since then but few transactions of this nature have been closed. This week a row of three eight-story apartments on West 113th street were leased to one party at an aggregate rental of \$800,000.

Any considerable revival of this form of speculation is not particularly desirable, as experience has shown that the owners and tenants of the apartments are apt to suffer in the end, by reason of such leases.

A further mercantile improvement of Madison avenue below 34th street is contemplated. Dr. Thomas A. Emmet, the founder of the Woman's Hospital, is having plans drawn for a tall loft building to occupy the large plot at the southeast corner of 29th street. Five such structures have appeared in this part of Madison avenue in the last two years, and the character of the thoroughfare has been entirely changed.

If the cabled report is true, European capital is to be largely interested in the new Woolworth Building. It is reported that a loan of \$8,000,000 has been negotiated abroad and that most of the amount is to come from France. No definite confirmation of this report could be obtained.

The transfer of title of a strip of land on the north side of 115th st, running through from Eighth to Manhattan avenues, reveals a rather unusual transaction. In 1899, Hyman and Henry Sonn obtained a lease of this property, which was to run during the life of the owner, Johnston Livingston, and on his death the fee was to be conveyed to the lessee. Mr. Livingston died recently and in accordance with the terms of the lease, the property was taken over this week by the Sonn brothers.

Trading in the Bronx fell off sharply, only about ten sales being reported. The most important transaction affecting real estate in this borough was the announcement that a large theatre is to be built by Archie Bimberg and J. Welter on the west side of Prospect avenue, just north of 163d street. It is understood that this will be the finest theatre in the Bronx.

### The Building Material Market.

Consumers of building materials throughout the metropolitan district rather expect a stiffening in the market as a result of the formal start of subway construction in Manhattan. This belief was strengthened by the general understanding that producers have been operating their mills at reduced capacity, and

that this will result in a heavy demand upon such departments as common brick, Portland cement, lime, structural steel, architectural iron, crushed stone, sand and other materials taken alike by building work and subway construction. Assurances were given, however, that nothing of the kind need be expected for the reason that it will be at least six months before the Public Service Commission's engineering staff can approve the construction details as prepared by the various engineering companies having sub-contracts, and that it will require at least from three to six months longer to receive bids on these specifications. For that reason there is no cause for alarm regarding a general stiffening in building material prices.

While it is true that manufacturers have been operating their plants on reduced schedule, there is a large reserve stock on hand that will help to maintain an even output during the remainder of the year. If there is any curtailment in supplies it will be in the higher grade of materials for which there is an apparently increasing demand.

One defect that may be expected, however, from subway construction during the remainder of the year, is a scarcity of unskilled labor for excavation work. The subway will require at least 22,000 diggers and foremen. The Catskill Water Supply subterranean tunnel now being drilled through Manhattan from Bronx to Brooklyn will require at least 15,000 more laborers of this type. The completion of the McAdoo Cross-Meadow Railroad from Hoboken to Newark, of course, will supply a part of this labor, but it will seriously drain the market for this kind of artisan in practically all parts of the district.

Money continues to be easy for well secured building projects here in Manhattan, and from advices received from the larger lending companies it seems that prospective operations are coming forward satisfactorily, especially in view of the low prices now prevailing for building materials.

### Perfect Stucco.

*Editor of the RECORD AND GUIDE:*

As to why stucco crazes, the whole fault lies with the mortar mixer and the mechanic. In order to obtain a uniform, even and harmonious finish in stucco, the work must be done within the working period of eight hours; that is to say, as much as can be finished from top to bottom, with no joints or joinings left over for next day. If this is done and all coats are so applied as to insure an initial bond, then crazing will be done away with. As to the cement mixing, that all depends on the quality of cement used, for there are cements that will not consume as much water and sand as others, and then again take longer to set.

In applying the cement, judgment should be used by the mechanic as to what can be done in a certain time; for if cement is applied according to Mr. Brown's suggestion, the veneer finish that shows itself after three or four hours' set will act the same as if applied on a concrete wall, and, unless backed, pitted and soaked, a bond will not result, and, if it does, it is a very slim one, especially where cement is applied in a coat of an inch thickness.

Sands differ, and unless clean, sharp sand is obtainable, the cement will be very unsatisfactory, for the loam, clay, spar and other ingredients found in sand often are the cause of a crazed stucco.

An excellent body for stucco will be obtained by using sifted granite grit, clean sand and cement, in proportions of 3, 2 and 1.

On buildings where the amount of work is large, with night, Sunday and other interruptions to contend with, it is hard to accomplish work in one body, but if discretion is used and as much is completed as can be done in one body, and if a good mortar mixer and good materials are applied, the stucco will be satisfactory all around.

R. M. C.  
New York, July 30.

### Shouldn't We Have Too Much Capital?

Real estate ought to be taxed more and more, and the forms of personal property that are taxed should be limited. The Borough of Manhattan, New York City, not long ago, had 2,200,000 inhabitants. The parcels of real estate assessed were 100,000. The individuals paying taxes on personal property were only 13,000. A. S. Hewitt, formerly Mayor of New York, said: "The abolition of the tax on personal property in New York City would attract to it the capital of the whole world. . . . Taxes should be upon tangible and visible property and upon public

franchises which have an actual cash value, as shown by their earning power." Mayor Gyanor has recently been making a fight for these ideas, but without much encouragement from the public.—"Collier's."

### VENDOR AND BROKER.

#### When a Real Estate Broker Cannot Legally Become a Purchaser.

A real estate broker while acting as such cannot legally become a purchaser of a one-half interest in the property which is the subject of his agency. A sale of the other half interest to a person participating in such scheme with knowledge of the facts is likewise illegal and voidable. Brokers are trustees under the law as it is laid down in a decision just rendered by the Appellate Division of the New York State Supreme Court of the First District.

Justice Clark, who writes the opinion, quotes *Clark vs. Bird* (66 App. Div., 284) with approval in the following words:

"Where one undertakes to act as agent for another in the sale of property, the rule is inflexible that he violates his trust by becoming the purchaser from his principal, unless the assent of the latter is established by most convincing proof."

Citing from *Story on Agency* in section 211: "Hence it is well settled (to illustrate the general rule) that an agent employed to sell cannot himself become the purchaser; and an agent employed to buy cannot himself be the seller. So an agent employed to purchase cannot purchase for himself."

The language of Judge Rapallo in *Bain vs. Brown* (56 N. Y., 285) is considered by the court especially apposite: "If such a transaction as is exhibited by the undisputed facts of this case could stand for a moment, the well established rule that an agent to sell cannot himself become a purchaser, and that one who undertakes to act for another in any matter shall not in the same matter act for himself, would be so easy of evasion and breaches of the rule so readily covered up by contrivance that it would cease to be of any practical value. When agents and others acting in a fiduciary capacity understand that this rule will be rigidly enforced, even without proof of actual fraud, the honest will keep clear of all dealings falling within their prohibition, and those dishonestly inclined will conclude that it is useless to exercise their wits in contrivances to evade it. Thus only can such rules be made useful in promoting fair dealing on the part of agents and trustees and preventing frauds."

### Changeful New York

No great city in the world changes its outer garments so rapidly as New York. It is only a few years since the Grand Central Station was considered the latest word in terminal building. Already it is torn to the ground, and by May of next year a wonderful new terminal will be set in the heart of the city to rival the Pennsylvania Station. Fifteen years is a long span of life for any large building in New York; for the increase of business is so great that the architect rarely makes due allowance for the natural increment of more than ten years.

No sooner had the Pennsylvania Station been opened to the public than the northern side had to be torn to pieces below ground in order to give proper accommodation to the Long Island traffic. The number of large new hotels being built is positively terrific. Yet the stream of transient visitors seems to keep up with the space supplied. So far as the general plan of the city goes, New York, owing to her geographical position, is almost immutable; but she makes up for her limitations in that respect by a constant change of garments—"Town and Country."

The Paris correspondent of a London paper says that in the last 600 years the value of land in Paris has advanced nearly 52,000 per cent. The price of land in the French capital is \$12 times that of the average price of land in other parts of France. In the thirteenth century land in Paris compared only as three to one in price with land in the provinces. The land of thirteenth-century Paris was worth an average of £104 an acre. The average value to-day is £52,000 an acre. It would be interesting to know how the purchasing power of the rent from a given site in Paris compares with the purchasing power of the rent yielded by the same property in the thirteenth century.

Regulations for Real Estate Commissions.

As adopted by the Real Estate Board of Brokers of the City of New York, Inc.

SALES.

The following commissions shall be chargeable on private sales, except where a special contract has been previously made:

- For selling real estate within the limits of the Borough of Manhattan. 1%
- For selling real estate within the limits of the Borough of Bronx, Brooklyn and Queens. 1% to 2 1/2%
- For selling real estate within the limits of the Borough of Richmond. 2 1/2% to 5%
- For selling leaseholds within the limits of the Boroughs of Manhattan, Bronx and Brooklyn. 2%
- For selling real estate in the suburbs of Greater New York. 2 1/2%
- For selling acreage within the limits of Greater New York. 2 1/2% to 5%
- For selling country property. 5%
- For selling leases and leaseholds in the suburbs of Greater New York. 5%
- For selling plots or acreage in the western and southern parts of the United States. 5%
- For procuring mortgage loans, 1%, or by agreement

For exchanging, the full selling commission shall be paid by each side.

No sales shall be made for a commission of less than \$100.

Should title of property prove imperfect, whereby a sale cannot be consummated, the claim for commission shall not be invalidated thereby.

Brokerage shall be deemed to be earned when the price and terms are arranged between buyer and seller, the minds of both parties having fully met.

LEASING AND MANAGEMENT OF PROPERTY.

The following commissions shall be charged for the renting and management of property, except where a special contract has been previously made:

- On renting and collecting, excepting by special agreement. 5%
- Renting for a term under three years, on first year's rental. 2 1/2%
- Renting for a term of three years and upward but not exceeding 21 years, on gross rental. 1%
- Renting country property, first year. 5%
- Renting each subsequent year to same party. 2 1/2%
- For renewals of leases. By special agreement between the parties.
- For leasing real estate (with privilege of purchase) the regular leasing commission; and in case of sale 1% on sale price less rental commission, for the unexpired term of lease.

OFFICIAL APPRAISEMENTS.

A Certificate of Appraisal, issued under the Seal of this Board is vested with an authority that makes it of the greatest value to institutions, executors, trustees and lenders on bond and mortgage, and is the most reliable appraisal to be had. No appraisal fee less than \$25.

For terms and other information, address Chairman Appraisal Committee.

REAL ESTATE BOARD OF BROKERS. 115 Broadway.

The Hudson River Bridge Project.

U. S. Senator Root has been asked to take up the question of getting Federal aid for the Hudson River Bridge project. The purpose is to enlist the automobile industry in the movement to induce Congress to help. The belief is that Congress will not be willing to make an appropriation for a project of local character unless it can be shown that it is of national or interstate interest.

The labors of this interstate commission have been held up because the New Jersey Commission passed out of existence on April 5 last. Governor Woodrow Wilson vetoed the bill which was to keep up the work of the commission because there was a defect in the bill.

The New York body is unable to do anything in the way of expenditures for borings in the river until the New Jersey commission is revived. This cannot be done before next January, when the New Jersey Legislature meets again. The New York State Legislature has just made an appropriation of \$120,000 to continue the work of the New York committee.

A sufficient investigation has also been made to show that there is no hard bottom at the various sites suggested for the bridge. It will be necessary to build a bridge of a single span. It is estimated that the cost of a single span bridge will reach \$20,000,000.

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 July 28 to Aug. 3	1910 July 29 to Aug. 4
Total No.	170	186
Assessed value	\$10,302,550	\$ 8,128,000
No. with consideration	21	19
Consideration	\$707,245	\$633,733
Assessed value	\$477,500	\$670,500

	Jan. 1 to Aug. 3	Jan. 1 to Aug. 4
Total No.	6,046	6,756
Assessed value	\$341,741,300	\$403,905,930
No. with consideration	535	632
Consideration	\$32,454,088	\$36,729,530
Assessed value	\$29,535,700	\$31,231,500

MORTGAGES

	July 28 to Aug. 3	July 29 to Aug. 4
Total No.	126	160
Amount	\$9,965,496	\$4,004,576
To Banks & Ins. Cos.	33	31
Amount	\$7,841,000	\$1,723,000
No. at 6%	51	64
Amount	\$758,385	\$ 574,551
No. at 5 1/2%	5	4
Amount	\$3,547,000	\$262,000
No. at 5%	32	46
Amount	\$1,525,500	\$1,685,400
No. at 4 1/2%	9	16
Amount	\$284,250	\$472,500
No. at 4%	.....	.....
Amount	.....	.....
Unusual rates	.....	.....
Amount	.....	.....
Interest not given	29	30
Amount	\$3,850,361	\$1,010,125

	Jan. 1 to Aug. 3	Jan. 1 to Aug. 4
Total No.	4,824	5,588
Amount	\$170,141,318	\$210,559,170
To Bank & Ins. Cos.	1,078	.....
Amount	\$78,775,394	.....

MORTGAGES EXTENSIONS

	July 28 to Aug. 3	July 29 to Aug. 4
Total No.	41	38
Amount	\$2,013,500	\$1,246,250
To Banks & Ins. Cos.	11	20
Amount	\$1,132,500	\$820,000

	Jan. 1 to Aug. 3	Jan. 1 to Aug. 4
Total No.	1,494	1,528
Amount	\$58,146,426	\$66,522,044
To Banks & Ins. Cos.	523	.....
Amount	\$33,074,705	.....

BUILDING PERMITS

	July 29 to Aug. 4	July 30 to Aug. 5
New buildings	11	6
Cost	\$329,250	\$752,300
Alterations	\$288,925	\$189,747

	Jan. 1 to Aug. 4	Jan. 1 to Aug. 5
New buildings	558	573
Cost	\$61,987,600	\$70,844,620
Alterations	\$8,044,995	.....

BRONX

CONVEYANCES

	July 28 to Aug. 3	July 29 to Aug. 4
Total No.	151	153
No. with consideration	9	10
Consideration	\$40,910	\$100,706

	Jan. 1 to Aug. 3	Jan. 1 to Aug. 4
Total No.	4,418	4,337
No. with consideration	313	.....
Consideration	\$3,121,094	\$3,726,921

MORTGAGES

	July 28 to Aug. 3	July 29 to Aug. 4
Total No.	138	133
Amount	*\$1,050,923	\$1,294,405
To Banks & Ins. Cos.	32	19
Amount	\$470,550	\$383,950
No. at 6%	53	41
Amount	\$329,290	\$352,030
No. at 5 1/2%	10	18
Amount	\$44,000	\$66,100
No. at 5%	24	31
Amount	\$277,900	\$294,900
Unusual rates	7	1
Amount	\$150,000	\$21,000
Interest not given	44	42
Amount	\$249,733	\$560,375

	Jan. 1 to Aug. 3	Jan. 1 to Aug. 4
Total No.	3,821	4,295
Amount	*\$35,554,169	\$41,508,334
To Banks & Ins. Cos.	454	.....
Amount	*\$8,191,900	.....

\*Does not include mtg of \$60,000,000 given by N Y, Westchester & Boston Railway Co to Guaranty Trust Co of N Y as trustee covering franchises, rolling, stock, etc.

MORTGAGES EXTENSIONS

	July 28 to Aug. 3	July 29 to Aug. 4
Total No.	14	15
Amount	\$152,200	\$266,400
To Banks & Ins. Cos.	1	8
Amount	\$35,000	\$118,500

	Jan. 1 to Aug. 3	Jan. 1 to Aug. 4
Total No.	381	394
Amount	\$5,537,794	\$5,163,840
To Banks & Ins. Cos.	75	.....
Amount	\$2,209,350	.....

BUILDING PERMITS

	July 29 to Aug. 4	July 30 to Aug. 5
New buildings	38	38
Cost	\$544,500	\$840,000
Alterations	\$24,850	\$11,275

	Jan. 1 to Aug. 4	Jan. 1 to Aug. 5
New buildings	817	1,185
Cost	\$14,265,985	\$25,237,420
Alterations	\$853,682	.....

BROOKLYN

CONVEYANCES

	1911 July 27 to Aug. 2	1910 July 28 to Aug. 3
Total No.	501	557
No. with consideration	33	51
Consideration	\$247,045	\$353,377

	Jan. 1 to Aug. 2	Jan. 1 to Aug. 3
Total No.	15,388	16,658
No. with Consideration	981	.....
Consideration	\$8,181,193	\$9,716,166

MORTGAGES

	July 27 to Aug. 2	July 28 to Aug. 3
Total No.	447	545
Amount	\$1,436,246	\$1,668,893
To Banks & Ins. Cos.	99	.....
Amount	\$491,550	.....
No. at 6%	260	318
Amount	\$699,278	\$660,490
No. at 5 1/2%	54	91
Amount	\$198,650	\$388,400
No. at 5%	104	98
Amount	\$432,750	\$433,160
Unusual rates	2	3
Amount	\$2,996	\$4,790
Interest not given	27	35
Amount	\$102,572	\$182,053

	Jan. 1 to Aug. 2	Jan. 1 to Aug. 3
Total No.	13,571	15,835
Amount	\$62,137,551	\$76,470,459

	July 1 to Aug. 2
To Banks & Ins. Cos.	543
Amount	\$3,012,127

BUILDING PERMITS

	July 27 to Aug. 2	July 28 to Aug. 3
New buildings	86	85
Cost	\$702,455	\$1,017,500
Alterations	\$235,789	\$59,764

	Jan. 1 to Aug. 2	Jan. 1 to Aug. 3
New buildings	3,104	3,900
Cost	\$20,113,371	\$23,542,707
Alterations	\$3,288,807	\$2,950,829

QUEENS

BUILDING PERMITS

	July 28 to Aug. 3	July 29 to Aug. 4
New buildings	115	75
Cost	\$448,520	\$385,850
Alterations	\$38,440	16,030

	Jan. 1 to Aug. 3	Jan. 1 to Aug. 4
New Buildings	3,567	2,540
Cost	\$14,969,201	\$9,176,800
Alterations	\$519,584	\$462,426

Selling Part of Biltmore.

George W. Vanderbilt has contracted to sell two of his Biltmore village properties. Mrs. W. S. Radeker has purchased Ridgelawn and S. R. Montgomery, of Memphis, Tenn., will take Spurwood, an adjoining residence. The price in each case was about \$20,000—somewhat less than the houses cost to build.

Mr. Vanderbilt's unexpected willingness to sell is said to be due to the fact that he does not consider these houses as forming part of Biltmore proper, since they lie across the Swannanoa River, at Vernon Hill, in Victoria.

Amusement Ventures in the Bronx.

According to the Building Bureau report over \$2,227,625 has been invested in amusement resorts in the Bronx since 1896. A partial list follows:

Metropolis Theatre, 3d Av. & 142d St.	\$275,000
Loew's National Theatre, Bergen Av. & 149th St.	325,000
Bronx Theatre, Melrose Av & 149th St.	200,000
Miner's Theatre, 3d Ave. & 156th St.	150,000
Prospect Theatre, Prospect & Westchester Aves.	100,000
Damascus Theatre, Prospect & Longwood Aves.	100,000
Weisagers Theatre, Clinton Av. & Jefferson Pl.	150,000
Jackson Theatre, Jackson & Westchester Aves.	170,000
Tremont Theatre, Tremont & Webster Aves.	75,000

Total of nine theatres	\$1,545,000
Amusement Halls, "nickolets" (82)	580,975
Open air shows (43)	101,650
Total number (134)	\$2,227,625

# BUILDING SECTION

## CONSTRUCTION PROBLEMS OF THE NEW SUBWAY.

How the Big Rapid Transit Tubes Will be Built; the Time Required to Complete Them and What Adjacent Property Owners Must Expect.

WHEN William R. Willcox, as chairman of the Public Service Commission of the First District, filled the straw hat of his secretary with the first shovelful of earth removed in the work of constructing our new subway system on Monday, it represented the first step toward the solution of an engineering and real estate development problem that the city has been facing for a decade. It signalized the beginning of a construction work that promises to be record breaking in the annals of municipal rapid transit extension enterprises and in real estate development. As a matter of fact it was nothing more than a confession on the part of Father Knickerbocker that he had to provide better homes for his constantly increasing family even though it will cost him \$200,000,000 to do it.

It required nearly ten years to complete the present subway system with its seventeen miles of excavation. Under the terms

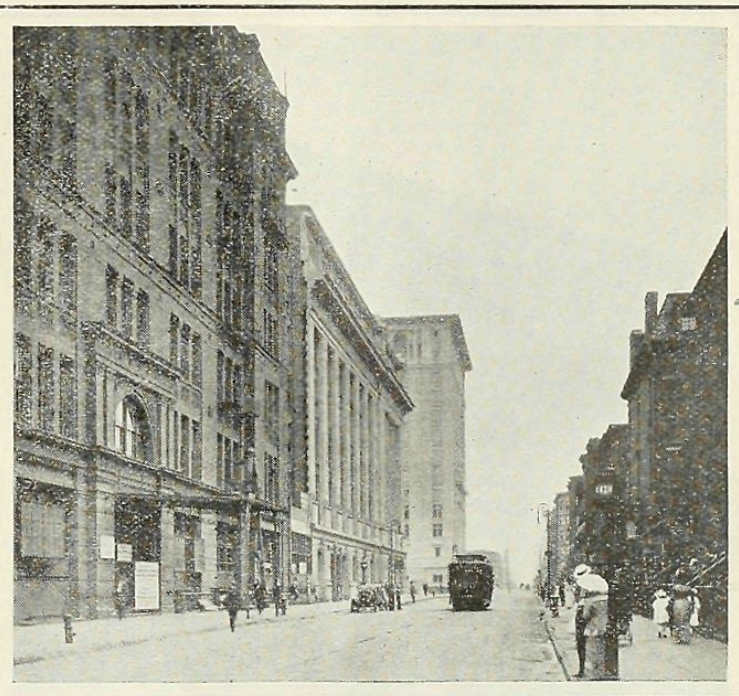
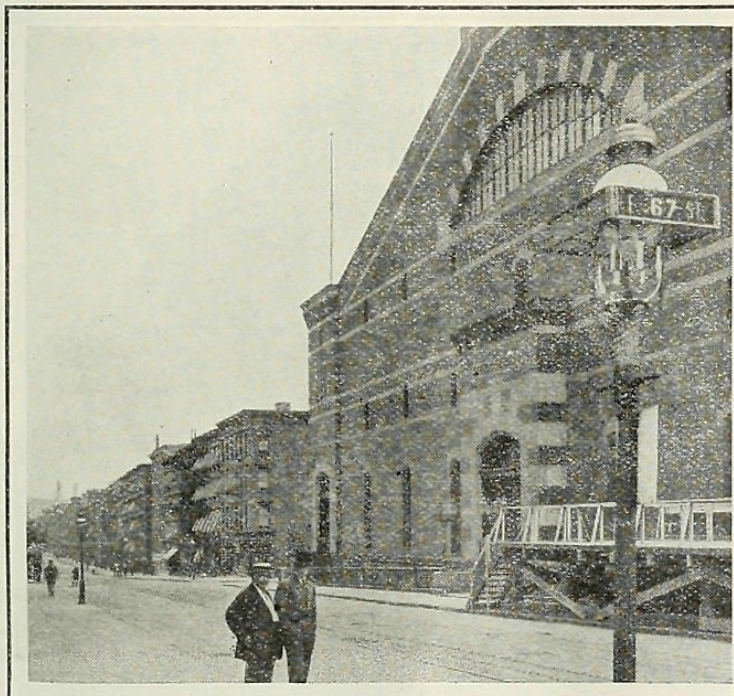
years which will be required to complete the job. It has been estimated that 22,000 men will be needed to do the digging alone. More than fourteen million common brick will be used and approximately a million barrels of Portland cement. The steel tonnage will be something like 200,000 and the supply of white tile for completing the work will run into such figures that it will take the entire output of several plants for one year to supply it. As for the architectural iron work that will be needed for stair railings, kiosks and other parts of the great work, it is probable that 60,000 tons will be required. And this does not include the requirements for the 73.9 miles of elevated railroad construction which will complete the proposed 97.4 miles of rapid transit which the Brooklyn Rapid Transit Company has agreed to provide for the city.

It took the United States Government a week to marshal a quarter of its thor-

known that a subway would eventually go up Lexington avenue, and they have been holding on to their properties with an ultimate rise in value in sight. They have even dreamed of a transition for lower Lexington avenue similar to that which the subway affected in Fourth avenue, and a glance at the accompanying illustrations will show that a movement in that direction already has been started.

The stiffness of the market for Lexington avenue property in the last two years is assurance aplenty that a change in general character of one kind or another is expected by property owners throughout the entire route of the subway, but this change is not expected to begin on a notable scale until the trains are actually running.

In the meantime property owners along this avenue and, in fact, along the entire route of the proposed new system, must expect to pay for a substantial part of



WHERE THE EXCAVATION WORK FOR THE LEXINGTON AVENUE SUBWAY WAS STARTED.

A VIEW OF LEXINGTON AVENUE LOOKING NORTH FROM 43RD TO 50TH STS.

of the contract just awarded, a 23.5 mile subway will be constructed in just half that time, and in this fact is the pre-eminent feature of the proposed work, not only from an engineering point of view, but from that of the realty owner as well, because it means that adjacent property owners will experience just half the inconvenience and discomfiture that fell to the lot of taxpayers having interests along the line of the existing underground railway.

How this will be accomplished and the effect of the completed tunnels upon neighboring property values is a subject of more than passing interest to those who must feel the vibration of the dynamite blast and the peckings of the steam drill for half a decade. Of course, all the engineering details have not yet been perfected. They will have to be met as the various problems arise. It entails the safeguarding of vast sewer systems, representing fifty or more miles of pipe; it necessitates the care of gas and electric conduits, the maintenance in good order of fire hydrants and feed pipes and, during all that time, street railway traffic must not be impeded. Property rights must be conserved whether the work runs through the middle of a wide avenue or under narrow streets. Deadly quicksand must be reckoned with and a volume of rock must be pierced that would make almost five Hoosac tunnels.

To accomplish this work a vast organization must first be perfected. Diggers must work unceasingly twenty-four hours in the day for 365 days in each of the five

roughly organized army on the Texas frontier, yet the Bradley Contracting Company, which will construct four sections of the tunnel, expects to organize and mobilize an army of diggers as large within a fortnight. It must also be remembered that the Government was not harassed by impending law suits in concentrating its fighting forces, while in the case of the perfecting of an excavating force, there are many threatened legal obstacles which would be sufficient to deter any other but American stick-to-it-iveness and resourcefulness.

But great as are the engineering and constructive problems attendant upon an operation of this kind, they do not compare in importance with the interests at stake in the real estate market under such conditions as must prevail during the building of so tremendous a subsurface work.

These problems imply uncertainty as to whether the big tubes can be constructed without damage to adjoining property and without losses in rentals during the five years in which the street surface is likely to be disturbed, and as to whether the new transportation will promote or retard the prosperity of sections that are now in progress of active development.

The best opinion concerning the probable effect of this work upon East Side and lower West Side land values and market conditions is that the mere removal of a few spadefuls of earth for the new tubes, or even the half finished system, will not have any important effect, for the reason that property owners have

the increment that will come to their property as a result of the new tunnels. They will not reap the benefit of an expenditure on the part of the city amounting to \$200,000,000 without some contribution in the form of taxes, inconveniences and even temporary losses of revenue. Meanwhile, they will have such consolation as they can get out of the knowledge that they are enjoying the advantage of ten years of progress in engineering and tunnel building. Subway construction ten or fifteen years ago was primitive compared to what it is today, and there is room for congratulation in the fact that practically the same company which had the experience of building the important parts of the present underground railway has the important sections of the new Lexington avenue tunnel.

This company's part of the work is to construct through solid rock most of the way, a four-track subway tunnel between Twenty-sixth street and 103d street, which must be completed within three and a half years from the date of signing the contract.

The other sections will be constructed by various subcontractors, but the mode of construction will be similar and in conformity with specifications approved by the municipal engineers, Nelson P. Lewis, chief engineer for the Board of Estimate and Apportionment; Harry P. Nichols, of the Bureau of Franchises; Alfred Craven, chief engineer for the Public Service Commission; Bayley Hipkins, chief engineer for the Bradley Contracting Company, and James and Frank Bradley of the

principal contracting firm which began operations on three sections this week.

The modes of construction to be followed will differ from the methods employed in the building of the Fourth avenue, Brooklyn, subway. As a rule, the tunnel and shaft type of construction will be employed, thus keeping the street traffic practically free from interruption. In Brooklyn, the work was of the cut and cover kind and the steam shovel was largely used. The geological formation of Manhattan will necessitate the use of diamond drills through solid mica schist and a form of granite and limestone, the schist appearing downtown, the granite in the midtown section, and the limestone in the upper end of Manhattan and all through the Bronx.

In certain parts of the Bronx, the open trench method will be employed, but there is little prospect, it is said, of using steam shovels in the work at any point in Manhattan.

If the element of efficiency counts for anything in allaying the fears of realty interests regarding the time of completion for the part of the new subway on which contracts have been let, the record of the Bradleys supplies it. The four sections which this company will construct in the new subway run between 26th street and 123d street.

It now has \$311,000,000 worth of work under contract for the city. It had four sections of the Brooklyn tunnels to build, and all of them are now well along. In regard to the Croton Lake water supply contract, the work is so far advanced and ahead of schedule that during the extreme cold weather of last winter it was able to shut down work for two months.

The figures given in the table are those prepared by the Board of Estimate in its original report on the various subway propositions, and the sections given do not therefore conform to the official designations for the amended and finally approved plan, but they suffice to give to the property owner a basis upon which to figure the benefit the new rapid transit lines will afford to his particular holding.

Mr. Bradley said this week, to a Record and Guide man that he is all ready to start work, but that he has been hampered by an injunction, which he expects will be quickly adjusted.

Alfred Craven, acting chief engineer of the Commission, gave out this statement in reference to the criticisms in the daily press regarding the inactivity which followed the formal opening of construction work on Monday:

"In reference to the commencement of actual construction work on the sections of the Lexington avenue route recently let to the Bradley Contracting Company, and in answer to the many questions as to when work will really commence, I desire to say that under the ordinary procedure, and as provided in the contract, Bradley has sixty days from July 21—the day of signing his contract—within which to commence his work. This is the period allotted to the contractor to get together his plant to erect his working platforms, and to other preliminaries in order to proceed with the work in an orderly manner.

"Owing to the fact, however, that Bradley is particularly well equipped for subway construction, he will be able to actually commence work in a much shorter period than the above, and to-

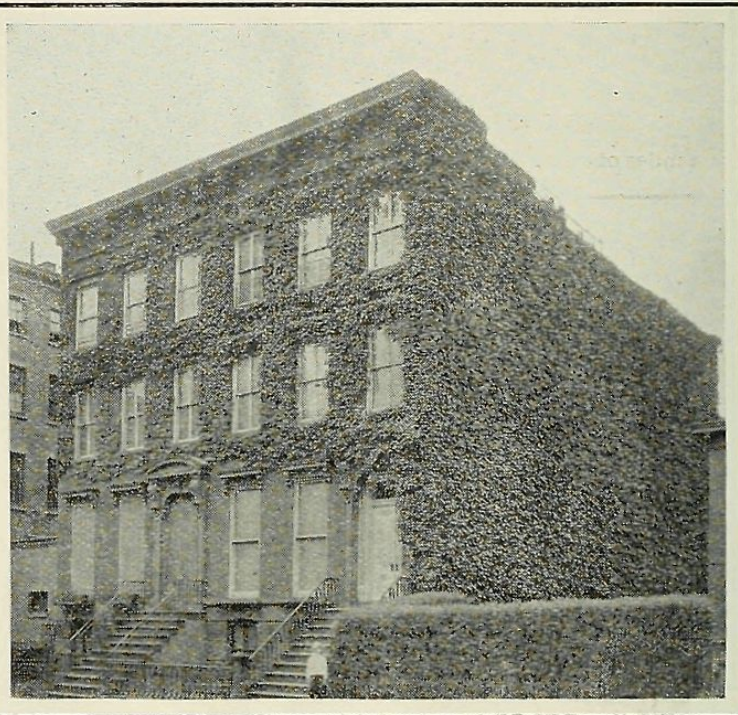
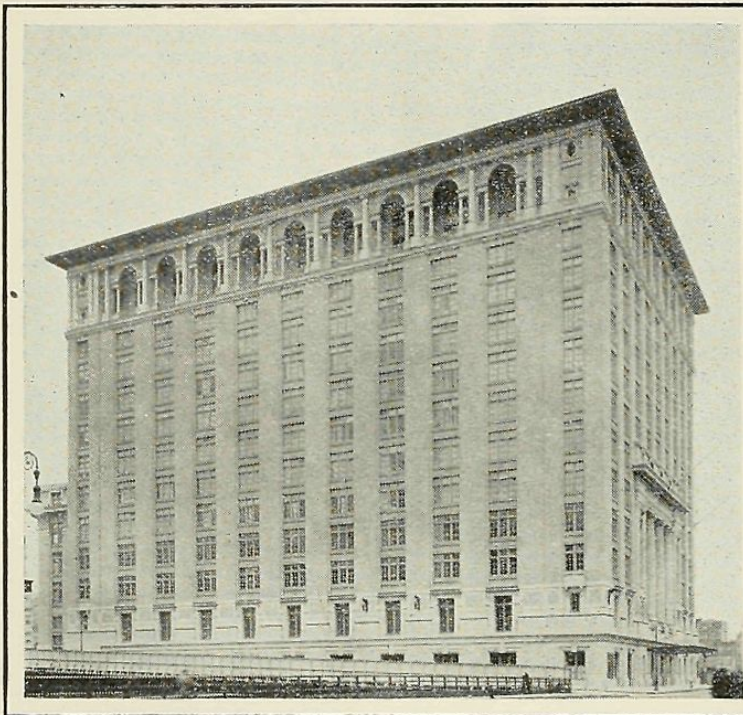
Section No. 24. Plans showing the proposed location and proposed methods of constructing shafts, dumping platforms, etc., shall be submitted to the engineer and receive his approval before permits will be granted for such plant and appliances to be constructed and put in operation.

"I am expecting within a few days to be able to approve plans as above noted, and Bradley can then go ahead with his construction. The number of working points will then be increased as fast as possible, and as is consistent with orderly procedure on such a great work—a work that involves so great a responsibility not only on the contractor, but on those with whom will rest the responsibility of seeing that whatever is done is properly done, and the inconvenience to traffic and to the people along the route will be reduced to a minimum."

The Bradley Contracting Company has not yet determined where it will place its shafts, this being a matter of approval by the Public Service Commission's engineers, before actual work can be started.

One Hundred Cottages.

The Island Cities Real Estate Co. is putting up a hundred cottages at Bellaire Park. Twelve are already under way and show the style of modern concrete building construction. Bellaire Park is to be made a model concrete house colony. The landscape work was completed this spring and 3,500 trees and shrubs were set out. The cottages are to be sold from \$6,000 to \$10,000, including a large plot. Water, gas, sewer, electric lights and telephone



TYPICAL EXAMPLE OF THE TRANSFORMATION TAKING PLACE ON LEXINGTON AVENUE.

When the William Bradley Company took the contracts for two sections of the original subway, it pushed the work ahead so aggressively that it had its sections finished six months before contract time. It drove the tunnels through the Bergen Hill in New Jersey for the Pennsylvania cross meadow railroad line despite the fact that it had to drill through veritable flint.

The following table gives some idea of the service the Brooklyn Rapid Transit expects to give. It forms a basis upon which real estate owners may figure the value of the proposed new lines to their properties:

gether we are now engaged in selecting the best points of vantage for working and in providing plans for his working plant; that will not only be best for the long period which will be necessary to complete the work, but these plans and working points will be so arranged that they will cause the least inconvenience to the public and to the property owners that may be more or less affected by the work.

"It must be borne in mind that this work is to be done under a contract binding on both parties thereto. Section No. 24 of the specifications provides:

subways have been installed and macadamizing of the roads will be completed soon. Peter K. Boshco, of Hollis, is superintending the construction.

—Governor Dix has vetoed the bill requiring that in the preparation of plans and specifications for all State work separate specifications must be prepared, separate bids obtained and separate contracts made for (a) plumbing and gas-fitting work, (b) steam heating, hot water and ventilating apparatus, and (c) all other work, when the entire cost of the work shall exceed \$1,000.

	Route miles.	Population served.	Area within ¼ mile.	Density per sq. mi.
Sec. 1 & 2—Broadway-Seventh avenue line, Battery to 59th street.....	4.9	189,400	2.4	79,000
Sec. 3 —59th street line, from Seventh avenue to Queens Plaza.....	2.3	36,800	.4	92,000
Sec. 4 —East River-Atlantic avenue tunnel, Battery to Fourth avenue.....	1.9	71,700	.6	119,000
Sec. 5 —Canal street, Manhattan Bridge to Broadway .....	.5	800	.1	8,000
Sec. 6 —Spring street, Center to Broadway .....	.2	3,400	.1	34,000
Sec. 7 —Nassau and Broad streets.....	.8	10,200	.4	20,500
Sec. 8 —Eastern District line, Union Square to Myrtle avenue line.....	4.5	249,000	2.	124,500
Sec. 9 —Fourth avenue subway, 40th street, Brooklyn, to Chambers street.....	5.7	151,000	2.	75,500
Sec. 10 —Centre street, Williamsburgh Bridge to Canal street .....	1.5	202,000	.8	252,500
Sec. 11 —Flatbush avenue connection .....	1.7	34,900	.5	69,800
Sec. 12 —Reconstruction South Brooklyn lines .....	12.3	84,000	6.	14,000
Sec. 13 —Third tracking Fulton street, Broadway and Myrtle avenue L.....	.5	.....	.7	.....
Sec. 14 —Third avenue extension to Ft. Hamilton .....	1.5	14,800	.7	21,000
Sec. 15 —Long Island City-Greenpoint extension, Queens Plaza to Williamsburgh Bridge and Myrtle avenue.....	4.5	251,400	2.3	109,300
Sec. 16 —Jamaica extension .....	4.	20,000	2.	10,000
Sec. 17 —Myrtle avenue L extension to Lutheran Cemetery (reconstruction).....	.....	.....	.....	.....
Sec. ... —Lexington avenue .....	5.1	395,600	2.5	158,000
Sec. ... —East 138th street, Southern Boulevard to Bronx River .....	3.1	83,000	1.6	52,000

WHAT THE CITY WILL BUILD THIS YEAR.

FIFTH AVENUE CHANGES.

New Authorizations of Corporate Stock for Construction Work—Principal Buildings to be Started

THE total of entirely new authorizations and additions to existing authorizations of corporate stock which the committee on corporate stock budget of the Board of Estimate recommended to the Board of Aldermen last week was \$45,807,818. The rescindments from last years authorizations recommended by the same committee amounted to \$647,272. The Board of Aldermen eliminated new authorizations exceeding \$700,000, leaving the total at about \$45,000,000.

The Board of Estimate's committee believes, as stated in its communication to the Board of Aldermen, that there are four improvements which should be provided for, but not until the city has obtained satisfactory data on which to base its action, and these are (1) a site for a new court house, (2) a public park at Rockaway, (3) a park at Coney Island, (4) a new terminal for the Manhattan end of the Brooklyn Bridge.

The recommendations for each department as originally made, and which were adopted by the Board of Aldermen with the exceptions noted above, were as follows:

Department.	Authorizations.
President, Borough of Manhattan	\$4,590,000.00
President, Borough of Bronx	1,000,000.00
President, Borough of Bklyn	835,000.00
President, Borough of Queens	1,014,600.00
President, Boro. of Richmond	525,500.00
Education	10,381,809.00
Docks and Ferries	7,102,901.23
Bridges	2,315,000.00
Fire	1,994,225.94
Charities	2,964,000.00
Parks, Manhattan and Richmond	1,694,000.00
Parks, Brooklyn and Queens	1,256,802.00
Parks, Bronx	408,800.00
Health	1,000,000.00
Bellevue and Allied Hospitals	2,469,500.00
Police	600,000.00
Correction	100,000.00
Carnegie Library sites	171,000.00
Normal College	91,380.00
Brooklyn Disciplinary School	75,000.00
Street Cleaning	20,000.00
Commissions and Commissioners	27,300.00
Metropolitan Sewerage Commission	34,000.00
Commissioner of Records, New York County	25,000.00
Surrogate and County Clerk, Queens	100,000.00
Finance and Miscellaneous	5,012,000.00
Total authorizations recommended	\$45,807,818.23

The principal items in the budget for new construction under the direction of the Borough President of Manhattan are:

MANHATTAN BOROUGH.

Asphalt Repair Plant	\$200,000
New Comfort Station	50,000
New Public Baths	250,000
Installation of Pools in Existing Baths	100,000
Extension of 7th Avenue	3,000,000
Borough Repair Shops, Bureau of Highways	65,000

Appropriations have been passed for the following principal work in the Bronx:

BRONX BOROUGH.

Transverse Road at 161st St.	\$230,000
Planting Trees on Grand Boulevard and Concourse	50,000
Public Comfort Stations	25,000
Bridge over the Bronx River	30,000
Completing Bronx Court House	325,000

NEW SCHOOLS.

Two new schools and one addition are authorized for Manhattan and five new schools for Brooklyn. The new Manhattan schools will be in West 176-7th streets and in East 113th street. Queens will get three additions to old buildings.

BRIDGES.

The Bridge Departments allowed \$5,000 to make borings in surveying for a new bridge over the Harlem River at Morris Heights. Also \$5,000 for borings for a bridge over the Bronx River at 174th street. An administration building is to be erected at the Manhattan approach to the Madison avenue bridge, at a cost of \$27,500; two bridges over the Harlem are to be electrically equipped at a cost of \$13,500 each, and the streets and property under the Manhattan bridge are to be improved at a cost of \$100,000.

The Fire Department obtains appropriations for twelve new fire houses, of

which eight are to be in Queens, two in Brooklyn and two in Richmond.

The Department of Charities obtains allowances for the following construction work:

Addition to power plant, Kings Co. Hospital	\$45,000
Laundry, at Farm Colony	80,000
Dining Hall	150,000
Boiler House, Randall's Island	150,000
New Cumberland St. Hospital, Brooklyn	425,000
Staff House, Kings Co. Hospital	100,000
Sea View Hospital	1,231,000
Extension, Tuberculosis Infirmary, Blackwell's Island	200,000
Other new buildings and additions	375,000

The Department of Parks gets \$40,000 for a firemen's memorial on Riverside Drive, \$75,000 for the general improvement of Seventh avenue parkway, \$110,000 for a bulkhead along Harlem river drive, \$40,000 for the installation of water supply in Central Park, and \$100,000 for paving the drives in Central Park.

A new boiler plant is to be erected for the Metropolitan Museum of Art at a cost of \$315,000, and \$15,000 will be spent for new cases and \$224,000 for the completion of the extension. The Museum of Natural History is allowed \$200,000 for the foundations of an extension that is to be made. The colonial mansion in Bronx Park will get an addition at a cost of \$28,000, a bridge will be erected over the lake in Bronx park at a cost of \$26,000, and a new service building will be erected at the Zoological Garden at an estimated cost of \$30,000.

Among the work to be done by the Department of Bellevue and Allied Hospitals is the following:

Pavilions I and K	\$1,750,000
New Dispensary, Gouverneur Hospital	200,000
Nurses' Residence, Harlem Hospital	175,000
New Wing at Harlem Hospital	250,000

The Department of Water, Gas and Electricity will erect a new building to cost \$25,000 at the West New Brighton pumping station. Altogether the department is awarded \$2,359,000, which is mostly to be used in laying mains.

Nine-Story Houses in 60-Ft. Streets.

Nine-story apartment houses of ordinary construction have been found possible on streets sixty feet wide, where the legal limitation of height is ninety feet. A house of that type was last year erected from plans of Schwartz & Gross for the Hennessey Realty Company, on the north side of 107th street, one hundred feet west of Amsterdam avenue, on a 50-ft. frontage. The site was vacant.

Another nine-story house, from the plans of the same architects, is about to be erected in 104th street, south side, east of Broadway, where three brownstone dwellings now stand. This is one of the rare instances of private houses being demolished anywhere east of Broadway, in the Bloomingdale section, to give place to apartment houses. The modern development of this part of the city began with the construction of the elevated railroad, and these three dwellings were among the first houses erected. Later on constructive operations took the form of five-story apartments almost exclusively.

As very few unimproved sites now remain, the process of eliminating some of the older and smaller houses will have to be resorted to more frequently if the section is soon to be rebuilt. It has generally been conceded among speculative builders that reconstruction would necessarily take the form of eight-story houses. The appearance of the nine-story house as a practical form of future development for the territory greatly widens the outlook and brings the era of transformation nearer. Houses of nine stories with reinforced concrete floor construction are also practical on streets sixty feet wide. A considerable number of eight-story houses have been erected in the lateral streets of Morningside Heights, and no less than five last year.

The plot in 104th street on which the new nine-story house will be erected was acquired last week through Calder, Nassoit & Lanning by the Standard Construction Company. The floors will be arranged in small suites of three and four rooms each with kitchenettes, as apartments of this size are now the ones most readily rented.

New Business Construction and Residential Alterations.

Fifth avenue, north of 46th street, is at present a scene of remarkable building activity, as if signaling the final triumph of the business invasion over the most exclusive residential section of the city. Nearly every mansion is having its porch and area ruthlessly cropped. The city has revoked the privilege granted many years ago of permitting such projections over the building line, and is about to widen the roadway in recognition of the claim that the avenue has become a business thoroughfare. An unusual number of business buildings are also being erected on the avenue at the present time.

Not only the great avenue of fashion itself, but also the side streets leading off from it are being rapidly claimed for business purposes, and "Fifth Avenue" is gradually becoming the name of what many believe will yet be the most fashionable shopping district in the whole world, instead of being merely the name of a street.

So many residences are annually being replaced by or converted into business buildings that the wonder is what will be left of the most fashionable residence section of the city, and the particular "trade" which the shops are striving to get near to, if the invasion is to continue indefinitely? Will the shops follow the wealthy classes north of 59th street and ultimately force their complete dispersion into the suburbs?

Among the new buildings the construction of which is now in progress, the most notable is the one for the old firm of W. & J. Sloan, which is to occupy the north half of the former Windsor Arcade site. There will be eight stories and basement on ground dimensions of 100x200 feet, the whole to be devoted to the purposes of this one firm. Exclusive of the value of the land, the building will cost \$400,000. The builders are now putting in the footings for the steel framework.

On the Madison avenue side of the four-square block on which the Sloans are building stands the Ritz-Carlton Hotel, which, though it was only finished last year, is now having a large annex built on the 46th street side, indicating that the venture has been so successful as to warrant a larger investment. At the southwest corner of 48th street a 5-story building of handsome exterior has just been completed for Black, Starr & Frost, jewelers, at an estimated cost of \$350,000.

At the northeast corner of 52d street, the site of the former Langham Hotel, two eight-story loft buildings, to cost \$200,000 each, are being erected; and on the adjoining plot, by interests represented by Robert E. Dowling, a twelve-story building for offices and lofts. This is directly opposite the homes of members of the Vanderbilt family. Four blocks north, at the southeast corner of 56th street, a twelve-story brick and stone hotel, 52.5x110 feet, is being put up for the 719 Fifth Avenue Company.

Forty-eighth street, between Madison and Fifth avenues, illustrates the tendency among merchants of prominence in certain lines to settle in the side streets rather than directly on the principal avenue. Since Redfern has taken a store here, other firms in the same line have followed, and the block is consequently in a state of transition from residential to business purposes.

In consequence of the street-widening program of the city authorities, alterations are being made to the residences of Mrs. Ogden Goelt, at the southwest corner of 49th street; Benjamin Altman, at the northwest corner of 50th street; William K. Vanderbilt, at the northwest corner of 52d street; William Rockefeller, at the northeast corner of 54th street; Charles W. Harkness, at the southeast corner of 54th street; Mrs. Huntington's and Harry Payne Whitney's, at 57th street. The steps of the Cathedral and the summer garden of the St. Regis Hotel are also sufferers from the cropping process.

Bronx Court House Work.

Work is again to be started on the new Bronx court house at 161st street and Third avenue which has been in course of construction for the past seven years. There are funds of \$345,000 now available for completing and equipping the building.

The Board of Estimate has granted a bond issue of \$325,000 for the completion. This together with a balance unexpended makes a total of \$345,000.

## CHANGE IN LIEN LAW.

### Concerns the Claim Against Contractors for Public Works.

A bill just signed by Governor Dix changes the lien law in relation to the property of persons furnishing materials and labor for the construction and repair of public buildings. The bill was introduced by Senator Hinman (Senate Int. 833). Reference was made to it in the Record and Guide of May 13.

It provides that whenever any person enters into a contract with the State or municipal authorities for the construction or repair of any building, he is to furnish a bond, with a surety company as surety, in an amount not less than one-third the contract price for the faithful performance of such work.

Any person who furnishes labor or materials for the work above specified, payment for which is not made when due, shall have a lien on the amount secured by the bond of the contractor and the right to intervene and be made a party in any action instituted by the State or municipal corporation concerned. If the full amount of the liability of the surety and the bond is insufficient to pay the full amount of all such claims, then, after paying the full amount due the State or municipal corporation, the remainder shall be distributed pro rata among the interveners.

If an action shall be brought by the State or by the municipal corporation concerned upon such bond within six months from the completion and final settlement of said contract, then any person who has supplied the contractor with labor or materials for which payment has not been made, shall, upon application, be furnished with a copy of the contract and shall have the right of action upon said bond, and is authorized to bring the action in the name of the State or municipal corporation if the suit is commenced within a year. Any number of claimants for labor and materials may unite in bringing such action. Only one action is to be brought, but any creditor may file his claim and be made a party thereto within one year from the completion of the work.

If the recovery upon the bond shall be insufficient to pay the amounts found due to all creditors, judgment shall be given to each creditor pro rata. The surety on said bond may pay into court for distribution among the claimants the full amount of the surety's liability, to wit., the penalty named in the bond, and upon so paying, the surety will be relieved from further liability.

Some material men are protesting against the new law as being solely in the interest of bonding companies. Said one dealer:

"The present lien law on this subject was far from perfect, but at least it gave material men a fair chance to get their money. With the new law, we are confronted with a difficult proposition."

### The New Plumbing Rules.

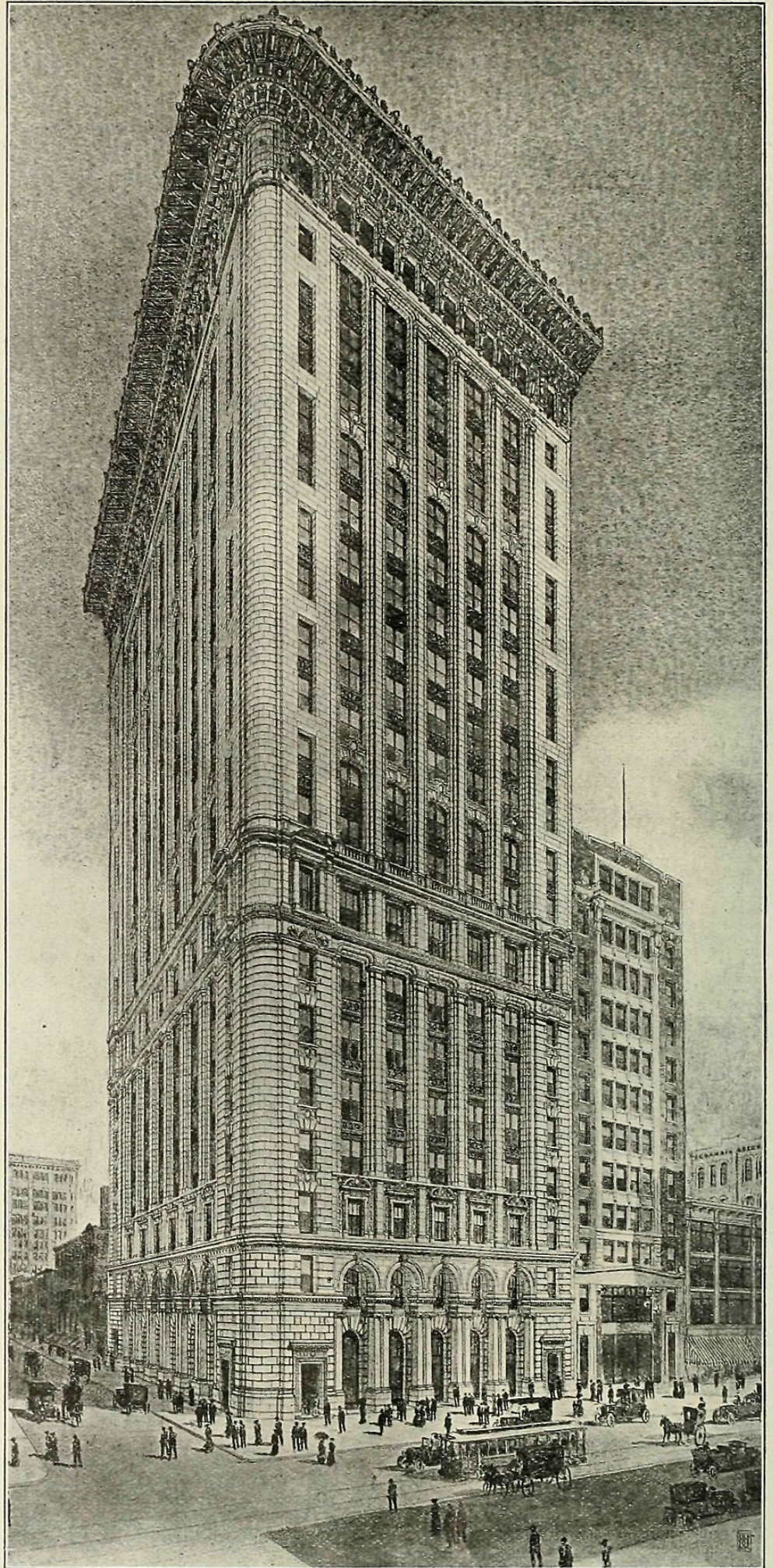
James A. Henderson, Superintendent of Buildings for the Borough of the Bronx and secretary of the city board of superintendents, informs the Record and Guide that the proposed amendments to the rules and regulations for plumbing and drainage will be applicable when adopted to all five boroughs. The principal requirement is that hot and cold water pipes be hereafter installed at least twelve inches apart. The change was suggested by Commissioner Thompson, of the department of Water, Gas and Electricity, as a means of preventing water waste. The regulations referred to were printed in last week's Record and Guide.

### A Man and His Work.

W. W. Bosworth, the architect, is a believer in the theory of resemblance between a man and his work. He has noted as he told the students in the architectural department at Columbia, that small men usually write large and stand up straight, while tall men write small and stoop.

"But in design a tall, slim man makes slim openings and high spacings, while the short, thickset man likes broad, low effects."

—Borough President Miller, of the Bronx, is receiving sealed bids for the repaving of Third avenue, from 150th street to 177th street. Property owners are being notified to make all sewer connections and improvements which necessitate the opening of the street.



Southeast corner of Broadway and 58th street.

Carrere & Hastings, Architects.

UNITED STATES RUBBER COMPANY BUILDING.

This building, which is in course of erection, represents a high type of achievement in this class of construction without undue expenditure for superfluous finish. It will have two fire-proof staircases enclosed in brick walls the full height to serve as fire-escapes as well as staircases. All the interior finish is to be of fireproof material.

### Objects to the Fire Prevention Bill.

Frank E. Conover, representing the legislative committee of the Building Trades Association, appeared before the Mayor at the hearing on the Fire Prevention bill on Monday and remonstrated against giving the Fire Commissioner sole power to condemn dangerous buildings, as provided for in the bill. He thought a board should pass on such cases.

### Seventh Subway Contract.

A seventh contract for the Lexington avenue line was let Tuesday by the commission. It is for the section between 106th and 118th streets. The successful bidder was the Oscar Daniels Company of 38 Park row, whose offer was \$2,625,740.74. Behrman & Rogers bid \$3,397,802 and the Bradley Contracting Company \$3,474,080.

## CURRENT BUILDING OPERATIONS

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

## CONTEMPLATED CONSTRUCTIONS.

## Manhattan.

## APARTMENTS, FLATS AND TENEMENTS.

WEST END AV.—Rouse & Goldstone, 40 W 32d st, have plans nearly ready for the 12-sty apartment house, 50x100 ft, which the Marmack Const Co., of 316 West 30th st, will erect at 747-749-751 West End av. The owner handles the building contract.

87TH ST.—The Brixton Const. Co., 808 West End av, owner, will erect a 9-sty elevator apartment house, 80x84.2 ft., in the southside of 87th st, 200 ft. west of West End av, to cost \$290,000. Rouse & Goldstone, 38 West 32d st, are completing plans.

PARK AV.—Schwartz & Gross, 347 5th av, are completing plans for the 12-sty apartment house, 102.2x irregular to be erected at the southwest corner of Park av and 83d st, to cost \$300,000. The Akron Building Co., 505 5th av, is the owner.

40TH ST.—Schwartz & Gross, architects, 347 5th av, are completing plans for an 8-sty elevator house, 94.11x83.9 ft., to be erected by Ferguson Bros. & Forsyth, of 700 West 180th st, in the south side of 40th st, 105 ft. east of Park av, to cost \$100,000.

PARK AV.—Wm. A. Boring, architect, 32 Broadway, is completing plans for the 12-sty elevator apartment house, 60x90.5 ft., for the 521 Park Avenue Co., of 2 Rector st, to be erected at 521 Park av, to cost \$350,000.

MOTT ST.—No contracts have yet been awarded for the 6-sty tenement and store 45.6x 89.11 ft., which Guiseppa Molea, 122 Mulberry st, is to erect at the northeast corner of Mott and Hester sts, to cost \$60,000. M. W. Del Gaudio, 401 East Tremont av, is the architect.

44TH ST.—Samuel Root, 65 East 97th st, owner, will erect a 6-sty flat, 50x87.4 ft., in the north side of 44th st, 175 ft. west of 9th av, to cost \$50,000. Geo. L. Wills, 1 Union sq., is preparing plans.

BROADWAY.—Schwartz & Gross, 347 5th av, are preparing plans for interior alterations to the 10-sty apartment house at the northeast corner of Broadway and 101st st, for Philip Livingston, 1 East 60th st.

150TH ST.—The Belrose Realty Co., 309 Broadway, will erect a 6-sty flat house, 56.3x irregular at the northeast corner of 150th st and Macomb pl, to cost \$75,000. Geo. L. Wills, 1 Union sq, is preparing plans.

BROADWAY.—No architect has yet been announced for the two 16-sty elevator apartment houses which Joseph Paterno, is soon to erect on the whole block front on the west side of Broadway between 115th and 116th sts, fronting 200 ft. on Broadway, 125 ft. in 115th st, and 100 ft. in 116th st. The improvement will cost about \$2,000,000.

## DWELLINGS.

70TH ST.—No contracts have yet been awarded for the 5-sty residence, 20x60 ft., which the Century Realty Investment Co., 75 East 56th st, will erect at 111 East 70th st, to cost \$25,000. Wm. Adams, 15 West 38th st, is architect. Arthur Ryle, pres., A. B. Strange, vice-pres., and Thomas D. Van Dusen, secy. and treas.

10TH ST.—Wm. Adams, 15 West 38th st, has completed plans for alterations to the residence in the north side of 10th st, 336 ft. west of 5th av, for Helen Adams, of Lawrence, L. I. John B. Wilson, 11 East 10th st, has the carpenter work.

## FACTORIES AND WAREHOUSES.

25TH ST.—Richard Berger, 309 Broadway, has plans and will take bids on the general contract about Sept. 1, for the printing plant, 11-stories, brick, fireproof, 89x126 ft., at 209-217 West 25th st, for the Publishers' Printing Co., of 419 Lafayette st, to cost \$200,000. S. E. Weiskopf, 68 William st is steel engineer; W. S. Timmis, 1328 Broadway, steam and electrical engineer.

LAFAYETTE ST.—Carrere & Hastings 225 5th av, are taking bids for \$10,000 worth of alterations to the factory at 395 Lafayette st, corner of 4th st, for the DeVinne Press on site.

## HOTELS.

BROADWAY.—Albert S. Gottlieb, architect, 156 5th av, has completed plans for alterations and redecorating the Hotel Imperial at Broadway, 31st and 32d sts, owned by Robert G. Golet. Estimated cost is \$50,000. Mrs. Jenny K. Stafford is the lessee.

## MISCELLANEOUS.

53D ST.—Wm. W. Bosworth, 527 5th av, is taking bids on excavating and for two retaining walls to be built at 9 West 53d st, 10 West 54th st and 4 West 54th st, for John D. Rockefeller, Jr., 13 West 54th st. The estimated cost is about \$10,000.

## MUNICIPAL WORK.

SAND.—By the Park Board, Thursday, Aug. 10, for furnishing and delivering 2,500 cubic yards Cow Bay sand.

COMFORT STATION.—By the President of the Borough of Manhattan, Thursday, Aug. 10, for erection and completion of a comfort station and shelter in the playground located at the northwest corner of Worth and Baxter Sts.

STOREHOUSES.—Estimates will be received by the Commissioner of Water Supply, Gas and

Electricity, Wednesday, Aug. 9, for constructing and erecting storehouses and stable at E. 24th st, near Av A, Manhattan.

DRAFT SYSTEM.—By the Commissioner of Water Supply, Gas and Electricity, Wednesday, Aug. 9, for installing a forced draft system, with all appurtenances complete, in the 98th st pumping station; also for furnishing materials and labor required for plumbing, road building, masonry, grading, fencing, etc., at the various pumping stations.

SUBWAY AND WALL.—Bids will be received by the Commissioner of Bridges, Thursday, Aug. 10, for constructing the westerly subway and the Bayard st retaining wall on the Manhattan plaza of the Manhattan bridge.

9TH AV.—Bids are wanted until Aug. 9 by the Borough President for regulating and repaving with ordinary granite block pavement and wood block pavement on a concrete foundation, 9th av, 40th, Bayard, Mulberry, Spring, 129th, Suffolk, Mott, Baxter, Sullivan, 21st sts and 5th av.

LAFAYETTE ST.—Bids close at 2 o'clock P. M., Monday, August 28, for widening the roadway and repaving Lafayette st with special improved granite block pavement on a concrete foundation.

## STABLES AND GARAGES.

130TH ST.—Gross & Kleinberger, 75 Bible House, are preparing plans for a 4-sty stable and warehouse, 75x99 ft., at 617-621 West 130th st, for Louis Strauss, owner. The architects will take figures on the general contract, about Aug. 15. The estimated cost is \$30,000.

54TH ST.—Louis A. Sheinart, 194 Bowery, has completed plans for the 2-sty brick, wagon storage building, 75x95 ft., which L. Schnurmacher, of 1128 1st av, will erect at 425-429 E 54th st, at a cost of \$24,000. The owner will take figures on the general contract.

24TH ST.—Bids close on Aug. 9 at the Department of Water Supply, Gas and Electricity, 13 Park Row, for erecting storehouses and stable building in East 24th st, near Av A, for the city.

## STORES, OFFICES AND LOFTS.

MADISON AV.—Messrs. Barney & Colt, architects, 20 West 38th st, have been commissioned to prepare plans for the improvement of the plot 98.9 ft. on Madison av and 100 ft. in 29th st, the southeast corner, with a 12-sty loft building for Dr. Thomas Addison Emmet. Excavating will be started about Aug. 15. Estimated cost is \$500,000. No contract has been issued.

LIBERTY ST.—Ernest Flagg, 109 Broad st, has completed plans for interior office changes to the Singer Building, 95-97 Liberty st, for the Singer Manufacturing Co.

## THEATRES.

HOUSTON ST.—Louis Minsker, Broome and Lewis sts, general contractor for the theatre now under erection at the southeast corner of Chrystie and Houston sts, from plans by Thomas W. Lamb, 501 5th av, states that bids will be received after Aug. 15, on the following sub-contracts: Steel, mason, terra cotta, limestone, steam fitting, plumbing, decorating, carpentry, theatre chairs, trim, electrical work, cement ornamental plastering, plastering (plain), carpets, marble, tile, brass, electroliers, stage equipment, roofing and skylights. This theatre is to have a seating capacity in the theatre proper of 2,200 seats and the roof garden over the theatre, 1,200. The Minsker Realty Co., 236 Eldridge st, is the owner.

## Bronx.

## APARTMENTS, FLATS AND TENEMENTS.

BECK ST.—The Kreymborg, Architectural Co., 1330 Wilkins av, is preparing plans for three 5-sty flats, 36x87 ft each, for the Weisman Co., 916 Fox st, to be erected in the north side of Beck st, 79 ft east of Intervale av to cost, \$90,000.

## DWELLINGS.

GRAND CONCOURSE.—Fred Jaeger, 441 Tremont av, is preparing plans for a 2½-sty residence and garage, terra cotta blocks and stucco, 35x52 ft, at the northeast corner of Grand Concourse and 182d st, for Alexander Wilson, owner. The architect is ready for estimates on the general contract.

RIVERDALE, N. Y.—Man & McNeill, 12 East 45th st, N. Y. C., are preparing plans for a new residence for Bishop Charles S. Burch of the Episcopal diocese of New York, to be erected at Riverdale, N. Y.

HOBART ST.—M. W. Del Gaudio, architect, 1910 Webster av, is preparing plans for a 1-sty and basement dwelling, 26x23 ft. in the east side of Hobart st, 296 ft. north of Kingsbridge rd for Edw. J. Dhew, of 11 Manhattan st. Estimated cost is \$2,500.

MAYFLOWER AV.—M. A. Bucklèy, 158 Hone av, has completed plans for a 2-sty frame residence, 22x40 ft., for John Young, of Mayflower av, to be erected on the west side of Mayflower av, 225 ft. north of Alice st, Bronx.

## MUNICIPAL WORK.

BRIDGE.—Estimates will be received by the Commissioner of Bridges, Thursday, Aug. 10, for removing the old Pelham bridge over Eastchester Bay, in Pelham Bay Park, Boro. of Bronx.

## Brooklyn.

## APARTMENTS, FLATS AND TENEMENTS.

EASTERN PARKWAY.—Cohn Bros, 361 Stone av, are preparing plans for a 4-sty flat, 40x97 ft, for R. D. Palmer, (Inc.), 320 Broadway, N Y C, to be erected at Eastern Parkway and Hopkinson av, to cost \$25,000. The owner will handle the building contract.

EASTERN PARKWAY.—F. L. Hine, architect, 370 Jefferson av, is preparing plans for a 4-sty brick tenement, 25x78 ft, for the Kellner Const Co, 1538 Union st, to be erected on the south side of Eastern Parkway, 320 ft west of Albany av, to cost \$16,000. The owner will take all bids.

PROSPECT PLACE.—John H. Friend, 148 Alexander av, N Y C, has completed plans for a 5-sty tenement, 50x87 ft, for the Queens Borough Realty Association of 215 Montague st, to be erected at Prospect pl, near Howard av. Estimated cost \$45,000.

PRESIDENT ST.—John C. Wandell & Co., 502 39th st, has completed plans for a 2-sty brick residence, 20x48 ft., to be erected in the south side of President st, 600 ft. east of Kingston av, to cost \$8,000. Maximillian E. Guck, St. John's Pl, Bklyn, is owner.

## CHURCHES.

WEST ST.—A. J. McManus, 26 Court st, has prepared plans for a synagogue 1-sty, brick, 30x70 ft, for the First Congregation of Kensington, to be erected in the west side of West st, 20 ft south of 40th st, to cost \$16,000.

## DWELLINGS.

MARCY AV.—E. J. Meisinger, 394 Graham av, has plans under way for alterations to the residence and store, Marcy av and Rodney st, for O. Steinabier, on premises, to cost \$15,000. The architect will take bids on the general contract.

6TH ST.—J. C. Walsh & Co., 1114 Kings Highway, are preparing plans for twelve 2½-sty residences, each 20x40 ft, frame and stucco, to be erected at the southwest corner of 6th st and Av R, for Choffers & Co, to cost \$6,500 each. The owner will handle the building contract.

PROSPECT AV.—Geo. Weidner, 1544 Greene av, has plans for a 2-sty brick residence, 25x70 ft., at Prospect av, northwest corner of Grove st, to cost \$5,000.

LAFAYETTE AV.—Wm. E. Foster 141 East 44th st, N. Y. C., has prepared plans for a brick residence, at the northwest corner of Lafayette and Clermont avs. Aug. B. Williams, 208 Washington Park, Bklyn, is the owner.

14TH AV.—Slee & Bryson, 153 Montague st, are taking bids on all sub-contracts for the 2½-sty residence, hollow tile and stucco, to be erected on 14th av, the west side, between 51st and 52d sts, for L. Borgenicht.

CONEY ISLAND AV.—B. F. Hudson, 319 9th st, has completed plans for six dwellings with stores, 2-stys, 17x53 ft., for Walter R. Lusher, of Beverly rd and East 12th st, on the west side of Coney Island av, 193 ft. north of Ditmas av, to cost a total of \$21,000.

3RD ST.—The American Mantle & Mfg. Co., 159 East 88th st, will erect sixteen 2-sty frame dwellings, 22x30 ft., in 3d st, west side, 482 ft. north of 19th av, to cost a total of \$48,000. Henry Maher, 17th av, is architect.

## FACTORIES AND WAREHOUSES.

9TH ST.—William Higginson, 21 Park Row, N. Y. C., has just been selected architect for the 4-sty warehouse, 100x200 ft., which Thomas Roulston, will erect at 9th and 10th sts near 2d av, Brooklyn, at a cost of \$60,000. Figures will not be taken before September.

STAGG ST.—Brook & Rosenberg, 186 Remsen st, have plans in progress for the 2-sty (mill construction) brick, wood turning factory, 60x 150 ft to be erected in Stagg st, near Bogart st, for Keshner Blitshin & Co, on premises. The owner will take bids on the general contract. Estimated cost is \$18,000.

IMLAY ST.—Maynicke & Franke, 25 East 26th st, N Y C, will take bids about Aug. 15, on the general contract for the 6-sty warehouse, 460x80 ft, to be erected of brick, concrete and steel, fireproof, for the New York Dock Co., of 8 Bridge st, N Y C, at the Erie Basin, Imlay st near Verona st, Brooklyn, at a cost of \$500,000.

## HALLS AND CLUBS.

ATLANTIC AV.—The Atheneum Co., 350 Fulton st, Brooklyn, has awarded to Rufus H. Brown, Inc., 391 Fulton st, the general contract for fire repairs to the hall and atheneum at the northeast corner of Atlantic av and Clinton st, to cost \$12,000. The general contractor is ready for bids on all subs.

## MUNICIPAL WORK.

AIR COMPRESSOR.—By the Commissioner of Bridges, Thursday, Aug. 10, for furnishing and erecting one duplex, two-stage, motor-driven air compressor at the Williamsburgh bridge, Borough of Brooklyn.

## STORES, OFFICES AND LOFTS.

5TH AV.—J. M. Murphy, 302 Broadway, N Y C, architect, has been commissioned to prepare plans for a 5-sty business building, 65x40 ft, for Michaels Bros, (furniture) to be erected at 5th av and 9th st, Brooklyn, at a cost of \$20,000.

5TH AV.—Eisenla & Carlson, 3d av and 51st st, Brooklyn, have prepared plans for a brick store, 1-sty, 25x95 ft., on the east side of 5th av, 25 ft. south of 50th st, for Patrick J. Casley, 417 62d st, Brooklyn.

## THEATRES.

**BROADWAY.**—Shampan & Shampan, 772 Broadway, Brooklyn, have completed plans for the 3-sty brick theatre, 41x90 ft., at Broadway and Varet st., to cost \$60,000. Max Gold, Ocean av and American av, Arverne, L. I., is the owner. Seating capacity 1,500.

## Queens,

## DWELLINGS.

**OYSTER BAY, L. I.**—Ewing & Chappell, architects, 345 5th av, N. Y. C., are preparing plans for a new residence of concrete block, stucco and reinforced concrete to be erected here to cost \$15,000. The owner's name is for the present withheld.

**COLLEGE POINT, L. I.**—P. M. Coco, 424 Jackson av, has completed plans for eighteen 2-sty dwellings, 14x27 ft., cement block construction, to be erected by C. M. Weddle, 23d st., Flushing, L. I., to cost a total of \$42,000.

**FLUSHING, L. I.**—The Cover-McCarthy Bldg Co., of Flushing, has purchased a plot of ground on Neff st., between Mitchell av and Chestnut st. for improvement with four houses on the plot at once.

**RICHMOND HILL, L. I.**—Louis Graf, 285 Johnson av, owner, will erect three 2-sty brick dwellings, 20x32 ft., in Beaufort st., to cost \$9,000. H. T. Jeffrey & Son, 923 Leffert av are the architects.

**ST. ALBANS, L. I.**—William Young, architect, 12 Dora av, Jamaica, has plans for several 2-sty frame dwellings, 22x30 ft., for James Milne, to be erected on Farmers' av, west side, 200 ft. south of Locust av, to cost \$4,000 each.

**JAMAICA, L. I.**—Hering & Fitch, architects, 1 West 34th st, N. Y., have taken bids for four 2½-sty dwellings, 24x48 ft., to cost \$10,000. The Jamaica Estates, 334 5th av, is the owner.

**FLUSHING, L. I.**—Louis Wistoff, architect, Kissena Park, Flushing, has completed plans for a frame dwelling, 26x32 ft., in 15th st., west side, 220 ft. south of Laburnam av, for the Madsen & Wistoff Const. Co., Flushing.

**MASPETH, L. I.**—The Maspeth Development Co., of Elmhurst, L. I., has plans for two dwellings, 20x32 ft., to be erected on Cox pl., costing \$3,000 each. W. S. Worrace, Jr., 13 Jackson av, Corona, is architect.

**LONG ISLAND CITY.**—Frank Sprosser, 303 12th av, L. I. C., has completed plans for a 2-sty frame residence, 22x46 ft., on 16th av, west side, 75 ft. north of Jamaica av, for Martin Hummel, 256 5th av, L. I. C.

**CORONA, L. I.**—J. J. Ridder, 36 Syracuse av, has started the erection of a 2½-sty frame residence, 20x28 ft., in Locust st., from plans by C. L. Varrone, Corona.

**JAMAICA, L. I.**—J. Vandervegh, architect, 47 Butler st., Brooklyn, has completed plans for a 2-sty brick dwelling, 22x60 ft., at Vine st and Seutt pl., Jamaica, for Frank Buehler, of 14 Pringle st., Evergreen, L. I.

**RICHMOND HILL, L. I.**—Gaspere Chiofalo, owner, 4437 Atlantic av, Richmond Hill, has plans for a 2-sty dwelling, 20x50, on Atlantic north side, 40 ft. west of Napier pl. L. J. Frank, Jr., 509 Euclid av, Brooklyn, is architect.

## FACTORIES AND WAREHOUSES.

**NEWTOWN, L. I.**—The Brooklyn Union Gas Co., 180 Remsen st., Brooklyn, has taken bids for the construction of a 1-sty factory at Whitlock av and Grieffenberg st., Newtown.

## HOSPITALS AND ASYLUMS.

**MINEOLA, L. I.**—The Board of Supervisors at Mineola has directed the Town Trustees to issue \$30,000 bonds to erect a building to replace the town poorhouse which was recently destroyed by fire.

## MUNICIPAL WORK.

**FIRE ALARM.**—Bids will be received by the Fire Commissioner, Tuesday, Aug. 8, for labor and material required for establishing and equipping an extension of the underground fire alarm telegraph system in Queens.

## Out of Town.

## ARMORIES.

**EAST ORANGE, N. J.**—Bids will be received until Aug. 8 at the office of Wilbur F. Sadler, Jr., Adjutant General, Sea Girt, for erecting an armory at East Orange.

**WHITEHALL, N. Y.**—The state armory commission has opened bids for the improvement of the armory at Whitehall. Joseph Fredello of Glens Falls was the lowest bidder at \$5,032, and he will receive the contract.

## BANKS.

**CLOSTER, N. J.**—The Closter National Bank, N. J. Bogert, President, has commissioned F. W. Wentworth, architect, of Paterson, N. J., to prepare plans for the new 1½-sty bank building, to be erected here at a cost of \$15,000. The architect will soon call for bids.

## CHURCHES.

**NEWARK, N. Y.**—The trustees of the First Baptist Church are having plans prepared by M. H. Hubbard, Utica, N. Y., for a brick and stone edifice, 109x103 ft., 1-sty and basement; estimated cost, \$55,000.

**GENEVA, N. Y.**—Rev. A. E. Hall, pastor of the Methodist Episcopal Church, states that bids for the new edifice to be erected here will be opened on Aug. 8.

**JEFFERSON, N. Y.**—The M. E. church at West Jefferson is to be extensively repaired and improved. New memorial windows will be put in, the interior redecorated and the outside painted. Rev. Geo. E. Wright is the pastor.

**NEWTON, MASS.**—The contract for the Congregational Church at Waban has been awarded to William B. McMullen. To be 77x51 ft., of

stone, terra cotta and plaster. Jos. H. Tichie, 8 Beacon St., Boston, is the architect.

**NEW BRAintree, MASS.**—The contract for the erection of a congregational church has been awarded to W. H. Fullam, of North Brookfield. E. P. Chapin, Worcester, is architect.

**STAMFORD, CONN.**—Lewis F. Berry, Chairman of the Building Committee, will receive figures soon for the erection of a church edifice at Bedford Park, for the First Congregational Society. The plans are being completed by G. F. Newton, Arch., 6 Beacon St., Boston, Mass. The cost will be about \$60,000.

## DWELLINGS.

**SARANAC LAKE, N. Y.**—Scopes & Feustmann, architects, 37 East 28th st, N. Y. C. have awarded to J. J. O'Connell, of Saranac Lake, the general contract to erect the 2½-sty residence, to be known as the "Rockledge," at a cost of \$25,000. A. W. Stanley, is the owner.

**LONG BRANCH, N. J.**—Philip Lowry, Broad st, Newark, is planning to build several bungalows on his property on Cedar av, Long Branch. Work will be commenced in the fall.

**RIVERSIDE, CONN.**—Barnard & Wilder, of New Rochelle, have been engaged to design three shore front dwellings on the property of the Indian Point Improvement Co. at Riverside, Conn., to cost about \$60,000.

## FACTORIES AND WAREHOUSES.

**LEONIA, N. J.**—Smith & Kaufman, (silk ribbons) 569 Broadway, N. Y. C. owners, will erect a new factory 2-stys brick (mill construction), 161x105 ft., with power house, 1-sty, 40x80 ft., at Leonia, to cost \$30,000. The owners will take bids on the general contract.

**BINGHAMTON, N. Y.**—Mitchell & Church are planning to erect a 3-sty brick building in Water st to be used for storage purposes. The plans have been drawn by Architect H. S. Gardner. The building will be 3-stys of brick, concrete and fireproof throughout, equipped with electricity and two elevators.

**HARTFORD, CONN.**—The Halloid Drug Co. contemplates the erection of a plant for the manufacture of chemicals. John H. McCone is president of the company.

**OGDENSBURG, N. Y.**—John Hannan of this place has plans in preparation, for a storage warehouse, 50x100 ft., 3-sty, brick and steel construction, which he will erect for the International Harvester Co.

**CAMBRIDGE, MASS.**—The A. B. Smith Co. is about to erect a cigar factory on Massachusetts av. To be of concrete construction, 3-stys to cost \$60,000. Monks & Johnson of Boston are Archts. & Engrs.

**BUFFALO, N. Y.**—Plans are being prepared by Dunning & Dunning, this city, for a factory 55x150 ft. to be erected at Baits av, Maniotaba st and the Erie R. R., by the Central Casket Co. The estimated cost is \$38,000.

## FIRE HOUSES.

**NEWARK, N. J.**—The plans of Bigelow & Tuttle, architects, have been selected for a 2-sty fire house to be erected at Avon av and S. 13th st, at a cost of \$50,000.

**YONKERS, N. Y.**—The Common Council, of which Daniel Cashin is Pres., has selected William P. Katz, architect, to prepare plans for a fire house in South Yonkers, the cost not to exceed \$40,000.

## HALLS AND CLUBS.

**AMHERST, MASS.**—Plans are being drawn for a society building for the Psi Upsilon Fraternity of Amherst College, to cost \$70,000. Putnam & Cox, 8 Hancock av, Boston, are the architects.

## HOSPITALS AND ASYLUMS.

**MALONE, N. Y.**—Bids will be received by John P. Badger, president, Northern New York Institution of Deaf Mutes, Malone, until Aug. 16, for the construction of administration building and two dormitory buildings. Franklin B. Ware, Albany, is state architect.

**POUGHKEEPSIE, N. Y.**—Mrs. Samuel W. Bowne, of New York, has offered to build and equip the new tuberculosis hospital at Poughkeepsie at a cost of \$50,000. The main condition of the offer was that it should be named the Samuel W. Bowne Hospital. The gift is intended as a memorial to Mrs. Bowne's husband. Mrs. Bowne offers to pay \$25,000 as soon as the Board of Aldermen accepts the gift and to give the balance December 1.

**NEW HAVEN, CONN.**—L. W. Robinson, architect, 324 Exchange Bldg., is preparing plans for the proposed isolating hospital, to be erected here. Brick and steel, 3-stys, 50x140 ft., with gravel roof and refrigerating plant. The cost is about \$75,000. F. M. Day, 925 Chestnut st., Philadelphia, Pa., is the consulting engineer.

**RYE, N. Y.**—The chairman of the finance committee of the United Hospital for Rye, Harrison and Port Chester, has made the announcement that it has \$65,000 in the treasury and that work on the new building will be started about this month. Address chairman of the building committee.

**MORRISTOWN, N. J.**—At a special committee of the board of managers of the New Jersey State Hospital for the Insane, consisting of former Mayor P. J. Ryan, of Elizabeth; Albert Richards, of Dover, and George W. Jagle, of Newark, it was decided to erect two new buildings on the hospital grounds, one for tubercular patients, and one as a home for men nurses.

## HOTELS.

**ATLANTIC CITY, N. J.**—John H. Crowe, of Gettysburg, is preparing plans for a 4-sty hotel, which is to be erected in Atlantic City by S. J. Bumbaugh.

**RYE, N. Y.**—The Beaux Arts hotel people, of New York, are said to contemplate purchasing the knoll south of the Rye Town Park for a hotel site. They have submitted plans to J. Henry Halsted, one of the owners of the property.

## LIBRARIES.

**CHICOPEE, MASS.**—Kirkham & Parlett, of Springfield, Mass., are completing plans for a library for the city of Chicopee.

**GREAT BARRINGTON, MASS.**—Plans will be ready in about a month for the library to be erected here at a cost of \$50,000. Barnes & Blanchard, 15 West 39th st, New York, are the architects.

## MUNICIPAL WORK.

**PEEKSKILL, N. Y.**—Proposals for the permanent improvement of the highway known as the Quaker Bridge road, beginning at Quaker Bridge and running easterly to Purdy's Flats a total distance of about 3,400 ft., will be received by the town clerk of the said town of Cortlandt, for the town superintendent of highways at the town clerk's office, in the Municipal building, Main st, Peekskill, N. Y., until 12 o'clock noon, Wednesday, the 9th day of August, sand work to consist in grading, widening, building culverts and drains, guard rails, boundary walls, etc.

**NEW ROCHELLE, N. Y.**—Bids are wanted until Aug. 10, at the office of the Board of Public Works in the City Hall for sewer construction in North av from Eastchester rd to Broadview, New Rochelle.

**LARCHMONT, N. Y.**—Bids are wanted until Aug. 7, at the office of L. E. Van Etten, 12-14 Lawton st, New Rochelle, for the construction of new concrete sidewalks at Larchmont.

**IRVINGTON, N. Y.**—Village Clerk James G. Orton, requests bids until Aug. 15, for laying water pipe as per plans, about 12,000 feet of 12-inch cast iron water pipe.

## PUBLIC BUILDINGS.

**ROCHESTER, N. Y.**—Plans for the extension of the Court House have been completed by C. F. Crandall and J. F. Strobel, the architects employed by the Board of Supervisors, and it may be that they will be presented to the members at the next meeting this month.

**MECHANISVILLE, N. Y.**—The Village Trustees have plans under consideration for the erection of a \$50,000 municipal building. Address chairman of the Board.

**HOBOKEN, N. J.**—Schneider & Dieffenbach, 220 Broadway, N. Y. C., are taking bids this week on a large addition to the Hoboken City Hall.

## SCHOOLS AND COLLEGES.

**BINGHAMTON, N. Y.**—Foster Warner, architect, of Rochester, N. Y., has been selected by the Common Council as advisory architect in the preparing of a competition for plans for the high school.

**WATERVLIET, N. Y.**—The new Board of School Commissioners of Waterville has called the attention of the Common Council to the necessity of immediate action in appropriating an additional \$10,000 for the completion of School 5 and extensive repairs and improvements at school buildings 1 and 2.

**WHITE PLAINS, N. Y.**—At a special school meeting the taxpayers voted to appropriate \$45,000 for a new school on the south side and \$10,000 for one on the north side of the village.

**AMHERST, MASS.**—James H. Ritchie, 8 Beacon st, Boston, Mass., is preparing plans for a dairy building, 2-stys, 62x120 ft., for the Massachusetts Agricultural College, at Amherst, to cost \$30,000.

**EAST ORANGE, N. J.**—Sealed proposals will be received at the office of the Board in the City Hall, August 7, for decorative painting the new High School building. Guilbert & Betelle, 917 Broad st, Newark, N. J., architects.

**SCARBOROUGH, N. Y.**—The school trustees intend to make necessary repairs to the school buildings; the clerk will get estimates. Address chairman of school board.

**YONKERS, N. Y.**—The Board of Education, request bids until Aug. 7, at 5 p. m., on hardware necessary for the manual training school.

**NEW BEDFORD, MASS.**—E. G. Bullard, architect, has been retained by the City Committee to prepare plans for the construction of a \$150,000 school.

**EAST PROVIDENCE, R. I.**—Plans are being prepared for a school at Riverside, to cost \$40,000. Leslie P. Langworthy, of Providence, is the architect.

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WAKEFIELD, MASS.—A high school is planned in the near future. Geo. E. Walker is Chairman of School Committee.

## STABLES AND GARAGES.

ROCHESTER, N. Y.—Joseph J. Mandery, owner, will erect a fireproof garage, 2-sty, 124 x 198 ft., at East av and Matthews st., to cost \$42,000. Leon Stern of this city has prepared the plans and F. H. Rapp & Co. have the building contract.

## THEATRES.

FREEHOLD, N. J.—Clayton & Donahay of Freehold have plans out for the erection of a moving picture theatre here. The building will be 100x30 ft., and will have metal ceilings and sidewalls.

PORT JERVIS, N. Y.—Popular subscriptions for a new theatre in this place have been received and the result is announced as satisfactory beyond expectations. Up to the present time \$25,000 of stock has been sold, all of which has been paid for. The names of the projectors have not been revealed to the general public.

## Bids Opened.

MANHATTAN.—The Board of Education opened bids on Monday, July 31, for installing electric equipment in the Washington Irving High School. The lowest bid was submitted by The L. J. Wadsworth Const. Co. Other bidders were: T. Frederick Jackson, Inc., Commercial Construction Co., New York Construction Co., Anderson-Martin Electric Co., Inc., Peet & Powers, Inc.

BROOKLYN.—For installing electric equipment in New Public School 168, Brooklyn. T. Frederick Jackson, Inc., \$9,845, low bidder.

BROOKLYN.—For Item 1, installing heating and ventilating apparatus, and Item 2, installing temperature regulation in new addition of Boys' High School, Brooklyn. Item 1, Wm. J. Olvany, \$35,987; Item 2, Johnson Service Co., \$3,194; low bidders.

## Contracts Awarded.

## APARTMENTS, FLATS AND TENEMENTS.

8TH AV.—The St. Anne Building Co., 198 Broadway, has received the general contract to erect the 6-sty tenement with stores at the northwest corner of 8th av and 17th st, for Mrs. Catharine D. Coffey. N. Serracino, 1170 Broadway, is architect.

BROADWAY.—Fleischmann Bros. Co., 507 5th av, have received the general contract for alterations to the apartment house at the northeast corner of Broadway and 101st st, for Philip Livingston, of 1 East 60th st. Schwartz & Gross, 347 5th av, are the architects. Estimated cost is \$10,000.

## BANKS.

GLOVERSVILLE, N. Y.—J. F. Woodruff & Son, Long Island City, N. Y., have received the general contract to erect a new bank building 50x85 ft., for the Fulton County National Bank at this place to cost about \$65,000. Dennison & Hiron, 475 5th av, N. Y. C., are the architects.

## DWELLINGS.

72D ST.—W. E. Smith (Inc.), 1 Madison av, has received the general contract for \$10,000 worth of alterations to the residence and office No. 40 West 72d st, for E. Le Fevre, M. D., of 52 West 56th st. The building will be increased in height one story and extended in the rear. Cady & Gregory, 6 West 22d st, prepared these plans.

WEEHAWKEN, N. J.—Gottlieb Decker, of West Hoboken, N. J., has received the mason work for the residence and garage for John Elie, to be erected on the Boulevard, to consist of 3-stys, brick, limestone and terra cotta, and to cost \$20,000. Fred Hensel, 809 Savoy st, West Hoboken, is architect.

BROCKVILLE, L. I.—Bunce & Holmes, Huntington, L. I., have received the contract to erect the 2½-sty residence, 40x95 ft., for Bronson Winthrop from plans by Delano & Aldrich, 4 East 39th st, N. Y. C., to cost about \$35,000.

## FACTORIES AND WAREHOUSES.

NEW HAVEN, CONN.—The Westinghouse-Church-Kerr Co., Bridge st, N. Y. C., has received the contract to build a brick, steel and concrete blacksmith shop at the plant of the Winchester Repeating Arms Co., on Mason st. The building will be 51x140 ft., 2-stys high.

CENTRAL ISLIP, N. Y.—The contract for engine, dynamo, etc., for the North Colony power house, has been awarded to the Commercial Construction Co., N. Y. C., at \$6,463.

## HALLS AND CLUBS.

COENTIES SLIP.—John Downey, 410-412 West 34th st, has received the general contract to erect the 12-sty club house, 112x91 ft., at the northeast corner of Coenties Slip and South st, for the Seamans Church Institute of 1 State st, Warren & Wetmore, 3 East 33d st, are the architects, and Balcom & Darrow, 314 Madison av steel engineers. The estimated cost is \$350,000.

TARRYTOWN, N. Y.—The Building Committee on the new Y. M. C. A. building has awarded the contract for the general work to the H. M. Weed Building and Decorating Co., 124 West 45th st, N. Y. C., and the plumbing and heating contract to Andrew H. Brown, of this city. The contract for the electrical work will be let later. From the present outlook it is doubtful if the building will be ready before spring.

## MISCELLANEOUS.

NEW BRUNSWICK, N. J.—Lord & Burnham Co., 1133 Broadway, N. Y. C., have received the contract to erect several new greenhouses at the College Farm here, for the New Jersey Experiment Station.

## MUNICIPAL WORK.

BROADWAY.—The contract for decorative painting in the new custom house, Broadway and Bowling Green, has been awarded to Elmer E. Garnsey, of White Plains, N. Y., at \$35,000.

QUOGUE, L. I.—The contract for the construction of new building for the Life-Saving Service at Blue Point Quogue, Smith's Point and Tiana, L. I., has been awarded to George W. Wines, of East Quogue, N. Y., at \$34,000.

## RAILROAD STATION.

KANSAS CITY, MISSOURI.—The George A. Fuller Co., 111 Broadway, N. Y. C., signed the general contract during the week to erect the new union railroad depot at Kansas City. The building will be in many respects similar to the new Pennsylvania terminal in Manhattan and will be the largest structure of this character in this country. It was stated at the office of the Fuller Company on Thursday that operations will be undertaken as soon as plans are ready. The estimated cost is placed at between \$7,000,000 and \$8,000,000. Jarvis Hunt of Chicago, Ill., is the architect.

## SCHOOLS AND COLLEGES.

NEW HAVEN, CONN.—C. C. Haight, architect, 452 5th av, N. Y. C., has awarded to Sperry & Treat, of New Haven, Conn., the general contract to erect the new laboratory at Yale University, 4-stys, to cost about \$330,000.

NEW HAVEN, CONN.—Delano & Aldrich, architects, 4 East 39th st, N. Y. C., have awarded to Sperry & Treat of New Haven, the general contract to erect the new Wright Memorial Dormitory at Yale University, 5-stys, 36x152 ft, to cost about \$300,000.

## STABLES AND GARAGES.

60TH ST.—A. Hamilton & Son, 114 East 28th st, have received the general contract to erect the 4-sty stable building at 225-227 West 60th st, for Louis A. Cushman, owner, Chas. Stegmayer, architect.

## STORES, OFFICES AND LOFTS.

32D ST.—Contracts have been awarded to the Theodore Starrett Co., 103 Park av, for masonry, and James Elgar, Inc., 103 Park av, the carpentry, for the 16-sty office structure at 116-122 West 32d st, through to 31st st, for L. H. Slawson of 17 Madison av. Wm. H. Gompert, 2102 Broadway, architect, and Pattison Bros., 1182 Broadway, steam and electrical engineers.

PERTH AMBOY, N. J.—The Globe Const Co., 800 Broad st, Newark, N. J., has just received the general contract to erect the store, office and meeting room building at Smith and State sts, Perth Amboy, from plans by Hyman Rosensohn, 800 Broad st, Newark. Jos E Stricker, 146 Smith st, Perth Amboy, is the owner.

32D ST.—The Whitney Steen Co., 1 Liberty st, has received the general contract to erect the 16-sty store and office building, 43x100 ft, at 39-41 West 32d st, for the 39 W 32d st company. Griffen & Wynkoop, 30 Church st, are the architects, Ewing Bacon & Henry, 30 Church st, consulting engineers. Albert Ashforth, 15 West 53d st, represents the owner.

MADISON AV.—LaFarge & Morris, architects, 25 Madison Square North, have awarded to F. D. Gheen & Co., 1123 Broadway, the general contract for alterations to the building 178 Madison av for business purposes. Mrs. Edith L. Bailey is the owner.

56TH ST.—George Mulligan Co., 33 East 32d st, has received the general contract for \$25,000 worth of alterations to the store building 6 East 56th st, for the estate of Joseph LaRogue, from plans by Harry Allen Jacobs, 320 5th av.

37TH ST.—E. E. Paul Co., 1 Madison av, has the general contract to erect the telephone exchange, 6-stys, 75x100 ft., at 221-227 East 37th st, for the New York Telephone Co., 15 Dey st, from plans by McKenzie, Voorhees & Gmelin, 1123 Broadway.

8TH AV.—J. C. Lyons Sons Co., 4 East 42d st, has received the general contract to erect the two 3-sty brick and limestone loft, cafe and store buildings at the northeast corner of 8th av and 18th st, from plans by Chas. Stegmayer, 168 East 91st st. Peter Doelger, 407 East 55th st, is the owner. The general contractors are open for bids on all subs.

SYRACUSE, N. Y.—The R. H. Howes Construction Co., 105 West 40th st, N. Y. C., has received the general contract to erect an 8-sty addition to the department store for Dey Brothers & Company in this city. The building will measure 50x148 ft., and cost about \$135,000.

RICHMOND, VA.—The George A. Fuller Co., 111 Broadway, N. Y. C., has received the general contract to erect the bank and office building, 16-stys, 77x97 ft., for the First National Bank here, to cost about \$800,000. Clinton & Russell, 32 Nassau st, N. Y. C., are the architects.

## THEATRES.

44TH ST.—Marc Eidlitz & Son, 489 5th av, received the general contract during the week for the construction of the "New Theatre" in the rear of the Hotel Astor, 219-225 West 44th st, and 218-226 West 45th st, which is to be erected by the New Theatre Company, composed of Paul D. Gravath, of 52 William st; Otto H. Kahn, H. R. Winthrop and Edmund L. Baylies. The structure will be strictly fireproof, of brick and reinforced concrete, containing 30,000 square feet, and a seating capacity of 1,100. Warren & Wetmore, 3 E 33d st, are the architects. Liebler & Co, 425 5th av, are the lessees.

## PLANS FILED FOR NEW CONSTRUCTION WORK.

## Manhattan.

## APARTMENTS, FLATS AND TENEMENTS.

AUDUBON AV, s w cor 174th st, 2 5-sty brick tenements, 55x89.11; total cost, \$100,000; owner, Stratford Bldg & Imp Co, premises; architect, B. W. Levitan, 381 5th av. Plan No. 510.

## DWELLINGS.

70TH ST, No. 111 E, 5-sty brick and stone dwelling, tar, gravel and copper roof, 20x60, extension, 12x31; cost, \$25,000; owner, Century Realty Investment Co., 75 East 56th st; architect, Wm. Adams, 15 West 38th st. Plan No. 516. Arthur Ryle, 75 East 56th st, presi-

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104TH ST, No. 246 W, side and rear extension, 19x25.11, to 3-sty brick residence; cost, \$2,000; owner, Joseph W. Francolin premises; architect, Gaetan Ajello, 1 West 34th st. Plan No. 2096.

112TH ST, Nos. 511-513 West, toilets, to 6-sty brick tenement; cost, \$200; owner, Postal Life Insurance Co., 35 Nassau st; architects, Nast & Springsteen, 21 West 45th st. Plan No. 2102.

114TH ST, No. 329 E, toilets, partitions, to 5-sty brick tenement and store; cost, \$500; owner, Elizabeth Juliano, 329 East 114th st; architect J. C. Cocker, 2017 5th av. Plan No. 2092.

133D ST, Nos. 280-302 E, erect sign to 5-sty brick ice plant and loft; cost, \$5,000; owner, Jacob Ruppert, 91st st and 3d av; architect, R. M. Mann, 1250 Atlantic av, Brooklyn. Plan No. 2058.

AV B, Nos. 328-330, partitions to 4-sty brick storage; cost, \$50; owner, John W. Brookman, 88 Wall st; architect, O. Reissmann, 30 1st st. Plan No. 2091.

BROADWAY, Nos. 1441-1449, partitions, windows, etc., to 1-sty brick store, office and theatre; cost, \$5,000; owner, Felix Isman, 1441 Broadway; architect, M. A. Swasey, 47 West 34th st. Plan No. 2050.

BROADWAY, No. 1470, partitions to 15-sty brick hotel; cost, \$2,500; owner, J. J. Astor, 840 5th av; architects, La Farge Morris & Cullen 25 Madison sq North. Plan No. 2094.

BROADWAY, Nos. 2306-2308, erect sign to 2-sty brick cafe; cost, \$200; owner, Peter Doelger, 407 West 55th st; architect, Walter Faxon, 2376 3d av. Plan No. 2035.

BROADWAY, No. 1520, change interior to 5-sty brick theatre and office; cost, \$3,500; owners, Klaw & Erlanger, 1520 Broadway; architects, Delano & Aldrich, 4 East 39th st. Plan No. 2039.

BROADWAY, No. 1256, dumb-waiter, partitions to 1-sty hotel & shops; cost, \$50,000; owner, Robert W. Goelst, 9 W 17th st; architect, Hoggson Bros., 7 E 44th st. Plan No. 2072.

COLUMBUS AV, No. 568, partitions, windows, doors, to 5-sty brick store and tenement; cost, \$300; owner, Fred W. Overneck, 65 West 8th st; architect, John G. Michel, 323 45th st, Brooklyn. Plan No. 2052.

LEXINGTON AV, No. 447, partitions, stairs, beams, to 4-sty brick dwelling; cost, \$3,000; owner, Caroline A. Barry, 14 East 49th st; architect, L. A. Sheinart, 194 Bowery. Plan No. 2089.

LEXINGTON AV, No. 717, new show windows to 3-sty brick dwelling and loft; cost, \$500; owner, Carrie Schwab, 8 East 74th st; architects, Gross & Kleinberger, Bible House. Plan No. 2031.

MADISON AV, No. 143, rear extension, 25x30, partitions, windows, to 4-sty brick dwelling; cost, \$12,000; owner and architect, Terry & Tench Co., Grand Central Terminal. Plan No. 2097.

MORNINGSIDE AV, Nos. 145-149, change front walls to three 4-sty brick tenements; cost, \$5,000; owners, J. Fitzpatrick, 179 n 126th st; architect, W. P. Seaver, 322 5th av. Plan No. 2104.

PARK AV, No. 725, 1-sty brick rear extension, 9.8x8.2, skylight to 4-sty brick dwelling; cost, \$500; owner, Thomas E. Crimmins, 725 Park av; architect, John H. Friend, 148 Alexander av. Plan No. 2045.

PARK AV, No. 73, rebuild walls to 4-sty brick residence; cost, \$2,000; owner, Walter P. Bliss, 73 Park av; architect, Henry Otis Chapman, 334 5th av. Plan No. 2070. J. C. Hoe's Sons, 52 Gansevoort st, have contract.

PARK AV, s w cor Park av, erect stairs, tower to 1-sty stone church; cost, \$40,000; owner, St. Ignatius Church, Rev. David W. Hearn, 84th st and Park av, pastor; architect, I. E. Dumas, 111 5th av. Plan No. 2053.

2D AV, No. 64, new brick stoops to 3-sty tenement; cost, \$200; owner, Mrs. M. Schmidt, 64 2d av; architect, Geo. L. Wills, 1 Union sq. Plan No. 2068.

2D AV, No. 2428, 2-sty front extension, 20x5, plumbing fixtures, toilets to 3-sty brick dwelling; cost, \$5,000; owner, Henry H. Korn, Mt. Vernon, N. Y., architect, M. Zipkes, 103 Park av. Plan No. 2064.

2D AV, No. 126, moving picture show to 4-sty brick loft; cost, \$600; owner, Stuyvesant Estate, 49 Wall st; architect, Alexander Baylies, Bible House. Plan No. 2033.

5TH AV, No. 728, partitions, toilets to 5-sty brick dwelling; cost, \$800 owner, H. P. Whitney, premises; architects, Delano & Aldrich, 43 39th st. Plan No. 2038.

5TH AV, No. 745, partitions, windows, toilets to 5-sty brick dwelling; cost, \$2,500; owner, Alice Iselin, New Rochelle, N. Y.; architects, Clinton & Russell, 32 Nassau st. Plan No. 2043.

5TH AV, No. 705, retaining wall, sidewalk, to 4-sty brick residence; cost, \$500; owner, Woodbury G. Langdon, 719 5th av; architects, Cruikshank & Fraser, 103 Park av. Plan No. 2079.

7TH AV, No. 871, windows, to 12-sty brick hotel; cost, \$400; owner, Chas. F. Rogers, 14 East 28th st; architect, J. W. O'Connor, 1123 Broadway. Plan No. 2049.

7TH AV, No. 2315, partitions, stoop to 3-sty brick dwelling; cost, \$1,500; owner, W. David Brown, 146 W 53d st; architect, Frank Masam, 29 W 34th st. Plan No. 2066.

8TH AV, No. 2756, partitions to 5-sty brk ten and store; cost, \$200; owner, Max Raymond, 100 W. 61st st; architect, Wm. H. Meyer, 1861 Carter av. Plan No. 2107.

8TH AV, Nos. 480-484, partitions, toilets, windows, to three 4-sty brick stores and offices; cost, \$5,000; owner, Sophie E. Poundt, premises; architect, Paul W. Gussow, 250 East 82d st. Plan No. 2042.

9TH AV, Nos. 359-363, partitions, windows, toilets, to three 3-sty brick stores and dwell-

ings cost, \$9,000; owner, Mary C. de Ferrouenne, France; architect, John T. Langley, 114 East 23d st. Plan No. 2037.

10TH AV, No. 626, change elevator, store fronts, new stairs, to 5-sty brk loft; cost, \$1,000; owner, J. Lynch, 888 9th av; architect, J. N. Cole, 403 W. 51st st. Plan No. 2106.

10TH AV, Nos. 572-574, light shaft, baths, partitions, to 4-sty brick hotel and store; cost, \$3,500; owner, Estate Heywood Cutting, 60 Broadway; architect, Paul W. Gussow, 250 East 82d st. Plan No. 2078.

11TH AV, No. 668, partitions, windows, to two 4-sty tenements; cost, \$2,000; owner, Weinstein & Marx 1968 Broadway; architect Emanuel Sommer, 1968 Broadway. Plan No. 2095.

11TH AV, No. 437, steel tanks to 8-sty brick factory; cost, \$1,500; owner, David L. Williams; architect, E. C. Maxwell, 143 Liberty st. Plan No. 2081.

## Bronx.

ADAMS ST, e s, 170.6 n Van Nest av, move 2½-sty frame dwelling; cost, \$1,000; owners, A. Rezzano Con. Co., 1734 Adams st; architect, B. Ebeling, 1136 Walker av. Plan No. 348.

MELVILLE ST, n e cor Van Nest av, move 2½-sty frame dwelling; cost, \$800; owner, John B. Dosso, 1742 Adams st; architect, B. Ebeling, 1136 Walker av. Plan No. 346.

149TH ST, s s, 95.2 e Morris av, 1-sty brick extension, 25x29, to 3-sty frame store and dwelling; cost, \$2,000; owner, Guiseppa Pellegrini, on premises; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 342.

154TH ST, s e cor Elton av, new store front, new partitions to 2-sty and attic frame store and dwelling; cost, \$500; owner, Annie T. Horn, 13 East 53d st; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 349.

169TH ST, No. 633, 3-sty brick and frame extension, 16.4x11.0, to 4-sty frame store and dwelling; cost, \$1,000; owner, Josephine Runde, on premises; architect, A. Runde, on premises. Plan No. 352.

188TH ST, n e cor Belmont av, new partitions and new toilets, etc., to 6-sty brick stores and tenement; cost, \$250; owner, Pasquale D'Auria, on premises; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 341.

CROTONA AV, e s, 95 s 183d st, new plumbing, new partitions to 2-sty frame dwelling; cost, \$500; owner, Chas. Lembach, on premises; architect, Robt. J. La Velle, 1284 So. Boulevard. Plan No. 343.

COURTLANDT AV, Nos. 705-707, new partitions and repair damage done by fire to 2-sty frame club house; cost, \$6,000; owners, A. Hupiel's Sons, 161st st and St. Anns av; architect, Henry L. Gall, 96 5th av. Plan No. 344.

HUGHES AV, e s, 70 n 187th st, new chimney, etc., to 4-sty brick store and tenement; cost, \$300; owners, Russo & Barba Realty Co., 2283 Belmont av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 340.

INTERVALE AV, No. 1142, new partitions to 2-sty brick store and tenement; cost, \$150; owner, Christina Berger, 1223 Chisholm st; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 345.

MELVILLE AV, e s, 150 s Van Nest av, move 2½-sty frame dwelling; cost, \$1,000; owner, John B. Dosso, 1742 Adams st; architect, B. Ebeling, 1136 Walker av. Plan No. 347.

PARK AV, s w cor 176th st, 1-sty frame extension, 25x52, to 1-sty frame shop; cost, \$100; owner, Wm. C. Bergen, 180th st and Andrews av; architects, Serviss & Glew, 36 Kingsbridge rd. Plan No. 351.

(Continued on page 198.)

## Personal and Trade Notes.

C. A. CHRISTESEN, electrical contractor, has moved from 452 Amsterdam av to 121 West 83d st.

LEROY S. BUFFINGTON of Minneapolis, architect, is spending a few days in town, at the Hotel Imperial.

GEO. REPP & SON, manufacturers of the Geo. Repp patent oven, have moved from 1569 Av A to 304 East 87th st.

HUGH KAFKA, JR., announces that the firm of Kafka & Lindenmeyr, architects, has been dissolved by mutual consent, and that from Aug. 1 he will be with the firm of Hugh Getty (Inc.), builders, at No. 359 West 26th st.

A BUSINESS CHANGE.—Chas. Steiber and Cyril Rumen, who composed the firm of Chas. Steiber & Co., iron works of Concord and St. Mary's av, Bronx, have dissolved partnership. The business will be continued under the same name and at the same address by Chas. Steiber.

LEONARD C. L. SMITH has been appointed consulting engineer of the Borough of Queens of New York City. He was at one time chief engineer of the Department of Water Supply of that borough, and has been recently engaged in private consulting practice in New York. After graduating from New York University in 1888, he entered municipal engineering work and has continued in that field until the present time, both in the public service and in private practice.

## Election in Building Trades Council.

The annual election of officers in the Building Trades Council of Greater New York, which is affiliated with the Department of Labor of the Central Federated Union, was held on Tuesday evening at the headquarters in East 54th street, resulting as follows:

President, Jacob S. Solomon (electrician); vice-president, John T. Taggart (metal lather); secretary-treasurer, Ros-

well D. Tompkins (tile layer); sergeant-at-arms, Thomas Ward (plasterer's helper); trustees, John Snyder (house-smith), Alfred F. Day (waterproof), Leonard Klink (lather). Messrs. Solomon, Tompkins, Ward, Snyder and Day were re-elected. The standing committees will be appointed at the meeting to be held August 15, at which time delegates will be elected to the State convention to be held at Oswego on Sept. 19. Thirty-seven industries are represented in the council.

The United Board of Business Agents elected the following officers: President, G. M. Bugnizet (electrical fixtures), vice-president, J. P. McGrane (tilelayers' helper), secretary-treasurer, Roswell D. Tompkins; sergeant-at-arms, Edward Broderick (bluestone cutter); trustees, Jacob S. Solomon, Thomas Connelly (plumber), William T. Butler (sheet metal worker).

The Tile-Layers' union has opened an office in the Labor Temple, 245 East 84th street (telephone, Lenox 7614). The offices of the Plasterers' union will be moved to the same place next week.

## Award of Beaux Arts Prize.

The eighth annual Paris prize of the Society of Beaux Arts Architects, one of the most important rewards offered young architects in this country, has been awarded to C. E. Hall, a native of Virginia, and a former student of Columbia University, who now resides in New York. Announcement of the award was made recently by James Otis Post, chairman of the society's committee on education.

The prize is a scholarship of \$2,500 which will pay the expenses of studying for two and a half years at the Ecole des Beaux Arts of Paris.

This year it was the gift of William A. Read. The competitors numbered 133. Those who ranked next to Mr. Hall are in their order: D. D. Ellington, Philadelphia; J. W. Ingle, Jr., New York; G. M. Simon, Philadelphia, and E. P. Chrystie, New York.

The subject for the competition was a design for a hypothetical United States embassy at Paris.

## THE BUILDING MATERIAL MARKET.

### Demand More Active Throughout Entire Metropolitan District.

Prospective Subway Construction Work Had Little Effect Upon General Business Conditions, Although the Undertone Was Considerably Improved—Brick Prices Steady—Other Building Material News.

The beginning of work on the new subway on Monday had an effect upon the general building material market only in so far as general undertone was concerned. Prices showed no disposition to change in any commodity excepting in brick, where the tendency was toward slightly higher levels, not to exceed \$6.25 a thousand, wholesale, in this market. Most of the subway work that will go ahead within the next two years will be in the nature of excavation, but it is entirely probable that as soon as the Public Service Commission formally approves the plans of the contracting companies, the requirements for brick, both common and front, tile, Portland cement, architectural iron work, steel, pressed stone, sand, lime and other materials will be specified, and it is entirely probable that on or about the first of the year building material interests will be able to obtain a very comprehensive idea as to the volume of materials the given work will require.

The present status of the building material field in New York City and vicinity is of an encouraging character. The report made public by the Superintendent of Buildings in Manhattan for last week shows that the number of new building plans filed corresponded exactly with the total number for the similar week last year, which was fifteen, representing a difference in estimated cost of \$623,300 in favor of this year, which brings the total number of new building plans for 1911 up to 547 as compared with 567 of last year, and showing a difference in cost of approximately \$9,000,000 in favor of last year's total.

These figures show that building conditions are practically normal, and in view of the better quality of building operations in general, considering especially the reduced number of speculative building operations, the movement for this year is more satisfactory as far as security of credits and consumption of high grade materials are concerned.

# WANTS AND OFFERS

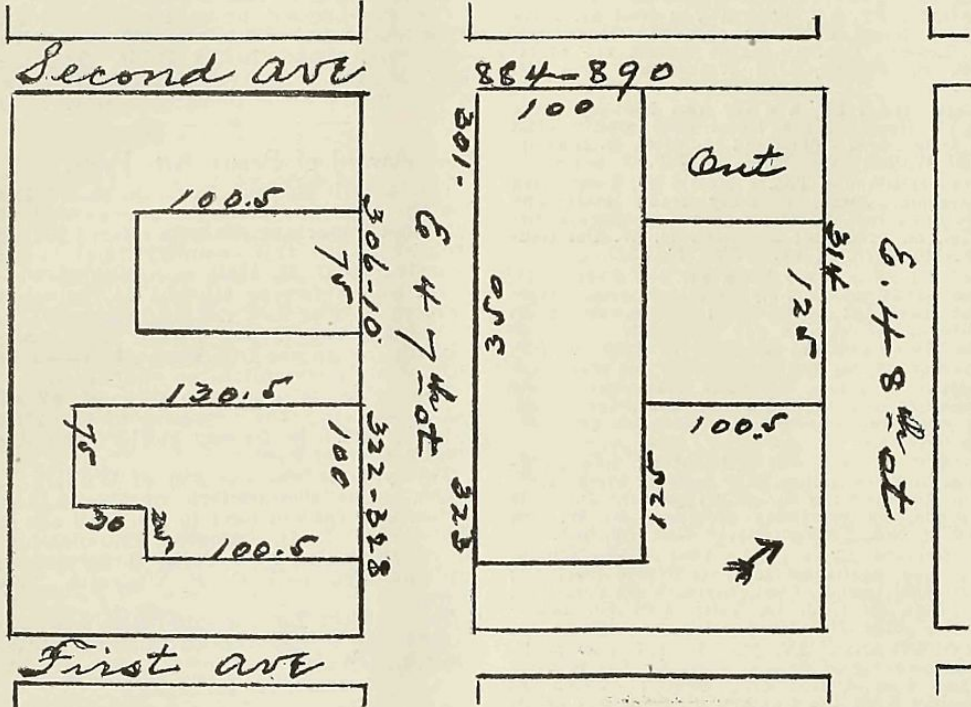
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### STEEL MARKET FIRMER.

Finished steel products reflect an increased demand over former periods, while producers report a good summer business with excellent prospects of improvement in the fall.

The volume of steel business taken during July was surprising to the trade. The greatest activity in finished products was in plain structural material and in steel bars. The volume in the latter department aggregated 55,000 tons, making the total for the month of July about 200,000 tons, but in this respect the increased activity was at the expense of prices, for the reasons outlined in this department last week. It now appears that concessions of from \$1 to \$2 a ton were made, not only on the Atlantic seaboard but at interior points. At the close of the month the decline was being more successfully resisted as new business came to the surface.

The increase in sales of plain structural shapes was accompanied by a sharp falling off in orders for fabricated material in all sections but the metropolitan district. The total for both railroad and building construction last week was only 15,000 tons, for which the railroads were

The common brick market during the last week has been largely at a standstill as regards the quantity of brick taken, but there has been a continuation of the tendency to advance prices to levels a little higher than the \$6 quoted last week. In the suburban field there has been a decided improvement in the market, although prices have been very steady, the movement there apparently not yet being sufficiently established to warrant putting prices on any higher levels than now prevail. The transactions for last week in this market are as follows:

	Arrivals.	Sales.
Monday	19	8
Tuesday	4	11
Wednesday	10	9
Thursday	14	4
Friday	8	13
Saturday	6	3
Totals	61	48

Left over July 29: Arrivals in corresponding week last year were 30 and sales 36, with 6 on hand from the preceding week, and 7 left over. Prices were \$5.75 to \$6. Current prices \$5.87½ to \$6. Raritan \$5.75 to \$6. Condition of market August 3, firm.

responsible for 10,000 tons. The total contracts for steel taken for building material during July slightly exceeded 110,000 tons, of which 47,000 tons were used on railroad work. In June the fabricated contracts aggregated 140,000 tons, but about 80,000 tons went into railroad operations.

The U. S. Steel Corporation is now operating at about 76 per cent. of capacity, which is about 13 per cent. more than it was handling in February.

### LUMBER FEATURED BY HARDWOOD DEMANDS.

There is a decided strengthening in the lumber situation in continuation of the almost frantic efforts on the part of builders now carrying forward construction work, to influence completion by the opening of the fall renting season. Hardwood continues to lead in demand and there is every reason to believe that before long there will be a strengthening in prices. Whether this strengthening of the lumber market will be reflected, as is now generally expected, in the lime, plaster, hardware and stone markets is merely a matter of conjecture and depends upon the continued activity in the building field throughout the entire district.

# 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, August 5, 1911

(84) No. 2264

## 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.

30-18	704-pt lot 1	1183-53	1558-21	1936-37½-38
37-28-27	722-24-5	1186-18	1611-1-4 & 67-70	1937-18
116-11	751-13	1238-5	1619-48-48½	1949-54
139-20 & 33	757-46-47	1243-32	1621-12 & 30	1954 Pt lt 1
163-32	766-18	1244-83	1628-26	1990-64-67
166-38	770-51	1252-20	1634-40½-41	2001-60
186-7	797-65	1261-68	1643-68	2002-40-41
200-29	812-15	1290-48	1661-Pt lt 35	2014-8-10
202-8-11 & 20-23	828-41	1295-64	1716-11	2023-5
254-58	839-60 & 61	1317-9-10	1723-28-30	2025-16½
299-18	840-36	1320-29	1725-71-72 & 30-31	2030 Pt lt 38
300-8	841-18-19	1324-29	1728-72	2031-38-41
306-1	848-53	1329-32-33	1736-1	2050-103½
314-8	879-9-10	1377-31	1752-70	2080-32
341-38	880-86-84	1391-33 & 49½	1778-9	2110-16
350-20	916-60-62	1405-36	1783-31 & 33-34	2119-5
371-19	936-24-25	1409-68½	1786-15	2129-1
388-21	940-48	1435-29	1788-14	2142 Pt lt 58
406-23	966-5-6	1436-22½	1792-24	2152-17
429-57	973-38	1452-1	1795-49-50	2162-49
452-19 & 21	1001-13	1444-36	1796-37	2174-77 & 81
481-30	1013-1	1494-37-40	1801-Pt lt 36	2176-11 & 78
483-3	1031-8-9½	1504-26	1817-27	2242-39
524-54	1066-17-16 & 47-49	1508-22½ & 3	1820-48	2243 Pt lts 1 & 30
535-35	1076-16	1518-1	1848-36-47	2247-59 & 130
536-24	1135-17½-18 & 12½-14	1523-42	1916-24	
577-32	1136-59	1534-44	1923-53-54	
643-20	1166-6	1545-14	1927-5	

### EXPLANATION OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, f. 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 the covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

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

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

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

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

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

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

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

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

Flats and apartment houses are classified as tenements.

Residences as dwellings.

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

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

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

### KEY TO ABBREVIATIONS USED.

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

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









CONVEYANCES

Borough of the Bronx.

**Broadway, 3848-56,** (8:2119-5) sec 161st, 99.11x100, 6-sty bk tnt & str; Moses Solomon to Chas A Strauss, 301 St Nicholas av; Mtgs \$210,000; July 27; July 29 '11; A \$76,500-202,000. O C & 100

**Broadway, 3848-56;** Chas A Strauss to Windsor Court Realty Co, 3850-58 Bway; Mtgs \$210,000; July 28; July 29 '11. O C & 100

**Broadway, 1148-54,** see 5th av, 228-32.

**Broadway, ws, 115.10 n Isham,** see Isham, ns, 283.11 w Bway.

**Broadway, ws, 115.10 n Isham,** see Isham, ns, 343.11 w Bway.

**Bowery, 50-4,** (1:202-8-11&20-23) ws, 50 s Canal, 100x200 to es Elizabeth (Nos 22-8); one 2 & 3-sty bk & fr Atlantic Garden, two 3-sty fr bk ft str, 6-sty bk tnt & str & 3-sty stn tnt; Albt J Kramer et al to Wm Kramer's Sons Realty Co, 50 Bowery; Aug 3 '11; A \$185,000-219,000. 100

**Convent av, nec 127th,** see 127th W, plot bounded by ns 127th, & c.

**Fort Washington av,** (8:2176) es, 150 n 177th, a strip, 50x0.11 to es old Fort Washington ridge road; City of N Y to Emma Morris at sec 178th & Fort Washington av; AT; July 26; July 28 '11. 462.50

**Lenox av, 348-50,** (6:1725-71-2) es, 49.11 s 128th, 50x100; two 5-sty bk tnts & str; Edw A Grimley to Max K R Reich, 85 Motz Strasse, Berlin, Germany; Mtg \$54,000; July 31; Aug 1 '11; A \$44,000-74,000. nom

**Lenox av, 554-6,** (6:1736-1) nec 138th, (Nos 69-71) 49.11x85; 6-sty bk tnt & str; A \$40,000-85,000; also 138TH ST, 67, (6:1736-6) ns, 85 e Lenox av, 40x99.11; 6-sty bk tnt; A \$7,200-11,000; Dora Aronson to Regal Mtg & Security Co, 45 W 25; AL; July 31; Aug 1 '11. O C & 100

**Lenox av, 412,** (6:1728-72) es, 75 s 131st, 24.11x85; 5-sty stn tnt & str; Saml Munch & ano to Saml J Meltzer, 13 W 121; Mtg \$17,000; July 24; Aug 1 '11; A \$16,500-29,000. nom

**Manhattan av, 362-70,** see 115th, 301-19 W.

**Nagle av,** (8:2174-77) nws, 10 ne Arden, 100x350, vacant; re mtg; Nineteenth Ward Bank to Dyckman Estates Co, 953 3 av; July 27; July 28 '11; A \$30,000-30,000. 100

**Nagle av,** (8:2174-77 & 81) nws, at nes Arden, 110x350, vacant; Dyckman Estates Co to Hensle Constn Co, 3210 Bway; July 26; July 28 '11; A \$34,500-34,500. O C & 100

**Nagle av,** (8:2174-81) nws, at nes Arden, 100x350, vacant; re mtg; Nineteenth Ward Bank to Dyckman Estates Co, 953 3 av; July 27; July 28 '11; A \$4,500-4,500. 100

**Park av, 1101,** (5:1518-1) nec 89th (No 101) 19.8x80; 5-sty stn tnt & str; Lucius C Ryan to Elias Ash, 1200 Mad av, et al; Mtg \$24,000; July 29; Aug 1 '11; A \$21,000-29,000. O C & 100

**Park av, 968-76,** (5:1494-37 to 40) swc 83d (Nos 70-2), 102.2x90, 2 3-sty stn dwgs & 2 5 & 1 4-sty bk & stn tnts & str; Charter Realty Co to Akron Bldg Co, 505 5 av; Mtg \$175,000; June 15; Aug 2 '11; A \$114,000-140,000. O C & 100

**Riverside Drive, 575,** (7:2001-part lot 60) sec 135th, runs e24.5x149.11xw44.4xn 27xw59.7xn18 to es of Drive xne on curve 132.3 to beg, 6-sty bk tnt, with all R T & I to following; also RIVERSIDE DRIVE, (7:2001-part lot 60) es, 132.3 sw 135th, runs s18xe59.7xsl8xw— to Drive, n— to beg, vacant; Hensle Constn Co to Dyckman Estates Co, 953 3 av; Mtg \$230,000; July 27; July 28 '11; A \$65,000-P\$130,000. O C & 100

**Riverside Drive, es, 132.3 sw 135th,** see Riverside Drive, 575.

**Riverside Drive, 445-8,** (7:1990-64 & 67) es, 107.6 n 116th, 117.6x135.6x119.9x112.3, 2 12-sty bk & stn tnts; Paterno Bros to N Y Real Estate Security Co, 42 Bway; Mtgs \$465,000; July 31; Aug 2 '11; A \$145,000-\$. O C & 100

**St Nicholas av, 1240-46,** (8:2129-1) nec 172d, 94.6x125; 6-sty bk tnt & str; Theo Sattler ref to Saml Gotthelf, 204 W 119; Mtg \$206,500; FORECLOS, July 7; July 21; Aug 3 '11; A \$50,000-P 54,000. 1,000

**West End av, 677,** (4:1252-20) ws, 25.8 s 93d, 25.6x56, 5-sty bk dwg; Wm Klapp (Ref) to Sophie M La Grave, at Paris, France; FORECLOS, June 2; July 28; July 29 '11; A \$12,500-25,000. 19,683.22

**Wadsworth av, 141,** (8:2162-49) nec 180th (No 611) 44.6x100; 5-sty bk tnt; Jno Volz to L & W Constn Co, 50 Church; Mtg \$70,000; July 26; July 31 '11; A \$25,000-64,000. exch & 100

**1ST av, 1109,** (5:1435-29) ws, 25.5 s 61st, 25x91; 5-sty bk tnt & str; Abr Jacobs to Chas Ringelstein, 851 E 222; Mtg \$23,500 & AL; July 27; Aug 1 '11; A \$12,000-23,000. O C & 100

**1ST av, 168,** (2:438-3) es, 47.4 n 10th, 23.8x94, 5-sty bk tnt & str; Chas J Leslie (Ref) to Edw Rafter, 43 W 86; Mtg \$18,000; PARTITION, Apr 20; May 22; Aug 2 '11; A \$18,000-24,000. 4,800

**1ST av, 168;** Otto Veit or Feit to same; QC; July 21; Aug 2 '11. 50

**2D av, 961,** (5:1324-29) swc 51st (No 252), 20.5x80, 4-sty stn tnt & str; Jeanette Adler to Cora Goldstein, 80 w 114; Mtg \$16,500; Aug 2 '11; A \$18,000-24,000. nom

**2D av, 2491,** (6:1792-24) ws, 75 n 127th, 24.11x100, 5-sty bk tnt & str; Jos J Mar- rin (Ref) to Jessie Gillender at West Somers, NY; FORECLOS, July 31; Aug 1; Aug 2 '11; A \$9,000-25,000. 15,000

**2D av, 877,** (5:1320-29) swc 47th (No 242) 25x73; 5-sty bk tnt & str; Chas F Bauerdorf & ano EXRS Albt J Adams to Isabella V Adams, 306 W 86; Mtg \$14,000; July 1; Aug 1 '11; A \$22,000-31,000. 30,600

**2D av, 1480,** (5:1452-1) nec 77th (Nos 301-5), 22x75, 4-sty bk tnt & str & 1-sty bk str in st; Willett D Morgan to Raphael Prager, 122 Bath av, Long Branch, NJ; Mtg \$17,000; July 21; July 28 '11; A \$17,000-22,000. nom

**3D av, 539-41,** (3:916-60-2) sec 36th (Nos 200-2) 49.5x100; two 3 & one 4-sty bk tnts & str; Chas F Bauerdorf & ano EXRS Albt J Adams to Isabella V Adams, 306 W 86; Mtg \$35,000; July 1; Aug 1 '11; A \$48,000-60,000. 62,000

**3D av, 1218,** (5:1405-36) ws, 75.5 n 70th, 25x100, 2-sty bk tnt & str; John J Halstead to Jno C Droge, 307 Lewis av, Bklyn, & Hy N Droge, 1220 3 av, NY; B&S; Mtg \$15,000; July 27; Aug 2 '11; A \$20,000-23,000. O C & 100

**5TH av, 228-32,** (3:828-41) swc 27th (No 2), runs w254.1 to es Bway (Nos 1148-54), xs105.9xe116.4xn36.5xe100 to ws 5 av xn 62.4 to beg, 8-sty bk hotel (Victoria); John W Sterling et al to Johnson-Kahn Co, 344 W 72; June 9; July 28 '11; A \$1,375,000-1,700,000. O C & 10,000

**5TH av,** (6:1611-1 to 4 & 67 to 70) nec 105th, runs n201.10 to ss 106th, xe150xs 100.11xw50xsl100.11 to ns 105th, xw100 to beg, several 1 & 2-sty fr bldgs & vacant; re mtg; Empire Trust Co as TRSTE to N Y Real Estate Security Co, 42 Bway; QC; Aug 1; Aug 2 '11; A \$233,000-233,000. nom

**5TH av,** (6:1611-1 to 4 & 67 to 70) nec 105th, runs n201.10 to ss 106th, xe150xs 100.11xw50xsl100.11 to ns 105th, xw100 to beg, several 1 & 2-sty fr bldgs & vacant; N Y Real Estate Security Co to Paterno Bros, a corpn, 600 W 115; Mtg \$230,000; Aug 1; Aug 2 '11; A \$233,000-233,000. nom

**5TH av,** (6:1611-1 to 4 & 67 to 70) nec 105th, runs n201.10 to ss 106th, xe150xs 100.11xw50xsl100.11 to ns 105th, xw100 to beg; also 105TH ST, 3 E, (6:1611-5) ns, 100 e 5 av, 25x100.11; agmt as to encroachment; Paterno Bros with N Y Real Estate Security Co, 42 Bway; Aug 1; Aug 2 '11. nom

**5TH av, 2071-3,** (6:1752-70) es, 24.11 s 128th, 50x110; 6-sty bk tnt; Abingdon Constn Co to Fredk A Simon, at Highland Sullivan Co, NY; Mtg \$79,250; July 31; Aug 1 '11; A \$38,000-P 70,000. O C & 100

**7TH av, 2525-27,** (7:2015-2) es, 40 n 146th, 40x100, 6-sty bk tnt & str; also 7TH AV, 2533-35, (7:2015-4) es, 40 s 147th, 40x100, 6-sty bk tnt & str; Eli M Cohen to Fleischmann Realty & Constn Co, 507 5 av; Mtg \$76,000; July 24; July 28 '11; A \$41,000-78,000. nom

**7TH av, 563-5,** (4:993-2-2½) es, 19.9 n 40th, 39.6x60, 2 4-sty bk tnts; Mary A Brady to Kath E Brady, her daughter; B&S; Mtg \$18,000 & AL; Aug 18 '06; July 28 '11; A \$72,000-76,000. gift

**7TH av, 2533-35,** see 7th av, 2525-27.

**8TH av, 640,** (4:1013-1) nec 41st (Nos 261-3) 24.8x100; 5-sty bk tnt & str; Chas F Bauerdorf & ano EXRS Albt J Adams to Isabella V Adams, 306 W 86; Mtg \$45,000; July 1; Aug 1 '11; A \$65,000-87,000. 106,000

**8TH av, 2131-9,** see 115th, 301-19 W.

**Interior gore,** (7:2050-part lot 160) begins 199.10 n 141st & 100 e Hamilton Terrace, runs n 4.6xe25xs4.6xw25 to beg, vacant; J Romaine Brown & Annie E his wife to Commercial Trust Co of N Y, 1451 Bway; QC; July 18; July 29 '11; A \$—\$. nom

**Interior gore,** (7:2050-part lot 160) begins 199.10 n 141st & 100 e Hamilton Terrace, runs n 4.6xw26.4xs4.6xe26.8 to beg, vacant; Commercial Trust Co of N Y to J Romaine Brown, 340 Convent av; QC; July 17; July 29 '11; A \$—\$. nom

**Interior strip,** (2:464) begins 98 e 3 av & 64.2 n St Marks pl, runs w0.6xn11.3xe0.6x sl1.3 to beg; re mtg; J Lawrence Degnan to Maud B Barclay, 7 W 81; July 31; Aug 2 '11. nom

**Mill Rock,** (5:1373 & 6:1593-2) or Gibsons or Leland Island, contains 1 acre in water of Hell or Hurl Gate in East River or LI Sound, being s from & near Wards Island, about opposite ft of East 97th & East 98th; all R, T & I to lands under water, & c, surrounding said Mill Rock, contains 8 639-1,000 acres; Wm R Peters to the United States of America; C a G; June 30; July 29 '11; re-recorded from July 26 '11; A \$20,000-20,000. 25,000

**Mill Rock, & c,** (5:1373 & 6:1593) same prop; re mtg; Helen E Wheaton & ano to Wm R Peters, 33 W 49; QC; July 3; July 29 '11; re-recorded from July 26 '11. nom

MISCELLANEOUS CONVEYANCES

Borough of Manhattan.

**General release of legacy;** Mary Magee & Addie O'Gorman to Smith Williamson, at White Plains, NY, EXR Eliz Bowne; July 22; July 28 '11. 111.15

**General release of legacy;** Ella E Fowell, the elder, individ & Franklin C A Fowell of White Plains, NY as GDN for Ella E Fowell, the younger, to same; July 24; July 28 '11. 115.15

**Power of atty;** Jos Oussani, 137 W 110, to Patk J Shea, 364 W 119; Nov 17 '10; Aug 1 '11.

**Power of attorney;** John V & Bloomfield Brower, firm Brower Bros, to Cep- hise B Brower; Dec 15 '09; July 29 '11.

**Power of attorney;** Eliza Guggenheimer to Chas S Guggenheimer; June 16 '08; July 28 '11.

**Power of atty;** Arnold & Co to Walter M Winne; Dec 31 '10; Aug 1 '11.

**Power of atty;** Wm A Chanler to Hen- ry L Morris, 32 Liberty; July 31 '09; Aug 3 '11.

**Revocation of power of atty;** same to same; Aug 1 '11.

**Austin pl,** (10:2601) ses, 207.2 ne 144th, 50x100; vacant; Emil D Ohse to Henry & Fredk Mesinger, 1519 Bryant av; July 20; July 28 '11. 100

**Bronx Terrace (\*),** es, abt 442 s 224th, 109.6x105, Wakefield, with awards for East 222d; Cornelius McMillin, Heir Jas A McMillin to Geo R Read, 28 E 56; QC; Mtg \$2,200; July 18; Aug 1 '11. nom

**Bronx Terrace (\*),** same prop; Mary B Whitehead, Heir Jas A McMillin to same; QC; Mtg \$2,200; July 18; Aug 1 '11. nom

**Byron, (\*) nec 236th,** see 236th, (\*) ne c Byron.

**Beck st,** (10:2711) ws, 194.11 n Inter- vale av, 109.6x100; also BECK ST, ws, adj above on n & s sides; party wall agmt; Henry Morgenthau Co, 165 Bway with Absar Realty Co, 919 Fox; Aug 1; Aug 2 '11. nom

**Beck st,** (10:2711) ws, 194.11 n Inter- vale av, 109.6x100, vacant; re mtg; Law- yers Title Ins & Trust Co to Henry Mor- genthau Co, 165 Bway; Aug 1; Aug 2 '11. 10,000

**Beck st,** (10:2711) same prop; Henry Morgenthau Co to Absar Realty Co, 919 Fox; B&S; Aug 1; Aug 2 '11. O C & 100

**Beck st,** (10:2711) same prop; Elmore Realty Co to same; B&S; Aug 1; Aug 2 '11. O C & 100

**Beck st,** (10:2615) ns, 100 w Av St John, runs n125xw41.7xsw130.6xsl8.10 to st, xe117.6 to beg; two 5-sty bk tnts; Clar- ence McMillan ref to Rotterdam Holding Co, 198 Bway; Mtg \$65,000; FORECLOS, July 31 '11; Aug 3 '11. 18,750

**Butler pl (\*), nws, 150 sw Green av,** see Westchester av (\*), ses, 280.8 sw Green av.

**Charlotte st, 1515,** (11:2966) ws, 262.6 n 170th, 37.6x100, 5-sty bk tnt; Eli M Cohen to Fleischmann Realty & Constn Co, 507 5 av; Mtg \$24,000; July 27; July 28 '11. nom

**Charlotte st, 1525,** (11:2966) ws, 460 n 170th, 40x100, 5-sty bk tnt; Eli M Cohen to Fleischmann Realty & Constn Co, 507 5 av; Mtg \$25,000; July 27; July 28 '11. nom

**Faile st,** (10:2769) ws, 200 n Randall av, 50x100; 2 2-sty bk dwgs; West Mount Vernon Realty Co to Hunts Point Es- tates, 165 Bway; B&S; AL; July 31; Aug 1 '11. O C & 100

**Fox st,** (10:2724) es, 220.6 n 163d, 240x 107.11x240x110.5; party wall agmt on n & s lines of above; Newburgh Savgs Bank & Wm C Oesting Co with German Savgs Bank, 157 4 av; July 26; Aug 1 '11. nom

**Fox st, 972,** (10:2724) es, 340.6 n 163d, 40x108.9x40x109.2; 5-sty bk tnt; Wm C Oesting Co to Gustav P Helfrich, 1350 Fulton av; Mtg \$24,000; Aug 2; Aug 3 '11. O C & 100

**Fox st, 976,** (10:2724) es, 380.6 n 163d, 40x108.4x40x108.9; 5-sty bk tnt; same to same; Mtg \$24,000; Aug 2; Aug 3 '11. O C & 100

**Findlay st, ns, 125 w Elton av,** see 160th st, ns, 125 w Elton av.

**Garfield st (\*),** ws, 225 s Col av, 25x 100; Henry Arrp to Wilhelmine Arrp his wife, 1651 Garfield; AL; July 26; Aug 3 '11. nom

**Guarlin pl, (\*) swc Unionport rd,** see Unionport rd, (\*) swc Guarlin pl.

**Hoffman st, 2534,** (12:3272) sec 191st, (No 570), 25x100, 3-sty fr dwg; Reliable Constn Co to Costantino Laudadio, 933 E 167; Mtg \$7,000; Aug 1; Aug 2 '11. O C & 100

**Home st, 810,** see Union av, 1154.

**Huguenot, (\*) nwc Robertson pl,** see Eastchester (\*), plot, etc.

**Hickory st (\*),** es, part lot 77 Bronx- wood Park, see Lot 78 (\*), Bronxwood Park.

**Johnson st (\*),** ws, 251.5 s Kingsbridge rd, 30x87x30x87.2; Morris J Werner to Bessie Werner his wife, Bklyn; June 3 '08; July 28 '11. gift

**Jarrett pl (\*), nwc Eastchester rd,** see Eastchester rd (\*), nwc Jarrett pl.

**Loring pl, 2257,** (11:3225), agmt to transfer to party 2d part 21 shares of Home Silk Mills at \$6,920.55, & party 2d part agrees to pay party 3d part during her life interest on said sum at 6%, etc; John Catoir as TRSTE, party 1st part, & Emma Wittmack, party 2d part, with Emma Balthasar, party 3d part; June 22 '04; July 28 '11. nom

**Loring pl, 2257,** (11:3225) ws, 80.1 n 183d, 21x101.4x20.11x102.8, 3-sty bk dwg; John Catoir TRSTE Emma Wittmack & ano to Arthur Balthasar, at Short Hills, NJ, ADMR Emma Wittmack, decd; June 1; July 28 '11. nom

**Overing st, (\*),** es, 221.3 n Frisby av, 100x125, except part for st, Westchester; Wellman Finance & Realty Co to Pelham Impt Co, 120 Westchester sq; Aug 1; Aug 2 '11. O C & 100

**Robertson pl, (\*) nwc Huguenot,** see Eastchester (\*), plot, etc.

**Simpson st, 1106-10,** (10:2727) es, 100 s 167th, 88x100, 2 5-sty bk tnts; Keese Bldg Co to Leonard J Obermeier, 281 Edgecombe av; Mtgs \$69,000; July 27; July 29 '11. O C & 100

**Tiffany st,** (10:2712) es, 275 s 163d, 50x 110; vacant; re mtg; Lawyers Title Ins & Trust Co to Henry Morgenthau Co, 165 Bway; Aug 1 '11. 5,000

**Tiffany st,** (10:2712) es, 275 s 163d, 50x 110; vacant; Henry Morgenthau Co to Saml B Steinmetz, 1416 Glover; B&S; AL; Aug 1 '11. O C & 100

William st. (closed) swc 161st, see 161st, swc William.

1ST st (\*), ss, 100 e Maple av, 50x125; also 1ST av (\*), ss, 150 e Maple av, a strip runs s125xw—x—125 to 1 av xe2 to beg, being e 2 ft of lot 103 map New Village of Jerome; Harriette M J Wood, ref to Andrew Angeloro, 3646 Holland av; FORECLOS; June28; July21; July31'11.

3D st (\*), ss, 200 e Av D, 50x103, Unionport; re mtg; Hy S Briggs to Chas H Eggert, 2018 Newbold av; Aug2; Aug3'11.

3D st (\*), ss, 200 e Av D, 50x103, Unionport; Wm F Angus to same; Mtg \$1,250; July20; Aug3'11.

8TH st (\*), ss, 155 w Av B, 25x126, except part for 177th or Tremont av, Unionport; Thos N Cuthbert to Kathryn C Sunderman, 7721 18 av, Bklyn; FORECLOS, July7; July29; July31'11.

136TH st, 271, see Lincoln av, 182-94.

136TH st, 271, see Lincoln av, 182-94.

137TH st, 270, see Lincoln av, 182-94.

137TH st, 270, see Lincoln av, 182-94.

146TH st, 346, (9:2326) ss, 200 w 3 av, 25x100; re covenants of restriction; Reformed Church of Mott Haven to Amelia Oppenheimer, 315 W 113; July27; July31'11.

148TH st, 547-51, see St Anns av, 521.

152D st, 378 E, (9:2398), ss, abt 200 w Melrose av, 25x115.2; 5-sty bk tnt & str; Longfellow Realty Corp to Herman Lakritz, 58 Norfolk; AL; July29'11.

154TH st, 322, (9:2413) ss, 275 w Courtlandt av, 25x100; 4-sty bk tnt; Margt C Dowdall et al, Heirs, Etc Delia Smith to Louisa Adamec, 515 E 70; Mtg\$12,500; July20; July31'11.

155TH st, 337, (9:2415) ns, 175 w Courtlandt av, 25x100, with all title to strip bet above and new line 155th, 2-sty fr dwg; Myron Sulzberger to Moses S Adler, 200 E 69; Mtg \$4,000; Aug3'11.

160TH st, (9:2382) new, ns, 125 w Elton av, 97x— to old ns Findlay st; Susan E Rowan widow & HEIR Wm H Rowan to Tuchman Bros Constn Co, 1426 Glover; ½ pt; QC; July27; July29'11. nom

160TH st, (9:2382) new ns, 125 w Elton av, runs n— to old ns Findlay, xw97 xs— to 160th, xc97 to beg; Sarah J Murgatroyd heir Wm C Rowan to Tuchman Bros Constn Co, 1426 Glover; 1-3 part. QC; Aug1; Aug3'11. nom

161ST st, nwc Elton av, see Elton av, 893-5.

161ST st, (9:2382) swc William, (closed), runs s— to ss lot 2 map of Melrose xne— to c l Wm st xnw— to ss 161st, xw— to beg, vacant; Walter B Caughlan (Ref) to Dora D Schiffer, 12 E 76, & Amelia G Friedman, 8 E 80; PARTITION, Apr 6; Aug1; Aug2'11.

165TH st, 654, (10:2632) ss, 163.10 w Trinity av, 18x119.6x18x119.5, 2-sty & b fr dwg; Herman T Radin to Pauline L Radin, 654 E 165; Mtg \$6,600; May3; July28'11.

165TH st, 491, (9:2370) ns, 85.2 e Washington av, 50x113.6, 2-sty & a fr dwg; Max Cohen to Owl Constn Co, 652 Bway; Aug1; Aug2'11.

165TH st, 659, (old 853), (10:2633) ns, 110.11 w Trinity av, 37.6x100, 5-sty bk tnt & str; Abr D Wallace to Annie D Wallace, 7 St Luke's pl, Matteawan, NY; Mtg \$30,000; June28; Aug2'11.

165TH st, 434, (9:2386) ss, 218.3 w Washington av, 83.9x200, except pt for 165th; 3-sty fr dwg & vacant; Wm F Deltz to Chas G Deltz, 387 E 153; 1-5 pt; AT; Aug2; Aug3'11.

165TH st, 454-60, see Washington av, 1023-31.

176TH st, nes, 197.10 se Boston rd or Bryant av, nec 176th, 25x127.4x25x126.8, except part for 176 & Bryant av; vacant; D J Dillon Co to Ellen Kenneally, on Boston Post rd, Larchmont, NY; Mtg\$16,500; July24; Aug1'11.

176TH st, 733, see Clinton av, 1872.

176TH st, nec Bryant av, see 176th st, nes, 197.10 se Boston rd.

179TH st, 774, (11:3106) ss, 112.9 e Prospect av, 37.6x78.11x37.6x79, 4-sty bk tnt; Frank A Wahlig Co to Peter Schwing, 68 East End av; Mtg \$20,000; Aug1; Aug2'11.

179TH st, swc Lafontaine av, see Lafontaine av, swc 179th.

180TH st, see Hughes av, see Hughes av, sec 180.

180TH st, swc Belmont av, see Hughes av, sec 180.

182D st, see Prospect av, see Prospect av, 2172.

182D st, 401, see Jerome av, es, 450 sw 183d.

182D st, nec Jerome av, see Jerome av, es, 450 sw 183d.

185TH st, nwc Washington av, see Washington av, nwc 185th.

187TH st, (11:3074) ss, 50 e Hughes av, 25x100; also 187TH ST, ss, adj above on east; party wall agmt; Russo Barba Realty Co, 2333 Belmont av with the Terrace Constn Co, 116 W 190; June29; Aug1'11.

191ST st, 570, see Hoffman, 2534.

195TH st, 330, (12:3277) see Decatur av, 40x100, 5-sty bk tnt; Hammer Realty Co to Dennis W Moran, 249 Echo pl; Mtg\$30,000; Aug1; Aug2'11.

201ST st, 353, (12:3281) nes, 37.6 s Marion av, 37.6x117.11; 2-sty fr dwg; Emil A Huber to Luer Immen, 359 E 201; Mtg\$4,000; Aug1'11.

205TH st, (12:3312-3313) ns, 583.5 along the w & ns 205th in a s & w direction from swc 206th, 25.9x93x25x99; vacant; also 206TH ST (GRANADA PL), (12:3313) ns, 201.3 e St Georges Crescent, 25x105, except part for 206th; vacant; Enoch Fowler to Arndt H Olsen, 2708 Heath av; AL; July31; Aug1'11.

206TH st, ns, 201.3 e St Georges Crescent, see 205th st, ns, 583.5 along the w & ns 205th st, etc.

212TH st, (\*), ss, 75 w Holland av, 25x100, Wmsbridge; Louis Lanaisa to Teresa A Bottino, & Avella Quindo, both at 728 E 212th; Mtg \$900; July15; Aug2'11.

215TH st, (\*) ns, 250 w Paulding av, 50 x100; Domenico Capazzoli to German-American Bldg & Loan Assn, 1-3 3 av; Mtg \$800; July27; July28'11.

225TH st, (\*) ns, 232 e Paulding av, 25 x100; Pietro Rizzo to Salvatore Cimilluca, 64 Goerck; ½ pt; AT; July27; July28'11.

225TH st (11TH av), (\*) ss, 255 e White Plains rd, 25x112, Wakefield; Patk J Hanrahan to Cath Burns, 1264 Brook av; July31; Aug1'11.

227TH st, (\*) ss, 255 e Barnes av, 50 x114, Wakefield; Thos A Magee to Francesca Ducibella, 2097 2 av; July20; July29'11.

228TH st, 811 E, (\*) ns, 100 e 4th, 55x114, Wakefield; Gennaro Caldarelli to Thos L Wheeler on Spuyten Duyvil rd, near Spuyten Duyvil Pkway; Mtg \$3,000; Aug1; Aug2'11.

235TH st, (12:3376) ns, 335 w Katonah av, 50x100, vacant; Chas W Berndt to Jacob Lewis, 447 Wendover av; Mtg \$2,350; Aug1; Aug2'11.

236TH st, 102, (12:3370) ss, 25 e Oneida av, 25x100, 2-sty fr dwg; Kate Moore to Wm R Syme, 48 Greene av, Bklyn; AL; July1; Aug2'11.

236TH st, (\*) nec Byron, runs s—to c l 236th, xel50xn—xw150 to beg; Stephen J Peirano to City of N Y; June13; Aug2'11.

245TH st, c l, at c l Waldo av, see Waldo av, c l, at c l 245th.

Av B, es, abt 154.3 n 181st, see Grand Blvd & Concourse, ws, 154.3 n 181.

Av St John, 1020-24, (10:2683) nwc So Boulevard, 105x100, 2 5-sty bk tnts, with str on cor; Bertel Realty Co to Emily M Roemer, 494 Greene av, Bklyn; July27; July28'11.

Arthur av, 2502-4, (11:3078) es, 123.11 s Pelham av, 50x79.3x50x79; 4-sty bk tnt & str; Pasquale J Lamberti to Wm J Ernst, 268 W 147; Mtg\$20,000; July31; Aug1'11.

Bathgate av, 1734, (11:2922) es, 25 n 174th, 26.2x95.6x26x95.6, 4-sty bk tnt & str; Sol Krotosky et al to Albt Lyons, 102 W 120; ¼ pt; AL; B&S; AT; July19; July29'11.

Bathgate av, 1734; Jos Kantrovitz to same; ¼ pt; AT; B&S; AL; July10; July29'11.

Belmont av, swc 180th, see Hughes av, sec 180.

Belmont av, 2473 (2475-2423), (11:3076) ws, 225 n 188th, 25x87.6, 3-sty bk tnt & str; Angelo Ubriaco to Henry Elias Brewing Co, 403 E 54; Mtg \$8,000 & AL; Nov3'10; July28'11.

Bear Swamp rd, (\*) ses, abt 250 w Deane pl, see Hilton av, (\*) ns, 250 w Deane pl.

Bryant av, nec 176th, see 176th st, nes, 197.10 se Boston rd.

Bathgate av, 2196, (11:3048) es, 40 s 182d, 20x90, except part for st; 2-sty fr dwg; Simeon C Bradley to Jno D Lyons, 2186 Bathgate av; Mtg\$3,000; July29; Aug1'11.

Boston rd, 1222-26, (10:2663) es, 159.10 n 168th, 98.3x222.8x92.4x261.11; 2 5-sty bk tnts; Chas Rosenbaum to David J Fox, 216 W 100; ½ pt; Mtg\$86,000; Feb3'10; Aug1'11.

Boone av, (11:3007) ws, abt 145 s Jennings, 25x131.9x25.11x125, vacant; Constantino Laudadio to The Reliable Constn Co, 1126 Union av; Mtg \$1,300; Aug1; Aug2'11.

Bergen av, 597, (9:2362) ws, 175 s 152d, 25x100, 4-sty bk tnt; Henry Kelling to Samson Lachman, 313 W 106, & Abr Goldsmith, 50 W 75, as joint tenants; Mtg \$10,000; July26; Aug2'11.

Bryant av, see West Farms rd, see West Farms rd, 1160.

Blackrock av, (\*) bet Virginia av & c l of Pugsley Creek, Unionport; deed of cession of land in bed of st; Henry Ruhl & Carl Wurm to City of N Y; June9; Aug2'11.

Beach av (\*) ws, 75.9 n Merrill, 25x101.8x25x—; Hy A Stadler, Jr, to Robt V Hewson & Josephine his wife, 705 Fairmount pl, tenants by entirety; Mtg \$5,900; July31; Aug3'11.

Bolton av; (\*) es, 450 n Patterson av, see Bronx av (\*), es, 200 n King.

Briggs av, 2755, (12:3301) ws, 140 n 196th, 20x92.4x20x91.11; 3-sty bk dwg; August Nelson to Fred A Wurzbach, 365 E 165; Mtg\$6,000; July28; Aug3'11.

Briggs av, 2755, (12:3301), ws, 140 n 196th, 20x92.4x20x91.11; 3-sty bk dwg; re mtg; Geo E Buckbee to August Nelson, 193 W 168; Aug1; Aug3'11.

Bronx av (\*), es, 200 n King, 100x90, Lester Park; also BOLTON AV (\*), es, 450 n Patterson av, —x—; also BEECH ST (\*) es, 100 s 152d, 164.2x163.11x135.3x73, except part of plot B conveyed & recorded Mar1'07; Henry Helmke to Nelson Black Constn Co, 2015 Boston rd; July31; Aug1'11.

Bronx River road (12:3398) ws, lots 207, 209-211 map 163 of No 1 Valentine vs Brady for partition of that part Hyatt farm near Woodlawn; also McLEAN AV, ss, lots 195 to 198 same map; also Lot 194, same map; Wm Crowley to Michl Higgins, 782 Washington; AL; Aug2; Aug3'11.

Creston av, 2262, (11:3163) es, 176.4 s 183d, 16.8x89.6, 2-sty bk dwg; Ida Silon to Charlotte D Meisel at Highland av, Seagate, NY; C a G; Mtg \$5,500 & AL; July5; July28'11.

Clay av, 1338, (11:2887) es, 322.5 n 169th, 25x90, 3-sty fr tnt & str; Jos Wuytack to Timothy J Murphy, 25 W 93; Mtg \$7,000; July27; July28'11.

Carpenter av (2D st), (\*) ws, abt 175 n 219th, also 50 s line bet lots 1136 & 1137, 34.6x105, being part lot 1137 map Wakefield; Louise Ringelstein to Lena Jacobs, 83 Lenox av; Mtg\$1,200; July27; July31'11.

Clay av, 1060, (9:2425) es, 303 n 165th, 27x80; 2 & 3-sty & b bk dwg; Marie A Kessler to Hoffman Realty Co, 503 5 av; Mtg\$7,500; Aug1'11.

Chatterton av, (\*) bet Virginia av & c l of Pugsley Creek; deed of cession to land in bed of st; Henry Ruhl & Carl Wurm to City of NY; June9; Aug2'11.

Carter av (William st) (11:2892) es, — n 175th, land in bed of William st, begins ns lot 17 map (No 260 in West Co) of Wm Weeks at West Farms, at c l of Carter av (Wm st), runs w5.11 to es Carter av, xn103.7xs along cl Wm st now Carter av, 102.7 to beg, gore; Cornelius B Fish to Northern Union Gas, 1815 Webster av; QC; July27; Aug1'11.

Clinton av, 1872, (11:2951) nec 176th (No 733) 101.11x40x103.8x40.1; 2-sty fr dwg; Herman G Eilers to Henry Schutz, 889 E 176; Mtg\$3,500 & AL; Aug2; Aug3'11.

Central av, (11:2851) old es, 87.5 n 176th st, runs n20.7xw4.5 to es Jerome av new line, xs20.7xe4.5 to beg; Annie L Morris et al to Ellen Murray, 140 Mt Vernon, Boston, Mass; QC; June23; Aug3'11.

Decatur av, sec 195th, see 195th, 380.

Elton av, 893-5, (9:2383) nwc 161st, 65.8x137.4x60x98.6; 2-sty fr tnt & str & 1-sty fr church; Bruckner Bros, a corp to Blanche B Terrill, at New Suffolk, LI; July28; July31'11.

Eagle av, 840, (10:2626) es, 250 s 161st, 27.2x100; 2 & 3-sty & b fr dwg; Maria Noha to Mary Elvers, 838 Eagle av; July29; July31'11.

Eastchester rd (\*), nwc Jarrett pl, 95x95.7x95x92.4, Westchester; L Napoleon Levy to Sarah Gluck, 505 W 141; B&S; Mtg\$5,500; July12; Aug1'11.

Eastchester road (\*), nwc Jarrett pl, Sarah Gluck to Thos B Bowne & Son, foot Walker av & Westchester Creek; Mtg \$5,500; July31; Aug1'11.

Forest av, 1053, (10:2650) ws, 209 s 166th, 20x87.6, 3-sty fr tnt; Albt T Koertge to Jno F Reilly, 1133 Tinton av; Mtg \$7,400; July28; July29'11.

Grand Blvd & Concourse, ws, 211.5 n 165, see Walton av, 1070.

Grand av, (11:3205) es, 300 n 192d, 50x100, vacant; Thos H Thorn to Mary E Flannery, 133 E 30; Mtg \$9,000; July17; July28'11.

Grand Boulevard & Concourse, (11:3162) ws, 154.3 n 181st, 26.5x—, owned by party 1st part; also GRAND BLVD & CONCOURSE, ws, 180.9 n 181st, 26.5x—, owned by party 2d part; encroachment agmt; Jno S Reiner, 1100 Ling av, with Margt Reiner, 2171 Concourse; July25; July28'11.

Grand Blvd & Concourse, ws, 180.9 n 181, see Grand Blvd & Concourse, ws, 154.3 n 181.

Grand Boulevard & Concourse, 2169 (11:3162) ws, 154.3 n 181st, 26.5x61.5 to es Av B, 25x52.11 with land in Av B to c l; Jno S Reiner to Margt A Reiner, 1130 Lind av; ½ pt; Mtg\$1,500; Aug3'11.

Grand av (11:3205) es, 150 n 192d, 50x100; 2-sty fr dwg; Henry Behning EXR Adelheid Behning to Gustave Behning, 2606 Grand av; Mtg\$6,000; July27; Aug3'11.

Grand av (11:3205); same prop; Henry Behning et al to same; C a G; Mtg\$6,000; July27; Aug3'11.

Hilton av, (\*) ns, 225 w Deane pl, 25x100; Nellie Parfitt widow to Louis Lederer, 1410 Prospect av; QC; July25; July28'11.

Hilton av, (\*) ns, 225 w Deane pl, 25x100; Francis A & Cath L Schmieder EXRS Henry Parfitt to same; July26; July28'11.

Hilton av, (\*) ns, 250 w Deane pl, runs n100xw140.9 to nes Bear Swamp rd xse 133.2 to Hilton av, xe52.10 to beg; J Albt Zabriskie to Edw C Zabriskie, 52 W 93; July28'11.

Hughes av, (11:3080) sec 180th, 122.11x147.5 to ws Belmont av x99.9 to 180th x161.7, vacant; Leonard J Obermeier to Minnie Scholz at Southampton, LI; Mtg \$17,000; July28; July29'11.



**Lot 78** (\*) amended map 1038 in West Co of Bronxwood Park; also HICKORY ST. es, part lot 77 same map, begins at line bet lots 77 & 78, 10x124x10x122.11; Mary A Vought to Louisa Daxer, 506 E 174; July 31; Aug 3'11. nom

**Lot 194** map Valentine vs Brady, see Bronx River rd, ws, lots 207-9-11 same map.

**Part lot 73 & lot 72** (\*) map Bronxwood, see North Oak Drive, (\*) ns, e 1/2 lot 71, etc.

## LEASES

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

### Borough of Manhattan.

JULY 28, 29, 31, AUG. 1, 2 & 3.

- Cathedral Parkway, nwc 5 av**, see 5 av, ws, 50 s 111.
- Clinton, swc Delancey**, see Delancey, swc Clinton.
- Delancey st. 290**, (2:328), all; Jonas Weil & ano to Abe Kupfersmith, on premises; 3yf Mar1; July 28'11. 2,280
- Delancey st. (2:347)** swc Clinton; cor str & b; Abr Collier, 51 E 96, to Mollie Zwiebelson, doing business as Mollie Mayers, 134 Clinton; 5yf May1; July 31'11. 2,750 & 3,000
- Eldridge st. 135-7**, (2:419), surr ls; Heiman Weisner to Helen A Greene, 2214 85th, Bklyn; AT; July 13; July 28'11. nom
- Grand st. 323**, (1:309)-see Orchard, 4-sty bk bldg; H A Goldman to Wm Scheinman, 48 Mad; 6 5-12 yf Feb1; July 28'11. 6,500
- Ludlow st. 67**, (2:408), all; Philip Sunderland to Abr Schatz, 67 Ludlow; 3yf Aug1; Aug 1'11. 3,250 to 3,300
- Leonard st. 15**, (1:179), str & b; Denis D Mullins to Peter Tiedman, 15 Leonard; 5yf May1'12; Aug 2'11. 720 & 780
- Manhattan st. 124**, (7:1981) w 1/2 of str; Julia A Donahue to Vincenzo Percicanto; 4 11-12yf June1'10; July 28'11. 840 & 900
- Manhattan st. 124**, (7:1981) Asn Ls; Vincenzo Percicanto to Gerardo Angrisano & Vincenzo Mancuso, 165 E 34; June 30; July 28'11. nom
- Manhattan st. 124**, (7:1981) Asn Ls; Gerardo Angrisano to Vincenzo Mancuso; 165 E 34; June 30; July 28'11. nom
- Madison st. 214**, (1:271), all; Herman Leiman to Hyman Zager, 214 Madison; 3yf July 1; Aug 1'11. 3,626
- Manhattan st. 125**, (7:1982), cor str & part cellar; Geo Andres & Jno McCauley to Thos F Brady, on premises; 5yf Aug 1; July 31'11. 1,980
- Murray st. 20**, (1:124) all. David Banks individ & EXR David Banks decd to Bernard Kreizer, 2350 Bway; 10 9-12 yf Aug 1; Aug 3'11. 5,000 & 5,250
- Mercer st, nwc 3d**; see 3d 11 W.
- Orchard st**, see Grand, see Grand, 323.
- Pike st. 79**, (1:248) cor str & pt cellar; John & Jere McSweeney to Murray D Firstman, on premises; 6 9-12yf Aug 1; July 29'11. 900 & 1,000
- Prince st. 24 & 26** (2:493) two bldgs; Antonio Maggio to Michele Saviano, 172 Prince; 5yf Aug 1; Aug 3'11. 5,000
- Rutgers st. 58**, (1:255), all; Saml Solomon to Morris Stahl, 113 Division; 3yf Aug 1; Aug 2'11. 4,030
- 3D st. 285 E**, (2:373) nes, 146 se Av C, 21x96; Asn Ls; Rachel Goldwasser to Hyman Brower, 174 Rivington; July 6; July 28'11. nom
- 3D st. 11 W** (2:535) nwc Mercer; 5-sty bk bldg; Jas S Bearns to Herman Gerdes on premises; 5yf; May 1'10; Aug 3'11. 5,250
- 4TH st, 159 W**, see 6 av, 41.
- 4TH st, sec Bway**, see Bway, 692-4.
- 6TH st, 516 E**, (2:401) ss, 249.7 e Av A, 25x97; asn Ls; Philip Neusch to Jos Rabinowitz, 314 So 3d, Bklyn; Aug 1'11. O C & 100
- 7TH st, 31 E**; asn Ls; Cooper Athletic Club to Saml Paul Assn, 31 E 7; Aug 1; Aug 3'11. nom
- 7TH st, 73-5 E**, (2:449) two bldgs; Henrietta Studinski to Rosie Wagner, 184 1/2 E 7; 2yf Aug 1; (1y ren); July 28'11. 8,132
- 7TH st, 235 E**, (2:377), sur Ls; Nathan Biegeleisen to Dora Biegeleisen, 235 7th; AL; June 28; Aug 1'11. O C & 100
- 9TH st, 745 E**, (2:379), all; Emil Wagner to Beti Stern, 387 E 3; 3yf Aug 1; Aug 1'11. 2,862
- 10TH st, 457-63 E**, (2:367) ns, 120 e Av D, 80x189.6 to ss 11th, (Nos 810-16), all; Asn Ls; John F Dungee et al as RECEIVERS of Wm E Uptegrove & Bros (with consent of Edw V Z Lane, of Lewisboro, NY, owner) to Uptegrove & Beckwith, Flat Iron Bldg; Nov 26, 09; July 29'11. 1,000
- 10TH st, 457-63 E**, asn Ls; Jerome P Uptegrove & ano to Uptegrove & Beckwith, a corp, Flatiron Bldg, 23d & Bway; Feb 1'10; July 29'11. nom
- 10TH st, 457-63 E**; asn Ls; Uptegrove & Beckwith, a corp, to Dochtermann Realty Co, 465 E 10; June 24; July 29'11. nom
- 11TH st, 810-6 E**. see 10th, 457-63 E.

- 14TH st, 204 W**, (2:618), all; Mary E Danihy to Margt & Thos Archibold, on premises; 3 3-12yf June1'10; Aug 2'11. 2,000
- 18TH st, swc 7 av**, see 7 av, swc 18th.
- 29TH st, 312 W**, (3:752) sws, 18.9x98.9, the land; Marie M I De Courval, at Paris, France, to Thos Snell, 323 Lex av; 21yf May1 (option of renewal); July 31'11. taxes, &c, & 525
- 30TH st, 200-4 E**, see 3 av, 427-9.
- 31ST st, swc 9 av**, see 9 av, 369.
- 33D st, nec Bway**, see Bway, 6 av, 33d & 34th, the blk.
- 34TH st, sec 6 av**, see Bway, 6 av, 33d & 34th, the blk.
- 35TH st, sec 9 av**, see 9 av, 448.
- 42D st, sec 7 av**, see Bway, swc 42d.
- 42D st, swc Bway**, see Bway, swc 42d.
- 42D st, 236-42 W**, (4:1013) ss, 300 e 8 av, 80x98.9, all; new bldg to be erected; N Y Life Ins & Trust Co, TRUSTEE Charlotte M Goodridge, to Solomon Bloom, 366 5 av; Aug 9'10; 21 9-12yf May 1; Aug 1'11. taxes, &c, & 12,500
- 43D st, 303-303 1/2 E**, see 2 av, 806.
- 43D st, 303 & 303 1/2 E**, see 2 av, 806.
- 46TH st, nec 2 av**, see 2 av, 862.
- 49TH st, 340 W**, (4:1039), asn Ls; John A Harahill to Obermeyer & Liebmann, a corp, 59 Bremen, Bklyn; July 25; Aug 2'11. nom
- 49TH st, nwc 3 av**, see 3 av, 798.
- 49TH st, 340 W**, (4:1039), east str & b; Jno F Wohltmann to John A Harrahill, 340 W 49; 5yf May 1; July 28'11. 540
- 54TH st, 338 E**, (5:1346), all; Sur Ls; Florence Caldarelli to Emanuel Eschwege, 51 E 129; AT; July 31; Aug 2'11. nom
- 57TH st, 20 W**, (5:1272) ss, 350 w 5 av, 30x100.5, all; Eliz W Ellis to Jos G Leikens, 251 E 49; f Aug 1'11, to Oct 1'21; Aug 3'11. taxes, &c, & 12,000 & 13,000
- 58TH st, 308-10 W**, (4:1048) ss, 142 w 8 av, 41.11x100.5x41.9x100.5, all; Bernard Reich to Hotel Traymore, a corp, on premises; 21yf Apr 1; (21yren); July 29'11. 12,000
- 58TH st, 540-50 W**, (4:1086); sobrn agmt of Ls to mtg for \$80,000; W A Turpin Co with Union Trust Co of N Y, 80 Bway; July 31; Aug 1'11. nom
- 71ST st 324 E**, (5:1445), 1st & 2d fls; Bohemian Catholic Benevolent Society to Andrew Lenart, 324 E 71; 3yf July 27 (with renewal); Aug 1'11. 960 & 1,200
- 75TH st, 355 E**, (5:1450), agmt to pay \$886.13 on demand at 6% for taxes, etc, or to convey all title, etc; Fredk Hiltmeier et al to Barbara Zimmerman; July 24; July 28'11.
- 79TH st, nwc East End av**, see East End av, nwc 79.
- 88TH st, nwc Park av**, see Park av, 1080.
- 95TH st, 251 W**, see Bway, 2543-5.
- 96TH st, nwc Bway**, see Bway, nwc 96.
- 98TH st, 203-5 W**, (7:1870), two houses; Martha Kommer to Rudolph Federoll, 434 W 35; 2yf Aug 1; July 31'11. 5,200
- 108TH st, 314-16 E**, (6:1679), Re Asn Ls; John D Haase to Saml Mazzucca, 314 E 108; AT; Mtg \$1,700; Aug 2'11. nom
- 111TH st W, ss, 100 w 5 av**, see 5 av, ws, 50 s 111.
- 113TH st, 333 E**, (6:1685), all; Annie Ridal to Pasquale Magliari & Giuseppe De Simone; 10yf Aug 1; Aug 1'11. 1,440
- 137TH st, nwc Bway**, see Bway, 3387.
- 141ST st, swc Lenox av**, see Lenox av, 619.
- Av A, 1410**, (5:1486) c str; also AV A, 1408-10, basement; also stable in rear; Louvre Realty Co to Abr Mishler, 1640 Lex av; 10yf May 1; July 28'11. 1,800 & 2,000
- Av A, 233**, (3:946); asn Ls; Jos Finger to Daniel London, 824 Greene av, Bklyn; June 29; Aug 3'11. nom
- Av B, 44**, (2:399); asn Ls; Abr Bortner to Jacob Robinson & Fanny Bortner; Aug 30'10; Aug 3'11. O C & 100
- Av B, 44**; asn Ls; Jacob Robinson & ano to Harry Srulovitz, 369 E 4th, & Wm Srulovitz, 215 W 116; Aug 1'11; Aug 3'11. O C & 150
- Amsterdam av, 1056**, (4:1883) ws, 22.6 s 112th, 15.4x21.8, str & part c; Hulda Wittner to Abr W Loeb, 1056 Ams av; 5yf May 1'12; Aug 2'11. 840
- Broadway**, (7:1868) nwc 96th, north str, 10x45; Broadway & Ninty Sixth St Realty Co to Jacob Greenwald, 2534 Bway; July 10, from completion of bldg to Sept 30 '16; July 29'11. 2,400
- Broadway, 3387**, (7:2086) nwc 137th, s part str No 4; Simon E & Max E Bernheimer to Gustav & Henry Fischer, 507 W 138; 5yf Oct 1; July 31'11. 1,600 to 1,800
- Broadway, 2543-5**, (4:1243), str & b of 2545 & 251 W 95th; Chas Hirschhorn & Isadore Levy to Chas Hoops & Wm F Kettenburg, both at 981 6 av; 5yf Oct 1; Aug 1'11. 3,500
- Broadway, 692-4**, (2:531) sec 4th, 1st to 6th fls; 694 Broadway Co to Hyman Cohen, 43 W 87, & ano, firm Cohen, Goldman & Co; 5yf Feb 1; Aug 1'11. 42,500
- Broadway & 6th av**, (3:835) es, 34th, ss, & 33d, ns, —; sobrn of lease to mtg for \$3,000,000; Greeley Square Hotel Co with Title Guarantee & Trust Co, 176 Bway; July 31; Aug 2'11. nom
- Broadway, nec 33d**, see Bway, 6 av, 33d & 34th, the blk.

- Broadway**, (4:994) swc 42d, —x—, to es 7 av, bar & space on street floor & 10 rooms on 7th floor & parts of basement & sub-basement; Lankershire Realty Co, 59 Wall, to Ernest H Fleischmann, 333 Main, Buffalo, NY, & Wm N Fleischmann, 31 E 28; 18 8-12yf Sept 1; Aug 2'11. 25,000 to 35,000
- Broadway**, (4:994) ws, the store next s of premises of United Cigar Stores Co, 8 x—; same to same; 1yf Sept 1 (with privilege of renewal for term as above leave at \$5,500); Aug 2'11. 5,000
- Broadway**, (4:994), agmt as to grant of continuation of lease, etc, should party of 1st part obtain possession of premises; United Chemists Co with same; May 6'11; Aug 2'11. nom
- Broadway, 1557-63**, (4:1018); asn Ls; Danl E Brogan to The Horn & Hardart Co, 106 Railroad av, White Plains, NY; AT; July 27; Aug 3'11. nom
- Broadway, 1557-1563** (4:1018) all; C Wm Funk to Danl E Brogan, 2225 W Oakdale, Phila, Pa; 5yf; Dec 1; Aug 3'11. 38,000
- Broadway, 681**; also 3D ST, 2 W, (2:-532) store; United Merchants Realty & Impt Co to Abe Laitin, 673 Bway; from July 19'11, to Apr 30'17; Aug 3'11. 5,000
- East End av** (5:1576) nwc 79th, 6th & 8th fls & part cellar; Stevenson Constn Co to Fine Art Lithographing & Mfg Co, 535 E 79; 5yf Oct 1; Aug 3'11. 7,250
- Lenox av, 619**, (7:2009) swc 141st, str & part b; J Fredk Menke to Chas O'Connor & Jno T Sullivan, on premises; 4 8-12 yf Aug 1; Aug 2'11. 1,400 & 1,500
- Lexington av, 447**, (5:1299) 4-sty b s dwg; Caroline A Barry to Morris Goldman, 114 St Marks pl; 10yf Aug 15; Aug 3 11. taxes, &c, & net 1,728 & 2,028
- Park av, 1080**, (5:1500) nwc 88th; bill of sale; Asn Ls, &c; Louise Patjens & Wm Koehler, EXRS, &c, John H Patjens to Christian Fauth; AT; Mar 25'08; Aug 2'11. 7,700
- Park av, 1080**; Asn Ls; Christian Fauth to Theo Zinnsmeister at Lackawaxen, Pa; AT; Mtg \$4,000; July 27; Aug 2'11. nom
- 2D av, 806**, (5:1336) nec 43d (Nos 303 & 303 1/2), Asn Ls; Jas Boylan to Thos Conville Brewing Co; Feb 23'06; Aug 2'11. nom
- 2D av, 806**; Asn Ls; A Gordon Murray & ano as RECVS to Obermeyer & Liebmann, a corp, 59 Bremen, Bklyn; July 25; Aug 2'11. nom
- 2D av, 862**, (5:1339) nec 46th; Asn Ls; Danl G Clancy to Thos Conville Brewing Co, 346 E 46; Sept 2'09; Aug 2'11. nom
- 2D av, 862**; Asn Ls; A Gordon Murray & ano RECVS to Obermeyer & Liebmann, a corp, 58 Bremen, Bklyn; July 25; Aug 2'11. nom
- 2D av, 806**, (5:1336) nec 43d (Nos 303-303 1/2), all; Edw Rafter to Jas Boylan; 10 yf May 1'06; July 28'11. 3,000 & 3,200
- 2D av, 462**, (3:932) all; Henry Meyer to Thos Conville Brewing Co; 10yf May 1'05; July 28'11. 3,300
- 2D av, 462**, (3:932), asn Ls; A Gordon Murray & ano receivers for Thos Conville Brewing Co to Obermeyer & Liebman; July 25; July 28'11. nom
- 3D av, 798**, (5:1304) nwc 49th; Re Asn Ls; Davies J Marshall to Jno J Flanagan, 351 W 50; AT; Mtg \$6,000; Aug 1, Aug 2'11. nom
- 3D av, 741**, (5:1320) asn Ls; A Gordon Murray & ano RECVS to Obermeyer & Liebmann, a corp, 59 Bremen, Bklyn; July 25; Aug 2'11. nom
- 3D av, 427-9**, (3:910) c 30th (Nos 200-4); Asn Ls; A Gordon Murray & ano RECVS to Obermeyer & Liebmann, a corp, 59 Bremen, Bklyn; July 25; Aug 2'11. nom
- 3D av, 151**, (3:897) all; Simon Hansen to Chas Poppe, 143 3 av; 5yf Aug 1; July 29'11. 1,800
- 3D av, 700**, (5:1298), agmt modifying Asn of Ls; A Gordon Murray et al with Obermeyer & Liebmann, a corp; July 22; July 28'11. nom
- 5TH av, 634**, (5:1266) north str & part b; Wm W Hall et al EXRS Thos R A Hall to Jno W Charlton at Bronxville, NY; 10 yf Oct 1; July 28'11. 17,000 & 17,500
- 5TH av** (6:1594) ws, 50 s 111th, runs w100x50 to 111th, xw45x51.10 to ns Cathedral Parkway, x49.7xne126.7 to av, xn51.10 to beg; asn Ls; Jos Keller & ano to Oylmpe Leasing Co, 140 Nassau; AT; July 27. Aug 3'11. nom
- 5TH av, 137**, (3:849) sur Ls; Ernest Tribelhorn, Inc, to Troy Realty Co, 112 Riverside Drive; AT; Feb 15; Aug 3'11. nom
- 5TH av, 137**; sur Ls; U S Leasing & Hoalding Co to Troy Realty Co, 112 Riverside Drive; AT; Feb 11; Aug 3'11. nom
- 5TH av, nwc Cathedral Parkway**, see 5 av, ws, 50 s 111.
- 5TH av, 137**, (3:849), confirmation of Asn Ls; Broadway Constn Co to Lillian E Earle, 112 Riverside Drive; AT; QC; Aug 2; Aug 3'11. nom
- 5TH av, 137**, confirmation of Asn Ls; Lillian E Earle (Selby) to Troy Realty Co, 112 Riverside Drive; Aug 1; Aug 3'11. nom
- 5TH av, 137**, Asn Ls; Troy Realty Co to Robt M Silverman, 319 W 92; Aug 1; Aug 3'11. O C & 100
- 6TH av, 41**, (2:592) nwc 4th, 159 W, all; Lorenzo A Cuneo & ano to Angelo Fasolo, 140 W 4; 7 2-12y & 15days fr Aug 15; July 29'11. 3,800 to 4,000
- 6TH av, sec 34th**, see Bway, 6 av, 33d & 34th, the blk.
- 6TH av, 616**, (3:838), consent to Asn Ls; Eliz F Russell to Wm D Kortlang; July 29; Aug 2'11.

**16TH av, 616**, (3:838), Asn Ls; Wm D Kortlang to Wm Weimann, 1420 St Nicholas av; July 31, Aug 2'11. nom

**17TH av, 756**, (4:1021) all; Benj J Falk to Chelsea Hotel Co, 758 7 av; 10yf Aug 1; Aug 2'11. 11,000 & 12,000

**17TH av, sec 42d**, see Bway, swc 42d.

**17TH av**, (3:767) swc 18th; Asn Ls; A Gordon Murray & ano RECVS to Obermeyer & Liebmann, a corpn, 59 Bremen, Bklyn; July 25; Aug 2'11. nom

**18TH av, 366**, (3:778), Asn Ls; Henry B Crawford to Geo W Clark, 366 8 av; Aug 1; Aug 2'11. 100

**18TH av, 366** (3:778) ses, 24.8x104.4x 24.8x104.9, sws, the land; Marie M I De Courval to Hy B Crawford, 323 W 14; 21yf Aug 1 (option of renewal); Aug 2'11. taxes, &c, & 1,300

**19TH av, 448**, (3:758) sec 35th; Re Asn Ls; Wm Zoll to Michael Tiernan, 2214 5 av; AT; Mtg \$4,000; July 8; Aug 2'11. nom

**19TH av, 369**, (3:728) swc 31st, str & b; Abr N Jacob to Bernat Zicherman, 220 E 65; 6yf May 1'10; Aug 2'11. 2,100

**19TH av, 358**, (3:728) str & b & 6 rooms on 1st floor; Frank Rogers to Christopher Lenz, 358 10 av; 3yf May 1; Aug 2'11. 840

**19TH av, 3862**, (8:2219), str & c; Thos S Walker, at Long Lake, NY, to Marcus Gunz, 282 W 113; 4 8-12yf Sept 1; Aug 1'11. 900 to 1,200

**11TH av, 166-68**, (3:694) 2d story; Christie Machine Works to Society for Promoting the Gospel Among Seamen in the Port of N Y, known as N Y Port Society, 46 Catherine; 1 7-12yf Oct 1; July 31'11. 1,200 & 1,800

**11TH av, 837**, (4:1104), Asn Ls; A Gordon Murray & ano RECVS to Obermeyer & Liebmann, a corpn, 59 Bremen, Bklyn; July 25; Aug 2'11. nom

LEASES

Borough of the Bronx.

**Bristow, sec Jennings**, see Jennings, 820.

**Jennings st, 820**, (11:2972) sec Bristow, all; Christina E Burckel to Chas F Darby & Philip Euler; 10yf May 1'08; July 31'11. 1,440

**Jennings st, 820**; asn Ls; Philip Euler to Chas F Darby, 820 Jennings; May 12; July 31'11. nom

**Jennings st, 820**, (11:2972) sec Bristow, asn Ls; Chas F Darby to Geo T Cochran, 9 Col av; May 12; July 31'11. nom

**152D st**, nec Union av, see Union av, nec 152.

**193D st, nwc Webster av**, see Webster av, nwc 193d.

**Brook av, 911**, (9:2384); asn Ls; Jno Muller to Alfred A Hagedorn, on premises; Mtg \$3,300; July 29; July 31'11. nom

**Castle Hill av, 1202**, (\*) cor Gleason av; Asn Ls; Cath Wager to Jno H Sielken, 1519 Castle Hill av; Aug 1; Aug 2'11. nom

**Castle Hill av, 1202**, (\*) nec Gleason av, str & part b; Edw A Schill to Cath Wager, on premises; 6yf May 1; Aug 2'11. 600 & 660

**Gleason av, (\*) nec Castle Hill av**, see Castle Hill av, (\*) nec Gleason av.

**Longwood av, 887**, (10:2696), rear part of str with show window on Hewitt pl; Louis Wiltsek to Chas Berman, 300 E 12; 2 3-12yf July 1; July 31'11. 420 & 480

**Ogden av, 992**, (9:2511) es, 75 s 164th, str; Mary J Cantrell to Mary Irving, 996 Ogden av; 3yf Nov 15'10; July 31'11. 480 to 720

**Prospect av, 889**, (10:2677) double str, &c; Henry Acker to Louis Cohn, on premises; 5yf May 1; July 28'11. 1,380

**Union av** (10:2675) nec 152D, cor str & str adj on st & cellars; May Holding Co to Jos Coleman, 528 W 42; 4yf Aug 16; (3 yren); Aug 3'11. 1,000

**Willis av, 423**, (9:2306), all; Chas Lischke to Paul Diezelski, 423 Willis av; 2y & 11 1/2 mos, f Oct 15'10; Aug 3'11. 1,209

**Webster av** (12:3276) nwc 193d, store & part b; Thos Regan to Jos Albus, 2597 Webster av; 5 8-12yf Sept 1'11; Aug 3'11. 800 & 900

**Washington av, 1479-81**, (11:2902) all; Pelham & Hoffman Realty Co to Jacob Konovitch, 3778 3 av & Abr Graff, 3784 3 av; 3yf Aug 1; July 29'11. 3,250

MORTGAGES

NOTE.—The arrangement of this list is as follows: The first is the description of the property, then follows the date when the mortgage was drawn and the following date is when the mortgage was recorded; when both dates are the same only one is given; then the term of the mortgage follows. The first name is the mortgagor, the next that of the mortgagee, and last the amount. The general dates used as headlines are the dates when the mortgage was handed into the Register's office to be recorded. Whenever the letters "P.M." occur, preceded by the name of a street, in these lists of mortgages, they mean that it is a Purchase Money Mortgage, and for fuller particulars see

the list of transfers under the corresponding date.  
Mortgages against Bronx property will be found altogether at the foot of this list.

Borough of Manhattan.

JULY 28, 29, 31, AUG. 1, 2 & 3.

**Arden st**, (8:2174) nec Nagle av, 125x 110; PM; July 28'11, 3y 5 1/2%; Hensle Constn Co to Margt Kirby, Charlestown, New Hampshire. 20,000

**Arden st**, (8:2174) nec Nagle av, same prop; certf as to above mtg; July 28'11; Same to same.

**Arden st**, (8:2174) es, 125 n Nagle av, 225x110; July 27; July 28'11, demand, 6%; Hensle Constn Co to Brevoort Real Estate Co, 15 Wall. 20,000

**Arden st**, (8:2174) es, 125 n Nagle av; certf as to above mtg; July 27; July 28'11; Same to same.

**Baxter st, 91**, (1:199), ext of \$22,500 mtg until July 25'16 at 4 1/2%; July 25; July 29'11; Serafino Piana with Bowery Savings Bank, 128 Bowery. nom

**Clinton st, 1-5**, (2:350) swc Houston (No 293), 100x25; PM; pr mtg \$45,000; July 28; July 29'11, installs, 5%; Jas N Webb of Flushing, L I, to Daniel J K Zimmermann, Tacoma Hotel, A st, Tacoma, Wash, 15,000

**Chambers st, 191**, see Reade, 183.

**Clinton st, 174**, (1:314) es, abt 150 s Grand, 24.10x100; PM; pr mtg \$—; Aug 1'11, 5y 6%; Abr Rosenblum & Jeannette Deitz to Eberhard Schmidt, at New Canaan, Conn. 10,000

**Centre, 133-49**, see White 112-4.

**Clinton st, 174**, (1:314); ext of three mtgs for \$15,000, \$5,000 & \$5,000, respectively, to May 21'15, at 4 1/2%; Jeanette Deitz & Abr Rosenblum with Jno A Brown, Jr, at Newtown, Del Co, Pa; July 12; Aug 3'11. nom

**Centre st, 58**, (1:166) ses, abt 105 s Worth, 25x89x26x81.6, ws; Aug 3'11, 5y 4 1/2%; Eliz V Swift, Albany, NY, to Seamen's Bank for Savings, 76 Wall. 18,500

**Duane st, 196-8**, (1:139) sec Washington, (No 305), 50x25; Aug 1'11, due Feb 1'13, 6%; Frances A Sherman to Alice M Sneider, 170 N 19, East Orange, NJ, & ano. 1,200

**Depeyster st, 27-9**, (1:37) ns, 68.5 e Front, 40.5x49.1x37.9x50.1; PM; July 31; Aug 1'11, 3y 5%; Jas M Brennan to Emigrant Indust Savgs Bank, 51 Chambers. 12,000

**Elizabeth, 22-8**, see Bowery, 50-4.

**Forsyth st, 213-5**, (2:422) ws, 102.2 s Houston, 27.2x125.4; July 31; Aug 1'11, 3y 5%; Preston Realty Co to Grand Lodge of the U S of the Independent Order Free Sons of Israel, 21 W 124. 38,000

**Forsyth st, 213-5**; certf as to above mtg for \$38,000; July 31; Aug 1'11; same to same.

**Forsyth st, 213-5** (2:422) ws, 102.2 s Houston, 27.2x125.7; Sobrn agmt; June 21 Aug 1'11; Harry Fischel with Grand Lodge of the U S Independent Order Free Sons of Israel, 21 W 124. nom

**Goerck st, 124**, (2:325) es, 70 n Stanton, 26x100; July 28; July 29'11, 5y 5%; Isaac Berlin to Otilie Hertlein, 131 W 120. 14,000

**Grand st, 260**, see Grand, 258.

**Grand st, 258**, (2:418) ns, abt 50 e Chrystie, 25x75; also GRAND ST, 260, (2:418) ns, abt 72 e Chrystie, 24.8x75; June 14, Aug 2'11; due as per note; Morris Weinstein, 22 Mt Morris Park W to Jacob Weiss, 25 Claremont av et al exrs Annie W Stern. 17,984.09

**Grove st, 74**, (2:591) ss, 15 w 4th, 19.5x 91.5x25x91.2; also GROVE ST, (2:591) ss, 15.6 w 4th, runs w 19.5xsl.7 to old line Grove st xel9.5xn0.8; Aug 2; Aug 3'11, 5y 5%; Annie V White, Philadelphia, Pa, to Eliz Herb, 47 W 89. 15,000

**Houston st, 293 E**, see Clinton, 1-5.

**Hester st, 101**, (1:307) ns, 65.6 w Allen, 22x50; ext of \$12,000 mtg until July 27'16 at 5%; July 27, July 28'11; Lawyers Mtg Co with Bessie Silverman. nom

**Hester st, 101**, (1:307) ns, 65.5 w Allen, 22x50; sobrn agmt; Bessie Silverman, 60 Eldridge with Mary A McGuire, 406 Casino av, Cranford, NJ; July 27; July 28'11. nom

**Jumel Terrace, 14**, (8:2109) ws, 132.6 s 162d, 17x100; Aug 3'11, due as per bond; Henrietta Born to Title Guarantee & Trust Co, 176 Bway. 10,000

**Leonard st, 156-60**, (1:166) ss, 136.6 e Centre, runs s78.2xe40.2xs0.2xe2.9xne1.2xs e0.10xe16.6xe9.1xn15.3xn59.6 to Leonard, x w60.10 to beg; July 27; July 28'11, 5y 5%; St John's Park Realty Co to Seamen's Bank for Savings, 76 Wall. 100,000

**Leonard st, 156-60**, (1:166); consent to above mtg; July 27; July 28'11; same to same.

**Leonard st, 156-60**, (1:166), certf as to above mtg; July 27; July 28'11; same to same.

**Leonard st, 156-60**, (1:166), pr mtg \$100,000; July 27; July 28'11, 1y 6%; Same to Lucy L Kilpatrick, 71 E 95. 20,000

**Leonard st, 156-60**, (1:166), certf as to above mtg; July 26; July 28'11; Same to same.

**Mulberry, swc Kenmare**; see Mulberry swc Kenmare.

**Madison, 10**; see New Bowery, 26.

**Manhattan st, 125** (7:1982) Saloon L; July 26, July 31'11; demand; 6%; Thos F Brady to Central Bwg Co, 533 E 68. 2,500

**Mulberry st, (2:481)** swc Kenmare, 35x100x51.5x100; P M & Bldg Loan; pr mtg \$52,000; July 31, Aug 1'11; 1y 6%; Michele Brigante, 218 Lafayette to State Bank, 52 Norfolk. 28,000

**Market st, 72**, (1:254) es, 100.2 n Cherry, runs n 23.9xe60.8xe25x23.7xw85.6 to beg; PM; Aug 2; Aug 3'11, due, &c, as per bond; Rudolph Wallach Co to Universal Savings Bank, 149 Bway. 6,000

**New Bowery, 26** (1:115) c Mad, 10; Saloon Ls; Aug 1'11; demand; 6%; Christ Casino to Jetter Bwg Co, 207 E 54. 6,000

**Pike st, 79**, (1:248), saloon Ls; July 26; July 29'11, demand, 6%; Murray D Firstman to H B Scharmann & Sons, 371 Pulaski, Bklyn. 3,000

**Pearl st, 479**, (1:159), ext of \$23,000 mtg until July 21'16, at 4 1/2%; June 30; July 29'11; Benedetto Repetti, Giacomo Bozzo & Francesco Fasce with Bowery Savings Bank, 128 Bowery. nom

**Prince st, 21**, (2:508), certf as to reduction of mtg; July 2; July 28'11; Rocco Manzella to Frank Verrastro, 21 Prince. nom

**Rivington st, 26**, (2:421), ext of \$19,000 mtg until July 20'16 at 4 1/2%; July 20; July 29'11; Woolf J Blumborg to Bowery Savings Bank, 128 Bowery. nom

**Reade st, 183**, (1:139) ss, 67.6 w Washington, 22.6x52; also CHAMBERS ST, 191, (1:139) ns, 72.7 w Washington, 20.8x 49.10x20x57.6; PM; Aug 1, Aug 2'11; due &c as per bond; Geo F Fish at Middletown, NY to Title Guar & Trust Co, 176 Bway. 28,000

**Reade st, 183, & Chambers st, 191**, (1:139); PM; pr mtg \$28,000; Aug 1, Aug 2'11; due &c as per bond; same to Montgomery H Clark at Bronxville, NY & ano. 10,000

**St Marks pl, 77** (2:450) ns, 75 w 1 av, 25x85.11, with all title to the 8 ft in front of above; pr mtg \$—; July 28, Aug 1'11; due as per bond; 6%; Lena Weinstein & Lizzie Brown to State Bank, 378 Grand; secures indebtedness of firm of Weinstein & Brown. 2,000

**Sheriff st, 3**, (2:336); ext of \$15,000 mtg until July 1'14, 5%; July 1; Aug 3'11; J Norman Whitehouse, Trste for Mary W Donnet will Anne E Schenck with Jas D, Ida A. Gertrude H & Edith Gardiner & Minnie G Briggs. nom

**Stanton st, 330**, (2:325) ns, 79.8 e Goerck, 19.11x70; ext of \$6,500 mtg until Aug 2'14, at % as per bond; July 7; Aug 2'11; Hannah Senft with Margt Lewis, 352 E 17. nom

**Washington, 305**; see Duane, 196-8.

**White st, 112-4**, (1:197) nwc Centre (Nos 133-49), runs w54.6xn89xw71.1xe14.11 xn75.3 to Walker (Nos 105-9), xe70.1xs— to beg; pr mtg \$480,000; Aug 3'11, due July 25'12, 6%; Abingdon Constn Co to Centre-White Co, 100 Bway. 10,000

**White st, 112-4**; certf as to above mtg; Aug 3'11; same to same.

**Walker, 105-9**, see White 112-4.

**1ST st, 92-4 E**, (2:429) ns, 229 e 1 av, 42x105.11; PM for mtg \$57,000; June 30; July 28'11, 5y 6%; Chas Fleischman to Julius Tishman, 25 W 90. 12,750

**2D st, 126 E**, (2:430); ext of \$35,000 mtg until July 31'14 at 5%; Aug 1, Aug 2'11; N Y Life Ins & Trust Co trste Louis C Hamersley with Louis Aronson, 417 Miller av, Bklyn, & Nathan Goldberg, 77 Essex. nom

**2D st, 126 E**, (2:430) ns, 341.7 e 1 av, 24.8x121.11; agmt as to share ownership in mtg; Aug 1; Aug 2'11; Violet M Turner with N Y Life Ins & Trust Co, Trste Louis C Hamersley, 52 Wall. nom

**3D st, 188 E**, (2:398) ss, 176.7 w Av B, 24x105.11 Aug 1, Aug 2'11; 5y 5%; Lizzie Monday, 208 W 128th to Gertrude E Shannon, 145 W 58th. 27,000

**4TH st, W**, (2:592) nwc 6 av (No 41); Saloon Ls; July 28; July 29'11, demand, 6%; Fasolo Angelo to Geo Ehret, 1197 Park av. 1,000

**5TH st, 753 E**, see Av D, 59-61.

**6TH st, 219 E**, (2:462) ns, 295.4 e 3 av, 23.6x90.10; pr mtg \$12,000; July 31; Aug 3'11, 3y 6%; Mary Nurse to Wilhelmina K Gronholz, 266 Av A. 2,000

**6TH st, 624 E** (2:388) ss, 278.6 e Av B, 35.6x97; PM; pr mtg \$40,000; July 24, Aug 1'11; 5y 6%; Saml J Roth to Zalel Last, 234 Delancey st. 11,500

**7TH st, 254-6 E**, (2:376) Ext of \$39,000 mtg until May 7'14 at 5%; June 29, Aug 1'11; Virginia G Mackay-Smith & ano Trste Ellen E Ward for Virginia S Mackay-Smith with Jos Grumet, 25 Av D. nom

**7TH st, 284-6 E**, see Av D, 88-90.

**7TH st, 284-6 E**, see Av D, 88-90.

**8TH st, E**, (St Marks pl), 5, (2:464) ns, 98 e 3 av, 24x100.10x irreg x64.2; ext of \$3,000 mtg until Aug 12'11, at 5%; Aug 1'08; Aug 2'11; N Y Life Ins & Trust Co with Maud B Prentice, wid Augustus B Prentice, 7 W 81. nom

**9TH st, 19 E**, (2:567) ns, 300 e 5 av, 25x 92.3; Aug 2'11, due as per bond; Eliza T Morton to Dry Dock Savings Instn, 341 Bowery. 4,000

**13TH st, 536 E**, (2:406) ss, 195 w Av B, 25x103.3; PM; pr mtg \$21,000; Aug 1, Aug 2'11; 7y 6%; Vincent Borea, 1490 Brook av to Nathan Kohn, 309 E 10th. 9,400

**14TH st, 16 W**, (2:577) ss, 250 w 5 av, 25x103.3; Aug 3'11, 5y 4 1/2%; Marion S Wright, wid to Edw J Hancy, 59 W 52, & ano, Trste Charlotte D Ferry. 40,000

**19TH st 139 E** (3:875) nes 183 w 3 av, 23 x75; July 31'11; 5y 5%; Fredk J Sterner, 139 E 19 to Metropolitan Savings Bank, 59 Cooper sq E. 25,000

# THE GEORGE A. JUST CO.

239 VERNON AVENUE  
LONG ISLAND CITY NEW YORK

# IRON WORK FOR BUILDINGS

20TH st, 24 W (3:821) ss, 420 w 5 av, 25x92; Aug1'11; 5y4½%; Alois Habisreitinger of New Rochelle, NY & Maria M wife Jno Bohling to Seamens Bank for Savings, 76 Wall. 50,000

20TH st, 30-2 E, (3:848) ss, 260 w 4 av, 40x92; PM; pr mtg \$130,000; Aug3'11, due, &c, as per bond; Solomon Dannenberg to Cecelia Hess, 34 W 89. 31,500

20TH st, 30-2 E; PM; pr mtg \$161,500; Aug3'11, due, &c, as per bond; same to Realty Holding Co, 903 Bway. 5,500

21ST st, 218-20 W, (3:770) ss, 235 w 7 av, 46.10x105.5x46.10x104.5; PM; pr mtg \$85,000 Aug2; Aug3'11, installs, 6%; Brookmire Realty Co to Minnie A Brooks, 157 W 78, & ano. 12,800

21ST st, 220 W, (3:770); ext of \$85,000 mtg until July3'15, at 5%; July 18; Aug3 '11; Walter & Fredk Lewisohn & Philip S Henry, EXRS Leonard Lewisohn with Clara M Meyer & Minnie A Brooks. nom

22D st, 140-4 W (3:797) ss, 300 e 7 av, 62.6x98.9; Consent & certf of stockholders to sell above premises; Ritario Realty Co of Bklyn to Jno Volz; July29, July31'11. —

23D st, 115-17 E, (3:879) ns, 156 e 4 av, 56.6x110; Aug1; Aug 3'11, due Oct1'16, 6%; until completion of bldg & 5½% thereafter; No 115 E 23d St to Metropolitan Life Ins Co, 1 Mad av. 265,000

23D st, 115-17 E; certf as to above mtg; Aug1; Aug3'11; same to same. —

23D st, 115-7 E; pr mtg \$265,000; July 31; Aug3'11, due Aug 1'21, 6%; same to Annie T L Atterbury, at — Baraud rd, New Rochelle, NY, et al. 85,000

23D st, 115-7 E; certf as to above mtg; Aug1; Aug3'11; same to same. —

23D st, 311-3 E, (3:929); ext of \$20,000 mtg until Aug2'14, at % as per bond; July13; Aug3'11; Jas R McAfee with General Society Mechanics & Tradesmen of City of N Y, 20 W 44. nom

24TH st, 407 E, (3:956) ns, 125 e 1 av, 25x98.9; also 145TH ST, 414 W, (7:2050) ss, 149 E Convent av, 16x99.11; pr mtg\$32,500; Aug1, Aug2'11; 1y6%; Clarence Realty & Const Co to Hilda Bendheim, 414 W 145th. 5,500

25TH st, 108 E, (3:880) ss, 140.1 e 4 av, 19.10x98.8; PM; June26; July28'11, 3y 5%; Birchwood Realty Co to Malleville W McCellan at Lakewood, NJ, et al. 30,000

25TH st, 112 E, (3:880) ss, 179.9 e 4 av, 20.3x98.9; PM; July28; July29'11, 3y 5%; Birchwood Realty Co to Anna B Rogers, 232 Ams av. 30,000

26TH st, 134-40 W, (3:801) ss, 393.9 w 6 av, 81.3x98.9; Aug2; Aug3'11, due, &c, as per bond; Eagle Impt Co to Manhattan Life Ins Co, 66 Bway. 300,000

26TH st, 134-40 W; certf as to above mtg; July27; Aug3'11; same to same. —

27TH st, 351 W, (3:751) ns, 248.9 e 9 av, 21.3x98.9; PM; Aug1, Aug2'11; 3y5%; Thos Stone to Emigrant Industrial Savings Bank, 51 Chambers. 9,500

27TH st, 2 W, see 5 av, 228-32. —

28TH st, 447 W, (3:726) nes, abt 175 e 10th av, 25x98.9; consent to assign lease by way of mtg; July20, July29'11; Marie M I de Courval to Mary D Dattwyler, 783 E 156th. nom

29TH st, 4 E, (3:858) ss, 120.6 e 5 av, 20x98.9; July27; July28'11, 3y4½%; Louise Brummell widow to Seamen's Bank for Savings in City N Y, 76 Wall. 50,000

31ST st, 5 W, (3:833) ns, 125 w 5 av, 25x98.9; also STRIP begins 125 w 5 av & 710 n 31st st, runs n56.9xe0.1xs56.9xw0.2; pr mtg \$75,000; Aug2'11; due &c as per bond; Abram Baudouine to Title Guar & Trust Co, 176 Bway. 30,000

32D st, 318-24 E, (3:937); ext of \$200,000 mtg until Aug1'16 at 5%; Aug1, Aug2 '11; Bklyn Savings Bank with Franbro Realty Co, 122 5 av. nom

32D st, 318-24 E (3:937) ss, 225 e 2 av, 93x98.9; Suborn agmt; Aug1'11; Louis & Jos Frankel, 808 West End av with Brooklyn Savings Bank, 141 Pierrepont Bklyn. nom

32D st, 318-24 E (3:937) ss, 225 e 2 av, 93x98.9, equal lien with mtg for \$200,000; Aug1'11; 5y5%; Franbro Realty Co, 122 5 av to Brooklyn Savings Bank, 141 Pierrepont, Bklyn. 35,000

32D st, 318-24 E; Certf as to above mtg; Aug1'11; same to same. —

33D st, 53-63 W; see 6th av, sec 34. —

34TH st, 50-62 W; see 6th av, sec 34. —

38TH st, 9 W, (3:840) ns, 210 w 5 av, 25x98.9; PM; Aug2'11; due as per bond; Advocate Realty Co to Caroline S Carroll, 4 E 64th & ano. 95,000

38TH st, 22 W (3:839) ss, 295 w 5 av, 25x98.9; PM; pr mtg \$70,000; July31'11; 1y6%; Harvard Realty Constn Co, 128 Bway to Emanuel Heilner, 35 W 90 & ano. 42,500

38TH st 24 W (3:839) ss, 320 w 5 av, 25x98.9; PM; July21, Aug1'11; 1y6%; Harvard Realty Constn Co, 128 Bway to Wm H Wheeler, 66 W 51. 20,000

39TH st, 35-7 W, (3:841) ns, 560 w 5 av, 44x98.9; PM; pr mtg \$55,000; July25; July28'11, 2y5%; Holland Holding Co, 11 Pine to Caroline S wife Howard Carroll at Tarrytown, NY. 110,000

40TH st, 520 W, (3:711) ss, 300 w 10 av, 25x98.9; ½ part; given as collateral security for note of \$1,000, Decl'10; Aug2 '11, due Apr1'11, 6%; Kate Steinberg to Abr Fox, 965 Park av. 1,000

41ST st, 110 E (5:1295) ss, 180 e Park av, 25x98.9; July31'11; 3y5%; Richd Croker, Jr, 331 Mad av to Emilie Liess, 304 E 58. 30,000

41ST st, 100-2 E, see Park av, 103. —

43D st, 6-8 E, (5:1277) ss, 158 e 5 av, 41x100.5; pr mtg \$185,000; July29'11, 3 y6%; Lena K Hoag to Hudson Mtg Co, 135 Bway. 5,000

41ST st, 100-2 E, see Park av, 103. —

45TH st, 9 E, (5:1281) ns, 200 e 5 av, 25x100.5; Aug2'11; 1y5%; Reginald H Sayre to U S Trust Co, 45 Wall. 30,000

46TH st, 328-38 E, (5:1338) ss, 180 w 1 av, 145x100.5; certf as to reduction of mtg; July19; July28'11; Bank for Savings, 280 4 av to Whom It May Concern. —

46TH st, 64 W, (5:1261) ss, 155.4 e 6 av, 16.8x100.5; Aug3'11, 1y6%; Helen Wilson to Theo Greentree, 201 W 78. 5,000

50TH st, 253-5 W, see 8 av, 830. —

52D st W (5:1268) ns, 75 e 6 av, 20x 100.4; July29, Aug1'11; due &c as per bond; Julia M Schermerhorn to Union Dime Savings Bank, 701 6 av. 48,000

54TH st, 558 W (4:1082) ss, 100 e 11 av, 25x100.5; Aug1'11; due July1'16; 6%; Jno Rottenhauser to Annie R Bauerdorf, 625 West End av. 9,000

56TH st, 427-9 W, (4:1066), ns, 375 w 9 av, 50x138.8x50.5x132.2; PM; pr mtg\$32,000; Aug1, Aug2'11; 2y5%; Chas Gronich to Annie M Rohe, sec Blvd & Cedar av, Arverne, LI, et al. 8,000

57TH st 58 E (5:1292) swc Park av, 28x100.5; pr mtg \$110,000; July25, Aug1'11; 3y4½%; Henry B Anderson of Lewisboro, NY to U S Trust Co, 45 Wall. 10,000

57TH st, 58 E; ext of \$110,000 mtg until July1'14 at 4½%; July25, Aug1'11; same with same. nom

57TH st, 428-30 W, (4:1066), ss, 350 w 9 av, runs s100.5xw22.6xn31.1xnw22.7xn 67.2 to st xe45 to beg; PM; pr mtg\$25,000; July31, Aug2'11; 3y6%; Hannah Schwab, 315 Av A to Jno F Schreyer, 53 W 83d. 15,000

58TH st, 534-50 W (4:1086) ss, 175 e 11 av, 200x100.5; July31, Aug1'11; due Aug 1'16; 5%; Jefferson Real Estate Co to Union Trust Co, 80 Bway. 80,000

58TH st, 534-50 W (4:1086); Certf as to above mtg; July27, Aug1'11; same to same. —

58TH st, 308-10 W, (4:1048) ss, 142 w 8 av, 41.11x100.5x41.9x100.5; leasehold; July28; July29'11, installs, 6%; Hotel Traymore, a corpn, to Saml J Bloomingdale, 21 E 63, et al. 27,285

58TH st, 308-10 W, certf as to above mtg; July10; July29'11; same to same. —

61ST st, 351-3 E (5:1436) ns, 60 w 1 av, runs n60xw10xn65xw42xs24.7xe3.4xs 100.5 to st xe48.8 to beg; July28, Aug1'11; due as per bond; Eliz R Smith & Aaron Rightmire to Bernard A Smith, 437 E 57. 21,400

63D st, 155 W (4:1135) ns, 290 e Ams av, 60.6x100.5; PM; pr mtg \$48,000; July 31'11; 2y5%; Richd J Donovan of Sheepshead Bay, NY to August W Mehler, 153 W 63. 9,000

66TH st, 433 E, (5:1461) ns, 100 w Av A, 40x100.5; agmt as to share ownership in mtg; June20; Aug3'11; Saml Raisler with Maria L Vanderpoel, Chatham, NJ. nom

66TH st, 425 E, (5:1461) ns, 260 w Av A, 40x100.5; agmt as to share ownership in mtg; June20; Aug3'11; Benj F Foster with Maria L Vanderpoel, Chatham, NJ. nom

72D st, 218 E, (5:1426); ext of \$11,000 mtg until June 30'16, at 5%; Mar14; Aug2 '11; Lawyers Mtg Co to Laura J Post. nom

72D st, 169 W; see Ams av, 261-7. —

73D st, 201-3 E, see 3 av, 1271-3. —

74TH st, 251 W (4:1166) ns 130 e West End av, 20x102.2; PM; July31'11; due &c as per bond; Ellen Y Scott, 17 Reid, Jersey City, NJ to Edw S Toothe exr Wm Toothe at Madison, NJ. 25,000

76TH st, 63 E, (5:1391) ns, 80 w Park av, 25x102.2; PM; July12, Aug2'11; 5y% as per bond; 76th St & Park Av Co to Lawyers Title Ins & Trust Co, 160 Bway. 40,000

77TH st, 334 E, (5:1451) ss, 275.2 w 1 av, 24.8x102.2; July28; July29'11, due, &c, as per bond; Otto Doepfner of Weehawken, NJ, to Title Guarantee & Trust Co, 176 Bway. 10,000

78TH st, 66 E, (5:1392) ss, 100 w Park av, 17x102.2; Aug2'11; 1y6%; Cath M Burnham to Hudson Mtg Co, 135 Bway. 5,500

79TH st, 107 E, (5:1508) ns, 65 e Park av, 20x102.2; PM; pr mtg\$20,000; Aug1, Aug2'11; 2y6%; Alfred C Bachman, 265 W 121st to Edw Harding at Fanwood, NJ. 12,500

79TH st, 103-5 E, (5:1508) ns, 25 e Park av, 40x102.2; PM; July31'11; due &c as per bond; Alfred C Bachman to Mary U Hoffman, 107 E 36. 75,000

81ST st, 176 W, (4:1211) ss, 79 e Ams av, 37x102.2; Aug1; Aug2'11; due Sept1'14, 6%; Laura V Mix, 148 W 72d to Edw W C Arnold, West Islip, NY. 5,000

82D st, 312 W, (4:1244) ss, 142 w West End av, 16x102.2; PM; Aug1, Aug2'11; due &c as per bond; Isaac Steigerwald to Jas G Wentz, 335 West End av. 19,000

85TH st, 132 E, see Lexington av, 1258-60. —

96TH st, 68-70 E, (5:1507) ss, 150 w Park av, 50x100.8; ext of \$60,000 mtg until Aug2'16 at 5%; Aug2'11; Abraham Jacob & Solomon Zadek to Isaac Brush, 200 W 70. nom

99TH st, 173 W, see Ams av, 801. —

100TH st, 331 E, (6:1672) ns, 175 w 1 av, 37.6x100.11; ext of \$30,000 mtg until June30'16; 5½%; July28'11; Caroline T Kissel admtrx Wm K Thorn with Abraham Sicherman at Whitehaven, Pa, & Solomon Yarmy, 207 E 40. nom

100TH st, 221 E, (6:1650) ns, 325 e 3 av, 25x100.8; pr mtg \$10,000; July28; July 29'11, 5y6%; Abraham Podolsky to Wolf Rokaw, 464 Grand. 2,000

100TH st, 221 E, (6:1650) ns, 325 e 3 av, 25x100.8; ext of \$10,000 mtg until Mar30'17, at 5%; July20, July29'11; Anna Spangenberg, 433 E 79th with Abr Podolsky, 221 E 100th. nom

101ST st, 324 W, (7:1889) ss, 221 w West End av, 20x100.11; July29, Aug2'11; due &c as per bond; Bella Harris, 323 W 121st to Max D Steuer, 55 W 88th. 5,000

102D st, 311 W, (7:1890) ns, 160 w West End av, 20x102.2; July29; Aug 2'11; due as per bond; Adelaide R Hickey to N Y Life Ins Co, 346 Bway. 2,500

103D st, 107 W, (7:1858) ns, 150 w Col av, 18.9x100.11x18.3x99.11; pr mtg \$16,500; July24; July28'11, 2y6%; Cecelia A & Mary E Taylor to Geo P Laible, 9 Highland av, Newark, NJ. 3,500

110TH st, 246-8 E, (6:1659); ext of \$37,000 mtg until June30'16 at 5½%; July17; Aug3'11; Lawyers Mtg Co with Tillie Finckelbrand. nom

111TH st, 2 E, see 5 av, 1315-9. —

115TH st, 211 E, (6:1665) ns, 152 e 3 av, 18x100.11; Aug2; Aug3'11, 5y5%; Guiseppo or Jos Zibelli to Lorin S Bernheimer, 2 E 59, EXR, &c, Simon Bernheimer. 7,000

116TH st, 106 E (6:1643) ss, 62.3 e Park av, 37.9x100.11; July31, Aug1'11; 2y 6%; Robt Theford 2d of Bklyn to Minnie Dolfini, 106 E 116. 1,500

118TH st, 305-7 E, (6:1795), ext of \$44,000 mtg until June 30'16 at 5%; July 14; July28'11; Henry De F Weekes & ano exrs Benigno S Suarez with Jos Yeska. nom

118TH st, 503 E, (6:1815) ns, 76 e Pleasant av, 24.2x100.11; Aug3'11, 5y5½%; Anna Bentzen, 130 W 91, to Ella V Hoge, 712 Farmington av, West Hartford, Conn, et al. 12,000

121ST st, 105 E (6:1770) ns, 90 e Park av, 17x100; July15, July31'11; 3y 4½%; Theodosia G Stanley of Stamford, Conn to Mary C Cochran, Stamford, Conn. 750

122D st, 514 W, (7:1976) ss, 250 w Ams av, 50x95; pr mtg \$65,000; July27; July28'11, 2y6%; Isaac Harris of Bklyn, to Saml Halperin, 1540 43, Bklyn. 16,500

123D st, 344 W, (7:1949) ss, 90 w Manhattan av, 16x100.11; Aug1, Aug2'11; due &c as per bond; Thos B Gorsuch, 344 W 123 to Edith Gorsuch, 344 W 123. 500

123D st, 133 W, (7:1908) ns, 360 w Lenox av, 15x100.11; July31, Aug1'11; 3y 5%; Lillian K Leggett, 133 W 123 to Harlem Savings Bank, 124 E 125. 8,000

123D st, 133 W (7:1908) Sobrn agmt; June24, Aug1'11; same & Emma C Beals with same. nom

130TH st, 166 W, (7:1914); sobrn agmt; July 12, Aug2'11; Jno McKeon & Jas Keelon exrs Jno McManus with Geo H & Thos Mosher, 52 W 76. nom

130TH st, 166 W; sobrn agmt; Aug1, Aug2'11; Wm H Wolfraht with same. nom

130TH st, 166 W, (7:1914) ss, 116 e 7 av, 20x99.11; Aug1, Aug2'11; 5y5%; Mary A Brennan to Geo H & Thos Mosher, 52 W 76. 10,500

131ST st, 231 W, (7:1937) ns, 420 e 8 av, 16x99.11; PM; Aug2; Aug3'11, 3y5%; Harold B Abrams to Anna M E Watkins, 538 Pacific Bklyn. 7,500

135TH st, 621 W, (7:2029) ns, 325 w Bway, 52.7x99.11; ext of \$45,000 mtg until July26'14 at 4½%; July26; Aug2'11; Dry Dock Savgs Instn with Chas A Haffner, 170 W 105. nom

135TH st, see Riverside Drive, see Riverside Drive, 575. —

137TH st, 224 W (7:1942) ss, 291 w 7 av, 17x99.11; July31'11; due &c as per bond; Max Lederer to Dry Dock Savings Instn, 341 Bowery. 8,000

143D st, 247 W, (7:2029) ns, 350 e 8 av, 25x99.11; ext of \$26,000 mtg until June26 '14 at 5%; June16, July28'11; Belle G Bernheimer et al exrs Jacob S Bernheimer with Chas M Hoblitzel, 478 W 148. nom

145TH st, 258-60 W, (7:2030) ss, 200.7 e 8 av, 75x99.11; PM; pr mtg\$90,000; July1, Aug2'11; due June1'16, 6%; 145th St Theatre Co to Morgenthau Realty Co, 165 Bway. 51,000

145TH st, 414 W, see 24th st, 407 E. —

145TH st, swc 8 av; see 8 av, 2721-7. —



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Cert as to mtg for \$1,250 covering land in same place; July 25, Aug 2'11; same to Julius Lehrenkrauss, 195 Prospect pl, Bklyn & ano.
Cert as to mtg for \$1,750 covering land in same place; July 25, Aug 2'11; same to same.
Cert as to mtg for \$500, covering land in same place; July 25, Aug 2'11; same to Lydia Stolz, 269 73, Bklyn.
Cert as to mtg for \$1,000 covering land in same place; July 25, Aug 2'11; same to Louise Denzler, 3 St Charles pl, Bklyn.
Cert as to mtg for \$500 covering land in same place; July 25, Aug 2'11; same to Cath Yungjohann, 496 Hancock, Bklyn.
Cert as to mtg for \$1,750 covering land in same place; July 25, Aug 2'11; same to same.
Cert as to mtg for \$1,750 covering land in same place; July 25, Aug 2'11; same to Milton J Platt, 207 Schermerhorn, Bklyn.
Cert as to mtg for \$30,000 covering land in Kings Co; July 26; July 29'11; Brown Realty Co to Bowery Savings Bank, 128 Bowery.
Hollis Court, L I, property; certf as to mtg dated May 8'11; Aug 2'11; Standard Home Constn Co, 150 Nassau, to Elsie A Vom Sieten extrx Jacob T Vom Sieten.
Manhasset at North Hempstead, LI (file); Consent & Certf as to mtg for \$90,000; July 18, Aug 1'11; J B King & Co, a corpn, 17 State, NY to Francis Asbury Palmer Fund, 5 & 7 Park pl, NY.
Pelhamwood, NY, property; certf as to mtg for \$6,000; July 20, Aug 2'11; Pelhamwood Co to Bronx Title & Mtg Guar Co.

Fox st, 976, (10:2724) es, 380.6 n 163d, 40x108.4x40x108.9; PM; pr mtg \$24,000; Aug 2; Aug 3'11; 3y6%; same to same. 6,500
Guerlain pl, (\*) swc Unionport rd, see Unionport rd, (\*) swc Guerlain pl.
Home st, swc West Farms rd; see Home sec Bryant av.
Home st (10:2753) sec Bryant av, runs e 120.7 to West Farms rd xsw203.11 to Bryant av, xn157.8 to beg; Ext of \$13,000 mtg until July 14'12 at 6%; July 17, July 28'11; City of N Y Ins Co, 63 Maiden la with Surety Land Co, 35 Nassau. nom
Hoffman st, 2534, (12:3273) sec 191st (No 570), 25x100; PM; Aug 1; Aug 2'11, due Feb 1'12, 6%; Constantino Laudadio, 933 E 167 to Reliable Constn Co, 1126 Union av. 1,500
Hall pl, (10:2691) ws, 449.11 s 167th, 25x106.11x26.2x107.8; July 27; Aug 2'11, 5y 5 1/2%; Salih G Dabdoub to Elsie J Dickinson on Gordonhurst av, Upper Montclair, NJ. 6,000
Hall pl, (10:2691); same prop; Sobrn agmt; Aug 1; Aug 2'11; same with same. nom
Lester st, (\*) ns, 100 e Barker av, 2 lots, each 25x105, Westchester; 2 mtgs, each \$2,000; July 27; July 28'11, due July 1'14, 6%; Mary McGarry to Chas T King, 49 Prospect, Bklyn. 4,000
Logan st (\*), ss, 50 w Maple av, 50x 100; Aug 2'11, installs, 6%; Teresa A Bottino & Felicia A Quindo, 728 E 212, to Frank Gass, 2248 Powell av. 500
Lowerre pl (\*), nwc 227th, 39x105; Aug 1; Aug 2'11, 5y5%; L Pauline wife Geo E Huether to Caroline Volkel, wid, 3621 3 av. 2,500
Minford pl, (11:2977) ws, 200 s 172d, 2 lots, each 25.9x100; 2 mtgs, each \$3,000; 2 pr mtgs, \$ each; July 26; July 28'11, demand, 6%; Sealy Holding Co, 39 Cortlandt to Geo E Sealy, 39 Cortlandt. 6,000
Minford pl, (11:2977) ws, 251.6 s 172d, 2 lots, each 25.9x100; 2 mtgs, each \$3,000; 2 pr mtgs \$ each; July 26; July 28'11, demand, 6%; Same to Michl H Marks, 518 W 135. 6,000
Matilda st (\*), nws 195 s 242d, 60x 100x42.6x100, Washingtonville; July 31, Aug 1'11; 3y6%; Michl A Grimes, 4745 Matilda av to Murtha J Garry & Harry V Morgan, 39 Prospect av, Mt Vernon, NY, 421 W 141. 7,000
Matilda st (\*); same prop; pr mtg \$7,000; July 31, Aug 1'11; 2y6%; same to Wm R Jepson at New Hamburg, NY. 300
Matilda st, 4421, (\*), nws, 50x100; pr mtg \$2,000; July 20; Aug 2'11, due July 1'12, 6%; Richard B Eason to Geo Taylor, 8 W 126. 240
Oakland pl, (11:3080) ss, 100 w Crotona av, 25x100; pr mtg \$4,000; July 27; July 28'11, due as per bond; Wilhelmina A Freudenvoll, 672 Oakland pl to Francis Freudenvoll, 161 E 114. 1,000
Overing st, (\*) nes, 217.8 nw Frisby av, see Overing st, (\*) nes, 240.2 nw Frisby av.
Overing st, (\*) nes, 240.2 nw Frisby av, 2 lots, each 20x94.11; 2 bldg loan mtgs, each \$5,000; Aug 1; Aug 2'11, due as per bond; Pelham Impt Co to Poughkeepsie Trust Co, gdm Kath G Tripp, at Poughkeepsie, NY. 10,000
Overing st, (\*) nes, 240.2 nw Frisby av, 2 lots, each 22.6x94.11; Aug 1; Aug 2'11, due as per bond; same to Wm Ludden, 221 Gates av, Bklyn. 10,000
Overing st, (\*) nes, 217.8 nw Frisby av; 2 lots, each 22.6x94.11; Aug 1; Aug 2'11, due as per bond; same to Wm Ludden, 221 Gates av, Bklyn. 10,000
Overing st, (\*) nes, 217.8 nw Frisby av; 2 lots, each 22.6x94.11; Aug 1; Aug 2'11, due as per bond; same to Wm Ludden, 221 Gates av, Bklyn. 10,000
Overing st, (\*) nes, 280.2 nw Frisby av, 20x94.11; bldg loan; Aug 1; Aug 3'11, due, &c, as per bond; Pelham Impt Co to Lina Goetz, 382 Willis av. 5,000
Overing st, (\*) nes, 300.2 nw Frisby av, 20x94.11; bldg loan; Aug 1; Aug 3'11, due, &c, as per bond; Pelham Impt Co to Lina Goetz, 382 Willis av. 5,000
Overing st, (\*) nes, 280.2 nw Frisby av, 20x94.11; bldg loan; Aug 1; Aug 3'11, due as per bond; same to Rebecca Stefens, 1551 Vyse av. 5,333
Overing st (\*); same prop; certf as to above mtg; Aug 1; Aug 3'11; same to same. nom
Overing st, (\*) nes, 280.2 nw Frisby av, see Overing (\*) nes 300.2 nw Frisby av.
Overing st (\*) nes, 300.2 nw Frisby av, 20x94.11; bldg loan; Aug 1; Aug 3'11, due, &c, as per bond; Pelham Impt Co to Lina Goetz, 382 Willis av. 5,000
Overing st, (\*) nes, 300.2 nw Frisby av, 20x94.11; bldg loan; Aug 1; Aug 3'11, due as per bond; same to Rebecca Stefens, 1551 Vyse av. 5,333
Overing st (\*); same prop; certf as to above mtg; Aug 1; Aug 3'11; same to same. nom
Overing st, (\*) nes, 300.2 nw Frisby av, 20x94.11; bldg loan; Aug 1; Aug 3'11, due as per bond; same to Rebecca Stefens, 1551 Vyse av. 5,333
Overing st (\*); same prop; certf as to above mtg; Aug 1; Aug 3'11; same to same. nom
Simpson st, 1106-10, (10:2727) es, 100 s 167th, 2 lots, each 44x100; 2 PM mtgs, each \$2,500; 2 pr mtgs, \$32,000 each; July 28; July 29'11, due, &c, as per bond; Leonard J Obermeier, 281 Edgecombe av to Keese Bldg Co, 1794 Prospect av. 5,000
Shiel st (\*) ss, 251.9 e Barnes av, 33.4 x100, Laconia Park; Mar 11, July 31'11; 2y 6%; Geo W Thompson of Mt Vernon, NY to Thos C Reilly, 405 E 84. 500
Shrady pl (12:3257) ss, 140.1 w Boston av, 25x87.6; July 1; July 28'11; 3y6%; Albt C Nathan to Aaron O Whaley at Yonkers, NY. 2,000
Shrady pl (12:3257) ss, 115.1 w Boston av, 25x87.6; July 1; July 28'11; 3y6%; same to same. 2,000

Tiffany st, (10:2717) es, 154.3 s 167th, 25x100; bldg loan; July 27; July 28'11, due Nov 1'11, 6%; Saml Kramer to Alois L Ernst, 541 W 113. 5,800
Tiffany st (10:2714) es, 175.3 s Westchester av, 40x103.5; Ext of \$24,000 mtg until July 25'16 at 5%; July 25, July 28'11; Lawyers Mtg Co with Usona Const Co. nom
Tiffany st (10:2711) ws, 240 s 163d, 35 x105; Ext of \$14,500 mtg until July 24'14 at 5%; July 22, July 28'11; Morgan G Barnwell & Chas H Theriot trus Peter Marie with Henry Hill, 257 W 136 & Israel Lewis, 216 W 100. nom
Tiffany st, (10:2715) es, 275 s 163d, 50 x110; PM; Aug 1'11; 1y5 1/2%; Saml B Steinmetz, 1416 Glover st to Henry Morgenthau Co, 165 Bway. 7,500
5TH st, (\*) ns, 271.8 e Castle Hill av, 33.4x66; July 15; July 29'11, 3y5 1/2%; Edw A Schill & Chas Brohmer to Josephine D Baeucker, 401 West Side av, Jersey City, NJ. 2,500
5TH st, (\*) ns, 238.4 e Castle Hill av, 33.4x66; July 15; July 29'11, 3y5 1/2%; Same to Martha J Walsh, 2467 Westchester av. 2,500
6TH st (\*) ss, 205 e Av C, runs s216 to 5th, xe33.4xn66xe66.8xn150 to st, xv 50 to beg, Unionport, except part for Ludlow av; PM; June 26, Aug 1'11; 3y5 1/2%; Edw A Schill & Chas Brohmer to Harriet F Bromiley, 1845 Cruger av. 2,500
14TH st (\*) ss, 280 e Av E, 25x108, Unionport; Sobrn agmt; July 28, Aug 1'11; Fritz Doll to Francis S Phraner exr & Caroline M Hitchcock at Summit, NJ. nom
14TH st (\*) ss, 255 e Av E, 25x108, Unionport; Sobrn agmt; July 28, Aug 1'11; Fritz Doll with Theo Kingsbury, 206 Union av, Cranford, NJ. nom
14TH st (\*) ss, 230 e Av E, 25x108, Unionport; Sobrn agmt; July 28, Aug 1'11; Fritz Doll with Bennett T Downing, 1084 Fulton, Bklyn. nom
136TH st, 426 E, (9:2280); ext of \$5,000 mtg until May 24'16, at 5 1/2%; June 27; Aug 2'11; Lawyers Mtg Co with Cornelius J Earley. nom
138TH st, 597 E, (10:2551-2552); ext of \$35,000 mtg until July 6'14, at 5%; June 19; Aug 2'11; N Y Life Ins Co with Jacob Moersfelder. nom
138TH st, 486 E, (9:2282), ext of \$24,000 mtg until Aug 5'14 at 5%; July 10; July 28'11; Virginia G Mackay-Smith & ano trustees Ellen E Ward with Louis Wiebke, 424 E 138. nom
141ST st, nwc Alexander av, see Alexander av, nwc 141.
144TH st, (9:2289) ns, 425 e Willis av, 25x100; Aug 1; Aug 2'11, 5y5%; Francis B Menge, 441 E 144, to Hugo Kiel, 382 E 144. 5,000
146TH st, 346, (9:2326) ss, 200 w 3 av, 25x100; Ext of mtg for \$14,000 to July 1'16 at 5%; June 30, July 31'11; Amelia Oppenheimer, 315 W 113, with Wm C Oesting, 1350 Fulton av. nom
149TH st, 305 (9:2331) ns, 345.3 e Morris av, 25x80; July 19, July 31'11; due as per bond; Kathryn C Kiernan or Catherine Hanifin of Corona, LI to Title Guar & Trust Co, 176 Bway. 3,000
161ST st, 363-5, (9:2408) ns, abt 100 e Courtlandt av, 50x103.5x50x102.5, except part for 161st; July 31'11, due June 1'14, 5%; Lawrence R Eddy, of Elizabeth, NJ, to Dollar Savings Bank, 2808 3 av. 28,000
161ST st, ns, 137.4 w Elton av, see Elton av, ws, 127 s 162d.
163D st, swc Forest av, see Forrest av, swc 163d.
163D st, (10:2669) ns, 225.10 e Tinton av, 20.6x82.11, except part for 163d st; July 28; July 29'11, 3y5 1/2%; Kate C Somers to Ernest F Kaase, 4005 Barnes av. 2,000
164TH st, swc Sheridan av, see Sheridan av, swc 164.
164TH st, sec Washington av; see Washington av, sec 164.
165TH st, 942, (10:2715) ss, 45.3 e Kelly, runs e125xs70.5xs19.7xw25xn18.9xn69.7 to beg; July 28'11, due as per bond; Giuseppe Botta to Title Guarantee & Trust Co, 176 Bway. 3,000
165TH st, 942, (10:2715), sobrn agmt; July 28; July 29'11; Antonio Florio with Title Guarantee & Trust Co, 176 Bway. nom
165TH st, 491, (9:2370) ns, 85.2 e Washington av, 50x113.6; Aug 1; Aug 2'11, 1y5%; Owl Constn Co to Max Cohen, 1185 Fulton av. 40,000
165TH st, 491; certf as to above mtg for \$40,000; Aug 1; Aug 2'11; same to same.
165TH st, 659 E, (10:2633), ns, 110.11 w Trinity av, 37.6x100; pr mtg \$30,000; Aug 1; Aug 3'11; 3y6%; Annie D Wallace of Matteawan, NY, to Percy G Honeyman, at Berkeley Heights, New Providence, NJ; 4,000
166TH st, (9:2388) ns, 127.11 e Park av, runs e 95.11xn90xe64xn5xe7xn121.11xw 35xs49.11xw212 to es Park av, xs78.2xe99.6 xs92 to beg; July 31'11; due &c as per bond; Magdalena Walter to Jno H Post, 338 W 71. 2,800

MORTGAGES

Borough of the Bronx.

Austin pl, (10:2601) ses, 207.2 ne 144th 50x100; PM; July 20; July 28'11, 3y5%; Henry Mesinger to Emil D Ohse, 271 E 156. 3,300
Buchanan pl, (11:3208) ns, 100 w Grand av, 25x100; pr mtg \$7,000; July 25; July 29'11, due, &c, as per bond; Edmondson Constn Co, 109 E 175 to Geo E Buckbee, 1941 Grand Blvd & Concourse. 1,500
Buchanan pl, (11:3208), same prop; certf as to above mtg; July 25; July 29'11; Same with same.
Bronx pl (\*) ss, at nwc Lot 103, runs s100xe50xn100 to pl xw50 to beg, part lots 103 & 104, map No 2, So Vernon Park; July 27, Aug 1'11; 3y5%; Emil Johanson to Sarah A Briggs, 133 Archer av, Mt Vernon, NY. 1,500
Beck st, 665, (10:2685), ext of \$4,000 mtg until Aug 23'13 at 6%; July 26; Aug 2'11; Herman C Junker with Anna R Cordes. nom
Beck st, (10:2711) ws, 194.11 n Intervale av, 3 lots, each 36.6x100, 3 bldg loan mtgs, each \$26,000; Aug 1; Aug 2'11, 1y6%; Absar Realty Co to Lawyers Title Ins & Trust Co, 160 Bway. 78,000
Beck st, (10:2711) same prop; 3 PM mtgs, each \$5,000; 3 pr mtgs \$26,000 each; Aug 1; Aug 2'11, 3y6%; Same to Henry Morgenthal Co, 165 Bway. 15,000
Beck st, (10:2711) ws, 194.11 n Intervale av, 109.6x100; certf as to 3 mtgs for \$26,000 each; Aug 1; Aug 2'11; same to Lawyers Title Ins & Trust Co, 160 Bway.
Crotona Park N, nec Crotona av; see Crotona av, es 102 s 175.
Falle st, (10:2764) es, 110.10 s Spofford av, 29.3x64.5x32.9x49.8; July 1; Aug 2'11, 3y 5 1/2%; Wm Hardick to Geo Jochheim, 267 W 130. 2,200
Fox st, 960 (10:2724) es, 220.6 n 163d, 40x110x40x110.5; Aug 1'11; 5y4 1/2%; Wm C Oesting Co to German Savings Bank, 157 4 av. 24,000
Fox st, 960; Certf as to above mtg; Aug 1'11; same to same.
Fox st, 964 (10:2724) es, 260.6 n 163d, 40x109.7x40x110; Aug 1'11; 5y4 1/2%; same to same. 24,000
Fox st, 964; Certf as to above mtg; Aug 1'11; same to same.
Fox st, 968 (10:2724) es, 300.6 n 163d, 40x109.2x40x109.7; Aug 1'11; 5y4 1/2%. 24,000
Fox st, 968; Certf as to above mtg; Aug 1'11; same to same.
Fox st, 972 (10:2724) es, 340.6 n 163d, 40x108.9x40x109.2; Aug 1'11; 5y4 1/2%. 24,000
Fox st, 972; Certf as to above mtg; Aug 1'11; same to same.
Fox st, 976 (10:2724) es, 380.6 n 163d, 40x108.4x40x108.9; Aug 1'11; 5y4 1/2%. 24,000
Fox st, 976; Certf as to above mtg; Aug 1'11; same to same.
Fox st, 980 (10:2724) es, 420.6 n 163d, 40x107.11x40x108.4; Aug 1'11; 5y4 1/2%. 24,000
Fox st, 980; Certf as to above mtg; Aug 1'11; same to same.
Fox st, 972, (10:2724), es, 340.6 n 163d, 40x108.9x40x109.2; PM; pr mtg \$24,000; Aug 2; Aug 3'11; 3y6%; Gustav P Helfrich to Wm C Oesting Co, 833 E 165. 6,500





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**170TH st. 410,** (11:2893) ss, 90 e Webster av, 16.3x100; Sobrn agmt; Aug1; Aug 2'11; Bungay Co with Matthias Haffen, 652 Courtlandt av. **5,000**  
**170TH st. 410,** (11:2893) ss, 90 e Webster av, 16.3x100; Aug1; Aug2'11, 3y5%; Bertha wife Saml Garry to Matthias Haffen, 652 Courtlandt av. **5,000**  
**174TH st. (\*)** ss, 375 w Gleason av, 25x100; July29; July31'11; 2y6%; Eliz T Devine to Eliz K Dooling, 179 E 80. **1,000**  
**175TH st. 485 E,** (11:2917); Sobrn agmt; July29, Aug1'11; Abr Heiman with Title Guarantee & Trust Co, 176 Bway. **5,000**  
**175TH st. 485** (11:2917) ns, 69.6 e Washington av, 17.6x103; July27, Aug1'11; due &c as per bond; H Raymond Mitchell to Title Guar & Trust Co, 176 Bway. **4,500**  
**176TH st. nec Crotona av;** see Crotona av, nec 176  
**176th st. nec Clinton av,** see Clinton av, nec 176  
**177TH st. (\*)** sws, 180.11 nw Have-meyer av, 29.2x99.6x25x84.5; July29; July 31'11, due, &c, as per bond; Kathryn C Sunderman of Bklyn to Title Guarantee & Trust Co, 176 Bway. **3,500**  
**178TH st. sec Monterey av,** see Monterey av, sec 178.  
**179TH st. svc Lafontaine av,** see Lafontaine av, svc 179.  
**181ST st. nec Aqueduct av,** see Aqueduct av, nec 181st.  
**183D st. nwc Beaumont av,** see Beaumont av, nwc 183.  
**185TH st. nwc Washington av,** see Washington av, nwc 185.  
**187th st.** (11:3074) ss, 50 w Belmont av, 50x100; bldg loan; July28; Aug1'11, demand, 6%; Terrace Constn Co to Jos G Wentz, 335 West End av. **30,000**  
**187TH st. (11:3074),** same prop; certf as to above mtg; July29; Aug1'11; same to same.  
**187TH st. (11:3074)** ss, 50 e Hughes av, 25x100; bldg loan; July28; Aug1'11, demand, 6%; Russo-Barba Realty Co to Theo Wentz, 328 W 77. **14,500**  
**187TH st. (11:3074),** same prop; certf as to above mtg; July27; Aug1'11; same to same.  
**187TH st. (11:3074)** ss, 50 e Hughes av, 25x100; Sobrn agmt; July28; Aug1'11; Sidney B Taylor with Theo Wentz, 328 W 77. **5,000**  
**191ST st. 570,** see Hoffman, 2534.  
**196TH st. (12:3318)** nwc Creston av, 23.8x75.3; Aug2; Aug3'11; 3y5%; Wm C Bergen to Alice C Holden, 323 Riverside Drive genl gdn Francis Holden. **8,000**  
**201ST st. 353,** (12:3281) nes, 37.6 s Marion av, 37.6x117.11; PM; Aug1'11, 3y 6%; Luer Immen, 359 E 201 to Emil A Huber at Westfield, N.J. **5,000**  
**207TH st. (12:3342)** ss, 430.11 w Perry av, 25x100; July28; July29'11, due, &c, as per bond; Mary M Garrecht to Matilda Garrecht at Easton, Pa. **5,300**  
**225TH st. (\*)** ss, 255 e White Plains rd, 25x112, Wakefield; July31; Aug1'11, 5y 5%; Cath Burns, 1264 Brook av to Patk J Hanrahan, 728 E 225. **3,300**  
**226TH st. (\*)** ss, 180 w Barnes av, 25 x114, Wakefield; bldg loan; July28; July 29'11, due Oct 19'11, 6%; Peter J or Peter Bonelli to Jos Buehler, 3750 Willett av. **5,000**  
**226TH st. (\*)** ss, 105 w Barnes av, 25x 114, Wakefield; bldg loan; July28; July29 '11, due Oct 19'11, 6%; Same to same. **5,000**  
**227TH st. (\*)** ss, 255 e Barnes av, 50x 114, Wakefield; PM; July20; July29'11, due as per bond; Francesca Ducibella to Thos A Magee, 36 Church, Tarrytown, N.Y. **1,850**  
**227TH st. (\*) nwc Lowerre pl,** see Lowerre pl, (\*) nwc 227.  
**227TH st. (\*)** ns, 105 w Paulding av, 25x114, Wakefield; ext of \$500 mtg until July1'14, at 5%; July26; July31'11; Rudolph Lochelt of Bklyn with Henry Hanson, 78 Thorn, Jersey City, N.J. **5,000**  
**225TH st. (12:3369)** ss, 125 w Kepler av, 25x100; ext of \$4,000 mtg until July1 '14 at 5%; June24; July28'11; Eliz Graef with Geo J Lander, 136 E 235. **5,000**  
**236TH st. 102,** (12:3370) ss, 25 e Oneida av, 25x100; PM; July1; Aug2'11, 3y5%; Wm R Syme, 48 Greene av, Bklyn, to Kate Moore, 497 Mad, Bklyn. **4,000**  
**Av St John, 1024,** see So Boulevard, n w Av St John.  
**Av St John, 1020,** (10:2683) ws, 50 n So Boulevard, 55x100; July27; July28'11, 3 y5%; Emily M Roemer, 494 Greene av, Bklyn, to Wm L Condit at Hoboken, N.J. **45,000**  
**Arthur av, 2502-4,** (11:3078) es, 123.11 s Pelham av, 50x79.3x50x79; pr mtg \$—; July31; Aug1'11, due Sept'13, 6%; Wm J Ernst to Pasquale J Lamberti, 1369 Lyman pl. **6,000**  
**Alexander av, (9:2315)** nwc 141st, 50x 75.9x49.11x75.9; July31; Aug2'11, due, &c, as per bond; Jno D Helmke to Michl J Sullivan, 343 E 141. **7,000**  
**Aqueduct av (11:3207)** nec 181st, 101.3 x21.2x100x37.4; pr mtg \$—; Aug3'11; 3y 6%; Belmar Investing Co to Robt E Leber at Blauvelt, N.Y. **5,000**

**Aqueduct av (11:3207);** same prop. certf as to above mtg; Aug1; Aug3'11; same to same.  
**Boscobel av, (9:2506)** ws, 206.8 s 170th, 50x114.5; July27; July28'11, 5y5%; Daniel Meenan, 35 W 88 & Michl B Stanton, 1831 Harrison av to Emigrant Industrial Savings Bank, 51 Chambers. **2,000**  
**Bryant av, sec Home,** see Home, sec Bryant.  
**Bronx av, (\*)** es, 200 n King, 100x90; July31; Aug1'11, due, &c, as per bond; Nelson Black Constn Co to Theresa Foy, —Bway, Far Rockaway, N.Y. **1,600**  
**Bronx av, (\*)**, same prop; certf as to above mtg; July31; Aug1'11; same to same.  
**Bathgate av, (11:3048)** es, 40 s 182d, 20x90; PM; July29; Aug1'11, due, &c, as per bond; John D Lyons, 2196 Bathgate av to Simeon C Bradley, 2702 Marion av. **3,000**  
**Bryant av, sec West Farms rd,** see West Farms rd, 1160.  
**Beaumont av, (11:3089)** nwc 183d, 80x 25; Sobrn agmt; Aug1; Aug2'11; Harry Held with North Side Savgs Bank, 3230 3d av. **5,000**  
**Beaumont av, (11:3089);** same prop; Sobrn agmt; July31; Aug2'11; Roxbury Realty Co with same. **5,000**  
**Barkley av, (\*)** ss, 25 e Dean, 50x100; also VALENTINE AV, (\*) es, 150 s Barkley av, 50x100; pr mtg \$—; July15; Aug 2'11, 3y6%; Mary Eustace to Wm S Flynn, 61 Grant st, Jersey City, N.J. **1,000**  
**Beaumont av, (11:3089)** nwc 183d, 80x 25; Aug1; Aug2'11, 3y5%; Jno F Bruder, 697 E 183, to North Side Savgs Bank, 3230 3 av. **6,000**  
**Beaumont av, (11:3089);** same prop; pr mtg \$6,000; Aug1; Aug2'11, due Jan1'14, 6%; same to Harry Held, 235 W 103. **500**  
**Crotona av, nec Crotona Park N,** see Crotona av, es, 102.1 s 175.  
**Crotona Parkway, (11:3118)** es, 60.6 n 179th, 47.4x74x44x56.9; July31; Aug1'11, 5y 5%; C K Realty Co, 2061 Ryer av, to Matilda I Messer, 550 W 165. **17,500**  
**Crotona Parkway, (11:3118),** same prop; certf as to above mtg; July31; Aug 1'11; same to same.  
**Crotona av, (11:2944)** es, 102.1 s 175th, 51.8x80.5x51x—; also CROTONA AV, nec Crotona Park N, 88.7x81.10x88.2x78.6; pr mtg \$16,500; July31; Aug1'11, 2y6%; Emma Reilly to Thos F McCartney, 1029 Faile. **4,000**  
**Crotona av, (11:3081)** ws, 44.2 s 181st, 24x99.1; Aug2'11, 5y5%; Frank M Horn to Lawyers Mtg Co, 59 Liberty. **4,000**  
**Cambreleg av, (11:3075)** ws, 95 n 188th, 25x100; pr mtg \$—; July31; Aug 2'11, due as per bond; De Candido Constn Co to Manhattan Mtg Co, 200 Bway. **11,000**  
**Cambreleg av, (11:3075);** same prop; certf as to above mtg; July31; Aug2'11; same to same.  
**Crotona av, (11:2946)** ns, 117.8 e 176th, 117.8x109.2x108.4x108.9; bldg loan; June26; Aug2'11, 1y6%; Nulaw Realty & Constn Co to American Mtg Co, 31 Nassau. **83,000**  
**Crotona av, (11:2946);** same prop; certf as to above mtg; July31; Aug2'11; same to same.  
**Crotona av, 2143** (Grove st or av) as as map East Tremont (11:3083) ws, 185 n 181st, runs n26.5xw150.2x87.3x29.6xn 52.10x120.8 to beg; July28; Aug1'11; 3y 6%; Jos W A McConaghy to Agnes Cook, 429 W 57. **1,000**  
**Creston av, nwc 196th,** see 196th, n w Creston av.  
**Creston av (12:3318)** ws, 23.8 n 196th, 3 lots, each 23.8x75.3; 3 mtgs, each \$7,000; Aug2; Aug3'11; 3y5%; Wm C Bergen to Alice C Holden, 323 Riverside Drive. **21,000**  
**Clinton av, (11:2951)** nec 176th, 40.1x 103.8x40x101.11; PM; pr mtg \$3,500; Aug 2; Aug3'11; 3y5%; Henry Schutz to Herman G Eilers, at Red Hook, N.Y. **3,000**  
**Cambreleg av (11:3075)** ws, 125 s 189th, 25x100; ext of \$4,500 mtg until June28'16, at 5%; May31, Aug2'11; Law- yers Mtg Co to Jno Diehl. **5,000**  
**Crotona av (11:2946)** nec 176th, 117.8x 108.9x108.4x109.2; Sobrn agmt; July31; Aug2'11; Jno Schreyer with American Mort Co, 31 Nassau. **5,000**  
**Elton av (9:2383)** ws, 127 s 162d, runs w137.4, xs60 to ns 161st, xe83.1xe15.5 to av. xne67.8 to beg; equal lien with mtg for \$7,625; July28, due as per bond; July 31'11; Blanche B Terrill at New Suffolk, LI, to Henry Bruckner, 949 Sherman av. **7,625**  
**Elton av (9:2383);** same prop; equal lien with mtg for \$7,625; July28; July31 '11, due as per bond; same to Jno A Bruckner, 406 E 161. **7,625**  
**Eagle av. 840,** (10:2626) es, 250 s 161st, 27.2x100; PM; July29; July31'11, due, &c, as per bond. Mary Elvers to Title Guar- antee & Trust Co, 176 Bway. **3,750**  
**Fordham rd. S, (11:3199)** ses, 90 w Jerome av, runs s95xw10x37.11xw8.4xn 116.3 to rd xne24.9 to beg; July28'11, due as per bond; Leah M Rosenbaum to Title Guarantee & Trust Co, 176 Bway. **4,500**  
**Franklin av, 1062,** (10:2607) ses, abt 160 n 3 av, runs se147xsw69.9xw146.6 to av, xne70 to beg; June19; Aug1'11, due as per bond; Minnie M, Edwd A, Sarah P, Josephine E & Julia M McMahon to Title Guarantee & Trust Co, 176 Bway. **5,000**

**Forest av, (10:2648)** swc 163d 30.19 x100; July31; Aug3'11, due, &c, as per bond; Wm B Stone to Title Guarantee & Trust Co, 176 Bway. **7,500**  
**Fordham rd, (11:3199)** sec Grand av, 103.4x83.10x94x40.11; bldg loan; Aug2'11, 1 y6%; A L Guidone & Co to Lawyers Title Ins & Trust Co, 160 Bway. **52,000**  
**Fordham rd, (11:3199)** sec Grand av, 103.4x83.10x94x40.11; also GRAND AV, es, 40.11 s Fordham rd, 44x94; certf as to 2 mtgs for \$40,000 each; Aug2'11; A L Guidone & Co to Lawyers Title Ins & Trust Co, 160 Bway. **52,000**  
**Grand Blvd & Concourse, ws, 216.4 n 165th,** see Walton av, es, 216.4 n 165.  
**Grand av, es, 40.11 s Fordham rd,** see Fordham rd, sec Grand av.  
**Grand av, sec Fordham rd,** see Fordham rd, sec Grand av.  
**Grand av, (11:3199)** es, 40.11 s Fordham rd, 44x94; bldg loan; Aug2'11, 1y6%; A L Guidone Co to Lawyers Title Ins & Trust Co, 160 Bway. **28,000**  
**Hunt's Point av, (10:2761)** es, 102.9 s Seneca av, 25.8x144.1x25x150; pr mtg \$—; July28'11, 5y6%; Broad Realty Co to Fran- ces A Findlay, 71 W 47. **10,000**  
**Hunt's Point av, (10:2761)** same prop; certf as to above mtg; July28'11; Same to same.  
**Honeywell av, (11:3125)** es, 35.1 n 180th, 150x80; sobrn agmt; July27; July28 '11; Rockland Realty Co with American Mort Co, 31 Nassau. **5,000**  
**Houghton av (5th st), (\*)** ss, 25 w, from es lot 87, map (No 29) in Westchester Co) of Unionport, runs s108xe25xn108 to avxw25 to beg; July31; Aug1'11, due Dec 1'14, 5½%; Chas E Devermann to Chas S Whitney, — Franklin st, Englewood, N.J., & ano exrs Jas F Whitney. **3,500**  
**Houghton av (5th st), (\*)** ss, 50 w, from es lot 87, same map, runs s108xe25xn 108 to av xw25 to beg; July31; Aug1'11, due Dec1'14, 5½%; same to Eliz S Reid, 1 E 128. **3,000**  
**Heath av (12:3256)** es, 40.8 n of pro- longation of c l 229th, 20.2x101.3x20.2x 101.10; pr mtg \$—; Aug1; Aug3'11; 1y 6%; University Heights Realty Co to Emanuel Glauber, 100 W 121. **1,300**  
**Heath av, (12:3256);** same prop; certf as to above mtg; Aug1; Aug3'11; same to same.  
**Heath av (12:3256)** es, 60.10 n pro- longation of cl 229th, 20.2x100.10x20.2x 101.3; pr mtg \$—; Aug1; Aug3'11; 1y 6%; same to same. **1,300**  
**Heath av (12:3256);** same prop; certf as to above mtg; Aug1; Aug3'11; same to same.  
**Hoe av, (11:2989)** es, 200 s 173d, 75x100; Aug2; Aug3'11; 3y6%; Jas H McLaugh- lin to Park Mtg Co, 41 Park row. **5,250**  
**Hunt av, (\*)** es, 272 s Bronxdale av; 25x100; PM; pr mtg \$4,000; July31'11, 1y 6%; Lena Jacobs, 83 Lenox av, to Louis Applebaum, 616 Willoughby av, Bklyn. **1,000**  
**Jackson av, ws, 100 n 158TH,** see Jack- son av, 815-7.  
**Jackson av, 815-7,** (10:2637) ws, 125 n 158th, 35.11x75.11; AL to strip on rear, being abt 7.6 wide; also JACKSON AV, (10: 2637) ws, 100 n 158th, 25x75.11x25x76; pr mtg \$10,000; July29; Aug2'11, 1y6%; Jos Stolz & Jno Stash to Mollie Smit, 503 W 175. **1,500**  
**Jerome av (11:2851)** es, 149.4 s Mt Hope pl, 20.7x100.11x20x96.1; also JER- OME AV (11:2851) es, 149.4 s Mt Hope pl, 20.7x—x—x—; Aug2; Aug3'11; due as per bond; Ellen Murray, 140 Mt Vernon, Boston, Mass, to Robt I Brown, trste, 162 W 76. **7,000**  
**Jerome av, (11:2851);** same prop; pr mtg \$7,000; Aug2; Aug3'11, due, &c, as per bond; same to Orella D Brown, 162 W 76. **250**  
**Kingsbridge rd. 52,** (11:3177) ss, 45 e Morris av, 20x76.7x20x77.8; PM; pr mtg \$—; Aug2; Aug3'11; 1y5%; Neil A Flan- nery to Edwd Miehlng, 229 W 131. **1,500**  
**Leland av (\*)** ws, 75 s Wood av, 25x 100; pr mtg \$4,500; Aug2; Aug3'11, due. &c, as per bond; Robt V Hewson to Henry A Stadler, Jr, 1861 McGraw av. **1,400**  
**Locust av, (10:2598)** ws, 25 s 141st, 75 x100; July27; July31'11, 1y6%; Granville Gibbons to Mendel Marcus, 2817 W 5, Con- ey Island, N.Y. **265**  
**Lafontaine av, (11:3061)** swc 179th, 97.6 x100x112.9x100.1 to beg; PM; Aug1; Aug2 '11, 3y % as per bond; Curtiss P Byron to Mutual Life Insurance Co of N Y, 34 Nas- sau. **11,000**  
**Mohegan av, (11:3118)** ws, 55.1 n 179th, 44x57; July31'11, 5y5%; C K Realty Co to Lawyers Mtg Co, 59 Liberty. **15,000**  
**Mohegan av, (11:3118),** same prop; certf as to above mtg; July31'11; same to same.  
**Monterey av, (11:3060)** sec 178th, 100x 20; Aug1; Aug2'11, due as per bond; Ehrich Peterson to Sarah E Strickland, at Glenbrook, Conn. **10,000**  
**Morris av, 1047** (9:2448) ws, 125.10 n 165th, 25x102x25x102.2; Aug1; Aug3'11, due as per bond; Mayer I Bayer, 1,047 Morris av, to Josephine Manning, 65 W 94. **7,500**



# ATLAS PORTLAND CEMENT

30 BROAD STREET, NEW YORK

**Lincoln av.**, es, 100 n 135th, 50x100; Pauline Fingerhut agt Margaret J Cannon et al; foreclosure of transfer of tax lien; S Fungert, atty.

**118TH st, 312 W**; Wm McGuire agt Thos McGuire et al; partition; G Goodman, atty.

## AUG. 2.

**Grand av.**, swc Burnside av. —x—; Tax Lien Co of N Y agt Ali Spingarn et al (foreclosure of transfer of tax lien; W Lustgarten, atty.

**Concourse**, swc Belmont st. —x—; Same agt Thos O Woolf et al; foreclosure of transfer of tax lien; W Lustgarten, atty.

**So Boulevard**, es, bet 167th & Home sts. —x—; Same agt Alonzo Jackson et al; foreclosure of transfer of tax lien; W Lustgarten, atty.

**So Boulevard**, ws, bet 167 & Home sts. —x—; same agt Elizabeth Koch et al; foreclosure of transfer of tax lien; W Lustgarten, atty.

**Aqueduct av.**, es, bet Evelyn pl & 184th, —x—; Same agt Julius Blauner et al; foreclosure of transfer of tax lien; W Lustgarten, atty.

**Clinton pl.**, ns, bet Aqueduct & Grand avs; —x—; Same agt Helene J Goldsmith et al; foreclosure of transfer of tax lien; W Lustgarten, atty.

**Walton av.**, es, bet Burnside av & 181st; Same agt Jacob Leitner et al; foreclosure of transfer of tax lien; W Lustgarten, atty.

**Ryer av.**, sec 182d, —x—; Same agt Caroline Luster et al; foreclosure of transfer of tax lien; W Lustgarten, atty.

**Prospect av.**, es, bet 179 & 180th sts, —x—; Same agt Caroline Wenninger et al; foreclosure of transfer of tax lien; W Lustgarten, atty.

**Mapes av.**, es, bet 177 & 179th sts, —x—; Same agt Samuel Hecht et al; foreclosure of transfer of tax lien; W Lustgarten, atty.

**Cambrelling av.**, es, bet 188 & 189 sts, —x—; Same agt Charles Brogan et al; foreclosure of transfer of tax lien; W Lustgarten, atty.

**So Boulevard**, nwc 156th; Same agt Bronx Borough Realty Const Co et al; foreclosure of transfer of tax lien; W Lustgarten, atty.

**Simpson st.**, ws, bet 169 & Home sts; Same agt Martha Graham et al; foreclosure of transfer of tax lien; W Lustgarten, atty.

**Beck st.**, ws, bet 156 & Longwood av; Same agt Saml Popper et al; foreclosure of transfer of tax lien; W Lustgarten, atty.

**164TH st.**, ss, bet Jerome & Cromwell avs; Same agt Jno J Astor et al; foreclosure of transfer of tax lien; W Lustgarten, atty.

**Bergen av.**, es, bet Westchester av & 152d; Same agt Anton Hauswald et al; foreclosure of transfer of tax lien; W Lustgarten, atty.

**149TH st.**, ss, bet Morris & Courtlandt avs; Tax Lien Co of N Y agt Jas Stack et al; foreclosure of transfer of tax lien; W Lustgarten, atty.

**144TH st.**, es, bet Morris & College avs; Same agt Katie Neany et al; foreclosure of transfer of tax lien; W Lustgarten, atty.

**137TH st.**, ns, bet Brook av & Brown pl; Same agt Edw D Farrell et al; foreclosure of transfer of tax lien; W Lustgarten, atty.

**Albany rd.**, sec 238th; Same agt Mary K Woodworth et al; foreclosure of transfer of tax lien; W Lustgarten, atty.

**Shakespeare av.**, ss, bet Boscobel & Jessup pl; Same agt Geo F Brennan et al; foreclosure of transfer of tax lien; W Lustgarten, atty.

**Boscobel av.**, sec Shakespeare av; same agt same; foreclosure of transfer of tax lien; W Lustgarten, atty.

**Jerome av.**, ws, at Macomb's rd; Same agt Saml McMillan et al; foreclosure of transfer of tax lien; W Lustgarten, atty.

**Jerome av.**, ws, at Macomb's rd; Same agt Jas McClenahan et al; foreclosure of transfer of tax lien; W Lustgarten, atty.

**Hughes av.**, es, bet 181 & 182 sts; Same agt Julia Ferguson et al; foreclosure of transfer of tax lien; W Lustgarten, atty.

**Hughes av.**, ws, bet 189 & Pelham av; Tax Lien Co of N Y agt Timothy Donovan et al; foreclosure of transfer of tax lien; W Lustgarten, atty.

**Hughes av.**, ws, bet 189 & Pelham av; Same agt Wm J Clair et al; foreclosure of transfer of tax lien; W Lustgarten, atty.

**Arthur av.**, nec 187th; Same agt Salvatore De Fleri et al; foreclosure of transfer of tax lien; W Lustgarten, atty.

**Lafontaine av.**, es, bet 179 & 180 sts; Same agt Jno Ittner et al; foreclosure of transfer of tax lien; W Lustgarten, atty.

**Bathgate av.**, — c 181st; Same agt Otto Lieberg et al; foreclosure of transfer of tax lien; W Lustgarten, atty.

**188TH st.**, ss, bet Park & 3 avs; Same agt Mary J Heuer et al; foreclosure of transfer of tax lien; W Lustgarten, atty.

**West Farms rd.**, ws, bet Jennings & 172 sts; Same agt Thos C Arnow et al; foreclosure of transfer of tax lien; W Lustgarten, atty.

**Bryant av.**, nec 173st; Same agt Wm Wetterer et al; foreclosure of transfer of tax lien; W Lustgarten, atty.

**Bryant av.**, es, bet Freeman & Jennings sts; Same agt Martha A Hearn et al; foreclosure of transfer of tax lien; W Lustgarten, atty.

**Vyse av.**, ws, bet 172 & 173 sts; Tax Lien Co of N Y agt Lawrence Kelly et al; foreclosure of transfer of tax lien; W Lustgarten, atty.

**Waterloo pl.** (So Boulevard) bet 175 & 176 sts; Same agt Patk Oates et al; foreclosure of transfer of tax lien; W Lustgarten, atty.

**Prospect av.**, ws, bet Fairmount pl & 177th; Same agt Patk McShane et al; foreclosure of transfer of tax lien; W Lustgarten, atty.

**170TH st.**, ns, bet Crotona & Prospect avs; Same agt Eugene H Hammond et al; foreclosure of transfer of tax lien; W Lustgarten, atty.

**Clinton av.**, es, bet 169 & Jefferson pl; Same agt Felix McCabe et al; foreclosure of transfer of tax lien; W Lustgarten, atty.

**Montgomery av.**, ws — n 176th; Same agt Jno Flannagan et al; foreclosure of transfer of tax lien; W Lustgarten, atty.

**Popham av.**, es, — n 176th; Same agt Brogan Constn Co et al; foreclosure of transfer of tax lien; W Lustgarten, atty.

**170TH st.**, ns, bet Cromwell & Boscobel avs; Same agt Chas E McBrearty et al; foreclosure of transfer of tax lien; W Lustgarten, atty.

**Perot st.**, ss, bet Boston & Sedgwick avs; Tax Lien Co of N Y agt Title Guar & Trust Co; foreclosure of transfer of tax lien; W Lustgarten, atty.

**Eagle av.**, es, bet 149 & Westchester avs; Same agt Annie Droge et al; foreclosure of transfer of tax lien; W Lustgarten, atty.

**Perry av.**, ses, bet Mosholu Parkway & Woodlawn rd; Same agt Jerome Park Ry Co et al; foreclosure of transfer of tax lien; W Lustgarten, atty.

**202D st.**, ns bet Valentine av & Briggs av; Same agt Biena Van Raalte et al; foreclosure of transfer of tax lien; W Lustgarten, atty.

**Perry av.**, nws, bet Mosholu Parkway & Woodlawn rd; Same agt Jerome Park Ry Co et al; foreclosure of transfer of tax lien; W Lustgarten, atty.

**202D st.**, ns, bet Valentine & Briggs avs; Same agt Valentine Roth et al; foreclosure of transfer of tax lien; W Lustgarten, atty.

**206TH st.**, ss, bet Woodlawn rd & Perry av; Same agt Jas Halpin et al; foreclosure of transfer of tax lien; W Lustgarten, atty.

**Hull av.**, sec Woodlawn rd & Mosholu; Parkway; Same agt Jerome Park Ry Co et al; foreclosure of transfer of tax lien; W Lustgarten, atty.

**206TH st.**, ss, bet Concourse & Mosholu Parkway; Tax Lien Co of N Y agt Jos N Provenzano et al; foreclosure of transfer of tax lien; W Lustgarten, atty.

**Woodlawn rd.**, nec 205th; Same agt Philip J O'Reilly et al; foreclosure of transfer of tax lien; W Lustgarten, atty.

**Bathgate av.**, es, bet 187th & 3 av; Same agt Wm Johnston et al; foreclosure of transfer of tax lien; W Lustgarten, atty.

**207TH st.**, ws, 75.11 s Perry av, 25x119.7; Nathan Himowich agt Louis J Sice et al; foreclosure of transfer of tax lien; M M Himowich, atty.

**Jerome av.**, ws, 253.6 n Cromwell av, 30.2 x135.10x irreg; Same agt Chas Fraser et al; foreclosure of transfer of tax lien; M M Himowich, atty.

**Grand Boulevard.** ws, 22 n 182d, 25x58.1; Same agt Mary E Bird et al; foreclosure of transfer of tax lien; M M Himowich, atty.

**3D av. 2942**; Same agt Sebastian Mauer et al; foreclosure of transfer of tax lien; M M Himowich, atty.

**202D st.**, ns, 185 w Webster av, 28.3x100; Same agt Margaret F Rush et al; foreclosure of transfer of tax lien; M M Himowich, atty.

**3D av. 1992-4** also BEEKMAN ST, sws, 51.7 nw Wm st, 23.8x101.5x irreg; Elizabeth B Colt agt Francis D Bowne et al; partition; E L Adams, atty.

**3D av. 1990**; Elizabeth B Colt agt Francis D Bowne et al; partition; E L Adams, atty.

**137TH st.**, ns, 50 e Brown pl, 25x100; Pauline Fingerhut agt Edw D Farrell et al; foreclosure of transfer of tax lien; S Fingerhut, atty.

**148TH st.**, nes, 170.3 se Morris av, 25x106.6; Belle T Sewell agt Nicola Biondi et al; foreclosure of transfer of tax lien; M Frank, atty.

**165TH st.**, nes, 257.7 se Park av, 25x95; Same agt Harry Stoll et al; foreclosure of transfer of tax lien; M Frank, atty.

**232D st.**, sec Corlear av, 186.5x584.7; Nathan Himowich agt Chas A Singer et al; foreclosure of transfer of tax lien; M M Himowich, atty.

**135TH st.**, ns, 258.4 e Willis av, 16.8x100; Same agt Chauncey Burt et al; foreclosure of transfer of tax lien; M M Himowich, atty.

**Hughes av.**, es, 70 n 187th, 25x87.6; Alfonso Esposito agt Russo-Barba Realty Co; action to declare lien; H Kuntz, atty.

**149TH st.**, ss, 245.3 e Morris av, 25x86.6; Nathan Himowich agt Enrichetta Biondi et al; foreclosure of transfer of tax lien; M M Himowich, atty.

**Arthur av.**, es, 144.2 s 180th, 25x93.3; Same agt Patk Donnelly et al; foreclosure of transfer of tax lien; M M Himowich, atty.

**142D st.**, ss, 100 e College av, 50x100; Same agt Henry Gourley et al; foreclosure of transfer of tax lien; M M Himowich, atty.

**Broadway.** nec 95th, 125.10x121.3x irreg; Keystone Fire Proofing Co agt Real Construction Co; action to foreclose mechanics lien; Parsons, Closson & McIlvaine, attys.

**Intervale av.**, sec 165th, 86.5x20.3x irreg; Wm J Williamson et al agt Chris Seitz et al; foreclosure of transfer of tax lien; J Kearney, atty.

## AUG. 3.

**3D av.**, ses, 55.3 ne 145th, 18.8x90.11x16.8 x99.3; Belle T Sewell agt Edw Farrell et al; foreclosure of transfer of tax lien; M Frank, atty.

**3D av.**, ss, 74.10 ne 145th, 18.8x82.7x16.8 x99.11; Same agt same; foreclosure of transfer of tax lien; M Frank, atty.

**145TH st.**, sws, 150 se College av, 25x100; Same agt Allan R Brown et al; foreclosure of transfer of tax lien; M Frank, atty.

**Tinton av.**, es, 202.6 s 168th, 25x132.4; Bertha C Stahr agt Patk H Culligan et al; foreclosure of transfer of tax lien; M Frank, atty.

**Washington av.**, ws, — s 183d, —x—; Belle T Sewell agt Adolph Newman et al; foreclosure of transfer of tax lien; M Frank, atty.

**169TH st.**, nec Union av, 72.10x47.7xirreg; Same agt Walton M Stafford et al; foreclosure of transfer of tax lien; M Frank, atty.

**182D st.**, swc Washington av, 85x2.2; Same agt Susan C Steers et al; foreclosure of transfer of tax lien; M Frank, atty.

**179TH st.**, ss, 100 e Crotona av, 22.10x95; Bertha C Stahr agt Michl H O'Brien et al; foreclosure of transfer of tax lien; M Frank, atty.

**25TH st. 337 to 341 W**; Bachman Slate Co agt Roman Catholic Church of St Columba; action to foreclose mechanics lien; Goldsmith & Sittenfeld, attys.

**Longfellow st.**, ws, 75 n 172d, 25x100; Nathan Himowich agt Jackson Constn Co; foreclosure of transfer of tax lien; M M Himowich, atty.

**235TH st.**, ns, 460 e Katonah av, 25x100; Sarah R Pierce agt Louise E Burton; S Williamson, atty.

**235TH st.**, ns, 485 e Katonah av, 25x100; Lucy F Bell et al agt Louise E Burton; S Williamson, atty.

**Crosby st. 91**; City of N Y agt Jos Gati; notice of levy; A R Watson, atty.

**Union av.**, es, bet 151 & 152 sts; Tax Lien Co of N Y agt Mary A Healy et al; foreclosure of transfer of tax lien; W Lustgarten, atty.

**132D st.**, ws, bet Willis av & Brown pl; Same agt Jno C Brown et al; foreclosure of transfer of tax lien; W Lustgarten, atty.

**Cypress av.**, nec So Boulevard; Same agt Jas McLoughlin et al; foreclosure of transfer of tax lien; W Lustgarten, atty.

**Lot 23, blk 2333, sec 9**; Elway Co agt Christian C Hottenroth et al; foreclosure of transfer of tax lien; S L Josephthal, atty.

**Spuyten Duyvil rd.**, ws, lot 194, sec 13, blk 3410; Nathan Himowich agt Gustavus M Roden et al; foreclosure of transfer of tax lien; M M Himowich, atty.

**156TH st. 731 E**; Ollie Jackson agt Jno H Seekamp; notice of levy; M L Fredenheimer, atty.

**2D av. 1237**; also 70TH ST, 250 E; Tenement House Dept agt Eldridge Realty & Constn Co; notice of levy; A R Watson, atty.

**134TH st. 300 E**; City of N Y agt Wilhelmina Lohr; notice of levy; A R Watson, atty.

**200TH st. 243 to 247 E**; Saml I Albert agt Bedford Boulevard Constn Co; notice of levy; I R Albert, atty.

Spofford av, ns, 24.7 e Tiffany st, 50.5x100; Nathan Himowich agt Jno O'Neill et al; foreclosure of transfer of tax lien; M M Himowich, atty.

143D st, ss, 215 w Brook av, 25x100; Bertha C Stahr agt Harry M Goldberg et al; foreclosure of transfer of tax lien; M Frank, atty.

Mott av, es, 194.6 n 150th, 19x73.9; Belle T Sewell agt Edw Beacon et al; foreclosure of transfer of tax lien; M Frank, atty.

Mott av, es, 100 s 144th, 19.11x125; Same agt Sarah A Farrington et al; foreclosure of transfer of tax lien; M Frank, atty.

Av A, ss, lot 24, map of Jerome Village, Bronx; Jno F Mason agt Erminio Corti; notice of levy; J F Frees, atty.

17TH st, 111 W; City of N Y agt David Osterweiss; notice of levy; A R Watson, atty.

AUG. 4.

Kepley av, ws, bet 237th & 238th sts. Tax Lien Co of N Y agt Ephriam B Levy et al; foreclosure of transfer of tax lien; W Lustgarten, atty.

Perry av, sec 209th st. Same agt Chas Thyson et al; foreclosure of transfer of tax lien; W Lustgarten, atty.

Perry av, ses, bet 207th & 209th sts. Same agt Cora B Upp et al; foreclosure of transfer of tax lien; W Lustgarten, atty.

Mt Vernon av, sec Mapes av. Same agt Augustus Van Cortlandt et al; foreclosure of transfer of tax lien; W Lustgarten, atty.

Prospect av S, es, — s 163d st. Same agt City of N Y; foreclosure of transfer of tax lien; W Lustgarten, atty.

207TH st, ss, bet Hull & Perry avs. Same agt Louis J Sice et al; foreclosure of transfer of tax lien; W Lustgarten, atty.

Mosholu Parkway S, es, bet Jerome & Bainbridge avs. Same agt Jerome Park Ry Co et al; foreclosure of transfer of tax lien; W Lustgarten, atty.

Prospect av, es, — s 163d st. Same agt City of N Y; foreclosure of transfer of tax lien; W Lustgarten, atty.

47TH st, 418-22 E. Louis Keller et al agt Mary R Goelet et al; action to foreclose mechanic's lien; A R Bunnell, atty.

Summit av, es, 50 s 162d st, 50x100. David Kraus et al agt MacLauley Realty & Construction Co et al; action to foreclose mechanic's lien; B H Sandler, atty.

Lewis st, 119-21; also 92D ST, 308-10 E; also 103D ST, 304-10 E. Natty Mishkin agt Moritz Weisberger et al; action to set aside deeds, &c; Kurzman & Frankenhaimer, attys.

Concord av, ws, 75.5 s 145th st, 75x100. Nathan Himowich agt Christian Kraetzer, Sr, et al; foreclosure of transfer of tax lien; M M Himowich, atty.

Brook av, ws, 50 n 137th st, 25x90.1. Same agt Edw D Farrell et al; foreclosure of transfer of tax lien; M M Himowich, atty.

FORECLOSURE SUITS.

JULY 29.

Bryant av, ws, 100 n Lafayette av, 25x95; Julia G De Haven agt West Mount Vernon Realty Co et al; J H Seymour, atty.

178TH st, 608-610 W; Chas H Freeman agt Sidney L Eastman et al; H W Freeman, atty.

Bryant av, ws, 125 n Lafayette av, 25x95; Mary I Cozzens, trustee, agt West Mount Vernon Realty Co et al; J H Seymour, atty.

Clinton av, ws, Lot 104, map of Village of Morrisania, Bronx, 25x138.11xirregular; Charlotte Kirchhof et al agt Deiducibus Building Co et al; F P Hummel, atty.

47TH st, ns, 262.6 e 10 av, 18.9x100.5; Jno H Rohde agt Geo E Moore et al; W M Hoes, atty.

JULY 31.

Pitt st, 94; Mary Mosback agt Katie Silberfeld et al; amended; Steiner & Petersen, attys.

2D av, nec 118th, 27x80; Geo von L Meyer agt David Heller et al; L J Phelps, atty.

Brook av, 365; Sol Sulzberger agt Apostolo Cutitta et al; M Sulzberger, atty.

Vyse av, ws, 300 n 167th, 20x100; Anna C Stephens agt Silberberg & Saul, Inc, et al; F W Judge, atty.

Edison av, es, 300 s Tremont rd, 50x100; Mildred M Moskowitz agt Pauline Liferieri et al; H J Moskowitz, atty.

Lenox av, 348-350; Max H R Reich agt Edw A Grimley; Whitridge, Butler & Rice, attys.

103D st, ns, 150 e 2 av, 25x100.11; American Mortgage Co agt Irving Bachrach et al; Bowers & Sands, attys.

Lot 62, map of new village of Jerome; Westchester Fire Ins Co agt Rachela Belotta et al; F M Tichenor, atty.

AUG. 1.

70TH st, 326 E; Virginia Danziger et al agt Willy Rieser et al; M Gross, atty.

Lots 25 & 26, map of 163 lots of estate of Mary J Radway, Bronx; Mathias H Howell agt Jos Gerardi et al; E G Whitaker, atty.

13TH st, 519 E; Mary H Smith extrx agt Julius Tishman et al; Harrison, Elliott & Byrd, attys.

122D st, 306 E; Jno McKee agt Benj F Thomas et al; Worcester, Williams & Saxe, attys.

Water st, ns, 126.8 e Market, 25x59.11; Mutual Life Ins Co of NY agt Frances E Farrell et al; F L Allen, atty.

Monroe st, 332; Francis K Pendelton agt Hyman Small et al; E O Anderson, atty.

180TH st, ns, 80 w Webster av, 19.11 x100; Gustave Plomsky agt Chas Bjorkgren, Inc; Menken Bros, attys.

Aqueduct av, es, 76 n Buchannon pl, 25.4x103.3x25x107.6; Susan J Evans agt Saml Blum et al; Miller & Bretzfelder, attys.

Bronx av, ws, 200 n King, 50x105.10x49.11x107.7; Westchester Fire Ins Co agt Woodward H Lyon et al; F M Tichenor, atty.

Daly av, es, 100.8 n 177th, 25x43.6x25.10 x42.1; Chas P Hallock agt Harry Wilkes et al; C P Hallock, atty.

181ST st, ss, 130.2 s Clinton av, 33.4x140.2xirreg; Louis M Ebling agt Riedt Realty Co et al; E Cohn & J Levy, attys.

AUG. 2.

139TH st, 261 W. Chas Lanier et al agt Elizabeth A Dodge et al; W E Carnochan, atty.

91ST st, ss, 248 w 8 av, 18x100.8. Lewis S Davis agt Edgar M Davis et al; Moss, Laimbeer, Marcus & Wels, attys.

128TH st, ns, 320 e 4 av, 20x99.11. Lottie E Field agt Percival E Nagle et al; C A Deshon, atty.

21ST st, 136-40 W. Saml Kempner et al agt Riley & Brice Realty Co et al; Kurzman & Frankenhaimer, atty.

Lot 2, map of Estate of Benj Richardson, Bronx, Emma E Horn agt Geo C Richards et al; Peacock & Steves, attys.

Freeman st, 992-4. Hannah Younker extrx agt Mary Leimbacher et al; attys, Stroock & Stroock.

Longfellow av, 1255. Hannah Younker, extrx agt Darius V Moses et al; Stroock & Stroock, attys.

125TH st, 303 E. General Synod of the Reformed Church in America agt Ellen Donovan et al; Reed & Pallister attys.

72D st, 315 E. Abr J Dworsky agt Ike Cinnamon et al; Davis & Dworsky, attys.

AUG. 3.

Teller av, ws, 139.6 n 165th, 20x100; Beatrice S B Ziegel agt David Robinson et al; S Weschler, atty.

169TH st, nwc Boscobel av, 82.11x139.9x irreg; Edmund Coffin agt Matthew Sheedy et al; amended; I Grayhead, atty.

12TH st, 39 & 41 E; Newburgh Savings Bank agt Maurice Feist et al; H Swain, atty.

AUG. 4.

109TH st, 62 E. Jacob Goldberg et al agt Herman Schapierer et al; E A Isaacs, atty.

167TH st, ses, 94.2 sw Tiffany st, 50x100. Catherine A Burton agt Gus C Odell et al; amended; P A Hattling, atty.

White Plains Road, es, 50 n Sommer pl, 33.4x100x irreg. Hortense N Carley gdn agt Wm W Penfield et al; L A Carley, atty.

5TH av, nwc 138th st, 100x99.11. Katharine A S Havemeyer agt Isaac Schneider et al; Bowers & Sans, attys.

40TH st, ss, 300 w 10 av, 25x98.9. Abr Fox agt Kate Steinberg et al; W Weiss, atty.

Kingsbridge road, sec Digney av, —x—, Wilhelmina Leibler agt Henry L Adt et al; A F Gescheidt & J N Toomey, attys.

185TH st, ns, 150 w Ams av, 16.6x53.6. Francis S Phraner agt Emma R Sutton et al; H S Ogden, atty.

98TH st, ss, 100 e Col av, 25x100.11. Julia E Cameron agt Kingsley Realty Co et al; S Riker, Jr, atty.

JUDGMENTS

In these lists of Judgments the names alphabetically arranged and which are first on each line are those of the judgment debtor. The letter (D) means judgment for deficiency. (\*) means not summoned. (†) signifies that the first name is fictitious, real name being unknown. Judgments entered during the week and satisfied before day of publication do not appear in this column, but in list of Satisfied Judgments.

The Judgments filed against corporations, etc., will be found at the end of the list.

July & Aug.

- 29 Anderson, Mary et al—People, &c. \$500.00
29 the same—the same 500.00
29 Apple, Isaac et al—H Alberlock et al 32.81
31 Augustine, Robt A—Frank V Strauss & Co. 46.79
31 Altschul, Saml & Nettie—J M Rothner 82.82
1 Adams, Frank—H MacDonald Peggs 156.31
1 Alexander, Max—H Greenberg 32.41
2 Adler, Henry—H W Ehrichs Inc. 133.52
2 Accondia, Pasquale—Metropolitan Importing & Mfg Co. 48.15

- 3 Adams, Chas W—Equitable Trust Co of N Y 51.93
4 Anderson, Edw—M Gordon et al. 32.61
4 Arker, Isaac et al—Hudson Mantel & Mirror Co. 31.58
29 Banker, Edw H—Simpson, Crawford Co. 97.41
29 Benedict, Frank J—A J Benedict. costs, 66.45
29 Behrens, Geo S—Rague Tea & Coffee Co. 41.15
31 Bandman, Clyde E—E Lieberman. 113.24
31 Butler, Mary—P A Peterson. 215.86
31 Bergman, Max—C Elitz et al. 39.65
31 Bruno, Jos—P Waldo, Comr. 64.72
31 the same—the same 64.72
31 Bromberg, Leopold—The American Crayon Co. 54.95
31 Behrman, Ralph—J G Bosworth et al. 112.71
1 Beardsley, Douglas—C D Clapp Mfg Co. 162.66
1 Bussing, Wm E & Sadie F—A Brown 21.75
1 Beller, Harry—H Greenberg. 18.41
2 Burby, Wm H—T Quinn. 73.35
2 Boettcher, Chas F—C Koster et al. 221.19
2 Bergman, Henry—J Meyers. 29.51
2 Birnbaum, Saml—D C Moynihan. costs, 126.00
2 Benedetto, Goffredo—C De Marco. 173.32
2 Basil, Jas V—B Suzanne. costs, 69.73
2 Barkdull, Mary H or Hill—J J Tablot et al. 138.40
2 Butterworth, Frank—J R Wainwright. 4,815.00
2 Burstein, Saml—B Goldstein. 101.24
2 Buller, Hirsch—M Kurtin et al. 19.21
2 Berdy, Louis—White Tar Co. 44.02
3 Bryant, Wm W—T H Leary. 108.37
3 Busch, Sigmund—H R Ferguson et al. 98.21
4 Barry, Wm D—General Transfer & Storage Co. 323.02
4 Butterfield, Clark—H Spear et al. 101.05
4 Boulin, Chas M—B Mazanek. 162.41
4 Bolton, James H—T J Bolton. costs 221.21
4 Barry, Patk J—P Sugerman et al. 50.50
29 Conrad, Ethel—Hexter Stable Co. 64.31
29 Cerra, Antonio et al—W H Meserole. 137.82
29 the same—the same 479.39
29 Chappel, Fedor et al—S D Greenberg et al. 327.65
31 Connor, Jas admr—Dollar Savings Bank, City of NY. costs, 94.38
31 Coyle, Oced I—D Howard Levy, Inc. 73.11
31 Carr, Tonny—S L Bruck et al. 71.16
1 Cantwell, Jno M et al—E H Rainbow. 267.41
1 Cerussi, Michael et al—the same. 267.41
1 Crouse, Bert et al—Union Match Co. 40.45
2 Christopolos, Arnis—C Agoies. 149.31
2 Cohen, Rose—L Pulvermacher et al. 29.10
2 Coyle, Thos J—M Buchsbaum. 72.70
3 Clarke, Walter L—P Burns. 170.33
3 Chateau, Alex—C Berger. 294.86
3 Cahill, Gerald—J J Whelan. costs, 18.74
3 Colton, Walter—Equitable Trust Co of N Y. 25.02
3 Clark, Chas E L—H M Levin. 1,045.88
3 Cerveney, Chas—A J Klinge et al. 24.00
3 Charney, Jas—L Nusbaum. 62.60
4 Cohen, David—I Feinberg. 29.65
4 Califano, Anna—H H Meise. 236.17
4 Castell, Saml—Sterling Fire Ins Co. costs 71.50
4\*Cheney, Albert O et al—Northern Bank of N Y. 220.28
29 Demas, Costas et al—J Booras. 499.15
29 Donovan, Jas J—J & J W Stolts. 789.19
29 Di Nuovo, Ignazio & Antonio\* et al—F Reifel. 127.21
31 Julig, Chas F—Gimbel Bros. 1,068.85
31 Deutscherberger, Chas & Saml Kriesel—W Rosenbaum. 273.90
31 Duclosne, Noel Flormoy—L B Nelson. 34.31
1 Dupre, Louis—P M Archdeacon. 716.73
1 Devlin, Jas—A J Dam et al. costs, 67.75
1 D'Herblay, Emilie L—O H Droege. costs, 122.45
1 the same—W Elfers et al. costs, 124.88
1 Douglas, Byron—M B Douglas. 8,229.95
2 de Pedro, Juan B Jr et al—P Livingston. 439.87
2 Dill, Clarence E—A J McCollum. 3,267.07
2 Dages, Christian et al—People, &c. 500.00
3 Davis Jos et al—Levy Stiefel Co. 110.66
3 Dietrich, John—L Barth et al. 311.46
3 Darrigan, Thos—Equitable Trust Co of N Y. 142.50
4 Dwyer, Chas F—T F J Hannan et al. 274.34
4 Dugan, Jno—J F Buckley. 44.27
4 Dunn, Warren H—E Mason. 355.07
4 Droutmann, Hyman—L H Ayres et al. 364.48
4 Deis, Jno—Willis H Rogers Inc. 200.43
4 De Classon, C Willis et al—Southern Furniture Journal. 73.03
4 D'Auria, Raffaele—M Del Pezzo. 384.16
29 Elliott, Chas P—E Hubbard. 90.04
29 Edson, Jos A—M Kiernan. 30.01
3 Eroe, Ralph D et al—G R Sutherland. 73.51
3 Enselevitz, Morris—A Schulman et al. 1,001.08
4 Ehrlich, Michl—A Newman. 245.95
4 Egedy, Emil—K Zimmerman. 68.39
29 Ferdinand, Louis et al—M Brayer. 113.45
31 Finnegan, Geo J—Smith Gray & Co. 62.31
31 Fisher, Emma—G Smith. 33.87
1 Feingold, Martha or Rosenberg Mrs Leon—D Perlman. 32.40
2 Frey, Margt—Brooklyn Union Elevated R R Co. 115.22

# EDISON PORTLAND CEMENT

is being used on the Ornamental Work of the New Concrete Improvement at the Polo Grounds. IT IS FINE.

## EDISON PORTLAND CEMENT COMPANY

1133 BROADWAY, NEW YORK

2 Fitch, Benj—Dowd Constn Co... 250.08	29 Koeppicus, Edw et al—H S Van De- mark ..... 241.91	4 Murphy, Peter E et al—the same..... 532.25
2 Fritz, Anna—Lang & Co..... 195.33	29 Kallage, Eliza—I Berg ..... 172.15	4 Moschcowitz, Schaum—B S Castle. 404.03
2 Fischer, Wm—A Goettlich. costs, 126.55	29 Katzanis, Jas et al—J Booras. 499.15	4 Miller, Abraham—S Goldstein et al..... 160.74
2 Feralds, Elbert C—Pease & Ellison Corp ..... 71.91	29 Kestenbaum, Ignatz et al—E Biardot ..... costs, 23.18	4 Metz, Wm H—T Wilson..... 519.74
3 Fasulo, Nunziato—Damm House Moving Co ..... 89.37	29 Kennedy, Chas et al—Cahn Belt & Co..... 184.64	4 Miller, Isaac et al—A Friedman. 112.65
3 Fega, Saml—Francis H Leggett & Co..... 61.82	31 Keenan, Jas P—J Lurie ..... 348.53	4 Mittleman, Harris et al—the same..... 112.65
3 Flanel, Saml—N Y Leather Belting Co ..... 146.41	1 Kennedy, Patk—Jno Wanamaker, NY ..... costs, 156.25	4 Martin, Geo W—R V Tenent..... 94.04
4 Frischknecht, Gottlieb—J Sudendorf, ..... 119.41	1 Krause, Jno V et al—Union Match Co..... 40.45	4 Meredeno, Antonio & Concetta— Northern Bank of N Y..... 67.34
4*Freeman, Frank et al—W Lipshutz et al ..... 47.91	1 Kress, Conrad—E M Schwarz & Co..... 28.57	4 Moller, Carl—J Werner..... 120.26
4 Fuller, Gains C & Elise—P B Ames..... 435.01	2 Jackson, Henry—Bennett Sloan & Co..... 181.60	4 Muller, Fredk W—Sargent & Co..... 70.97
4 Fox, Arthur—F Kaufman Leasehold Co ..... 491.36	2 Kover, Henry et al—Independent Re- finers Sales Co ..... 84.10	29 New Saml et al—S D Greenberg et al..... 327.65
29 Gootman, Fannie et al—People, &c..... 500.00	2 Kennedy, Thos J—A Dreyfus..... 63.41	2 Noble, Alfred A—A Kaiser et al. 264.07
29 Gutman, Fannie et al—same. 500.00	2 Kling, Max—H Fleck ..... 90.81	2 Newell, Edw J—C Bang ..... 49.81
29 Goldfeder, Harry or Aaron—B Hein- rich et al ..... 38.50	2 Kirsch, Martin—M R Griffin..... 474.92	4 Nuttal, Herbert S—J Kroder et al. 84.00
29 Gonousky, Max—Aurora Paint & Var- nish Co..... 42.15	2 Keys, Annie—A H Waterman..... 134.67	4 Nieberg, Benj et al—S M Israel. 324.46
29 Goldstein, Harry & Saml—A David- owitz ..... 62.74	2 Kutler, Saml—A Loitz..... 491.65	29 Overton, J Wm—N W Nelson..... 62.31
29 Greene, Maurice A et al—E Neufeld..... 339.30	3 Kleiberg, Hano M—Snow & Petrelli Mfg Co ..... 45.15	29 Ost, Max—M Spielholz..... 383.80
31 Gruber, Morris—N Siff ..... 134.45	3 Knapp, Edwd—N Y & N J Trans- poration Co ..... 94.61	29 Oppenheimer, Henry—J W Bell et al ..... 586.98
1 Greenwald, Philip—Van Zandt Jacobs & Co..... 36.33	3 Kassel, Abraham—B Mayer ..... 35,334.31	31 Otto, Philip, Lydig, or Charles P Ly- dig—A T Howard ..... 148.22
1 Goldberg, Morris—M Miller..... 118.65	3 the same—the same ..... 36,769.75	1 O'Connor, Sarah—S Hyman..... 19.98
1 Goldstein, Max et al—M Rubenstein et al ..... 179.16	3 the same—J L B Mayer. 34,098.08	1 Oliver, Jos R—F W Florsdorf Co. 20.90
2 Gordon, Saml—M Kaman ..... 146.40	3 the same—B Mayer ..... 34,111.32	3 Orser, Horace G—Equitable Trust Co of N Y ..... 47.29
2 Gunderson, Benedikte S & Peter J— G Vetrano ..... 233.96	3 Kaplan, Harris—M Nathan ..... 62.86	3 Orfinger, Morris et al—Levy Stiefel Co ..... 110.66
2 Greenberg, Alex B—J Meyers..... 13.36	3 Kling, Max—N Goodman et al..... 142.38	4*Ottenberg, Irving S et al—Raisler Heating Co..... 139.62
2 Goldsmith, Sam—F Eckenroth et al..... 284.99	4 Katz, Louis—J Gold ..... 193.42	4 O'Donnell, Sadie—D R Lucas..... 32.86
2 Goldberg, Louis et al—B Gensler..... 84.65	4 Kelly, Abraham—A Freibitz..... 50.30	4 O'Brien, Jno W—J F Buckley..... 96.52
2 Galverstein, Wm—K Rothenburg et al ..... 17.65	4 Kennedy, Jos—J F Buckley..... 214.84	4 O'Neil, Patk M—J C Bogert Co. 1,120.67
3 Goldstein, Saml—A Schwartz..... 40.65	4*Kessler, David et al—S Kaplan et al..... 249.01	4 Oppenheim, Louis E—L Levitt..... 53.20
3 Grimm, Arthur—Marbleoid Co..... 31.07	29 Light, Harrison W—Hannis Distill- ing Co..... 207.49	29 Pritsker, Peter et al—A Kuflik et al..... 88.21
3 Gruenberg, August—M Quinn..... 105.01	29 Lithgow, Leslie—G A Hull ..... 44.69	31 Perl, Hyman—S Seiler ..... 36.00
3 Gross, Frank—J J Meldrum..... 224.99	29 Lindsay, Philip or Phillip—B Hein- rich et al ..... 66.38	2 Phillips, John L—W J Casey..... 524.55
4 Gump, Craig J—H H Tess et al. 148.26	31 Lubelsky, Louis Y—D H Kurtz et al..... 1,789.39	2 Place, Frank C—Rosenbaum & Co. 29.98
4 Grunewald, August—F E Lilly. 772.89	31 Levine, Max—J Gold ..... 121.57	2 Perry, Mary et al—People, &c..... 500.00
4 Gross, Max & Jos—S Gellert..... 165.65	31 Leichtner, Isador—Oppomattox Trunk & Bag Co ..... 112.16	3 Plesser, Judah et al—M Josephsohn..... 48.65
4 Golembe, Solomon et al—H Schwob..... 80.76	31 Lukasiewicz, Frank—H Tieber..... 75.41	3 Paine, John H—P Sheehan et al. 36.41
4 Ginsberg, Aaron & Grace A—J M Sut- ton..... 567.80	31 Langstaff, Chas R—McElreavy & Hauck ..... 424.36	3 Pallas, Richd—Equitable Trust Co of N Y ..... 149.42
29 Hill, Geo H—F Scolaro ..... 400.69	1 Lewin, Saml & Jos*—J Seeman et al..... 675.62	3 Pragliin, Julius et al—Olin J Stephens Inc ..... 977.34
29 Harris, Jacob—C F Bishop et al. 281.46	2 Levoli, Giovanni et al—Westches- ter Avenue Bank ..... 533.03	4 Polansky, Jacob—J C Bogert Co. 30.21
29 Hurley, Bartholomew—M Glaser. 146.61	3 Lamb, Teresa A—Barnard Realty Co..... 121.31	29 Rush, Joseph S—H B Kirk & Co..... 194.02
29 Hoag, Adeline K—City National Bank of Plattsburgh, NY..... 259.36	3 Leibovitz, Herman—M Miller et al. 90.23	29 Rosenblum, Abraham et al—M Brayer ..... 113.45
29 Hogan, Bridget et al—Ess Eff Realty Co..... costs, 119.37	3 Loeb, Tobias G & Sarah M—A Gab- riel ..... 405.66	29 Roche, Walter L—Brooklyn Realty Sellers ..... 62.01
31 Heller, Bertha—S W Johnson, Pres. ..... 77.31	4 Lebnan, Gustav R—T P Orr..... 80.41	31 Rubin, Fredk—S W Johnson, Pres..... 208.20
31 Houston, Alexander—E Gilchrist. 127.86	4 Lanigan, Walter F—O Heumann..... 171.91	31 Rose, Joseph L—W Meurer..... 230.40
31 Hanauer, Jno—S Echelman ..... 105.10	29 Magaldi, Edw—Richardson & Boyn- ton Co..... 63.38	31 Reich, Max—M White ..... 100.05
31 Hansen, Adolf—L B Nelson ..... 59.31	29 Morton, Baxter—B S S Morton..... costs, 210.64	31 Rost, Otto F—J E Hasbrouck, Jr. 123.40
31 Hefferman, Leib & Frank Thau—S Oliner ..... 34.30	29 Michael, David—J C Wilson..... 435.40	1 Rosenberg, Mrs Leon or Martha Fein- gold—D Perlman ..... 32.40
1 Haack, Karl F O—Fur News Pub Co..... 104.65	29 Moore, Edw et al—Cahn Belt & Co..... 184.64	1 Rockefeller, Fletcher J—Federal Tire Co..... 24.97
1 Horn, Fritz—P M Ohmeis & Co..... 2,112.29	31 Mesa, Ferdando C—Hotel Astor. 113.00	1 Ressler, Nathan—N Santacroce. 1,563.87
2 Henning, Chas T—M Auerbach et al..... 19.81	31 Merritt, Katherine F—B T Downes..... 2,044.35	1 Rubenstein, Isidor—C A Wimpfelhei- mer et al ..... 4,740.34
2 Hazard, Wm J—A Tuna ..... 274.41	31 Mulcahy, Mathew J—E F Bushnell et al ..... 82.11	2 Rosman, Jacob—S Kronovel et al..... 179.00
2 Hill, Mary H or Barkdull—J J Tabolt ..... 138.40	31 McCleary, Daniel J—R Waldo, Comr. \$59.72; \$59.72 ..... 59.72	2 Rubenstein, Isidor—C A Wimpfelhei- mer et al ..... 5,635.91
2 Hathaway, Ewen—J W Taylor. 1,082.39	1 Muller, Mary G—W E Dunn..... 100.65	2 Ranges, Wm—City Finance Co..... 63.72
2 Hover, Edw P—Independent Refiners Sales Co ..... 84.10	1 Mische, Laura & Wm—A Seligmann et al ..... 184.89	3 Ryan, John J—C F Pundt..... 84.62
3 Hyde, Lionel R—E Moore, Jr..... 402.90	1 Martikainen, August—F Rriedlander et al ..... 603.12	3 Reynal, Nathaniel C—E H Wetherbee..... 130.25
3 Hall, Henry P—Mechanics & Metals National Bank ..... 1,080.19	2 Malone, Frank E—Brewster & Co..... 1,480.26	3 Rosen, Jos—Murphy Varnish Co. 34.29
3 Hume, Jas R—Equitable Trust Co of N Y ..... 241.57	2 McGuire, Wm R Jr—L Meyer..... 146.90	3 Richstone, Saml—F Gossett..... 28.41
4 Hertz, Rosa et al—People &c..... 500.00	2 McBride, Philip—American Exchange Cigar Co ..... 63.47	3 Roberge, John N—Equitable Trust Co of N Y ..... 222.40
4 Harrison, Paul & Elizabeth C—J Sul- livan..... 90.06	2 Martin, Saml G—Kenyon Military School ..... 533.83	3*Rein, John et al—L Nusbaum..... 62.60
4 Hirsch, Emil—Rudolph Sanger Co. 99.94	2 Mitchell, Abie—M Klaw et al..... costs, 86.70	4 Reynolds, Thos L—Assets Realiza- tion Co..... 1,316.62
4 Hoeler, Wm—P Goerlitz..... 243.91	2 MacPhater, Sara H of W—A L Woarms et al ..... 2,091.27	4 Rooney, Daniel—H Koehler Co..... 143.02
4 Hadley, Edw M—A H Joline et al..... costs 17.41	3 Missall, Christian—S Baumann. 100.19	4 Resnick, Felix—J Bogert et al..... 44.40
4 Hendlin, Philip—D Greenspan..... 79.01	3 Monohan, Wm et al—Gibson Distill- ing Co ..... 1,309.65	4 Rosenberg, Herbert M et al—W Lip- shutz et al ..... 46.91
4 Holden, Jno & FFlorence H—North- ern Bank of NY..... 3,625.87	3 Mason, John F—Equitable Trust Co of N Y ..... 78.51	29 Stein, Jacob & Abraham—I Einhorn ..... 44.88
3 Isaacs, Oscar—J Rogaliner et al. 135.91	3 Mulligan, Jas O—the same..... 52.01	29 Spielberger, Saml—S Somersted. 294.65
4 Ivone, Ferdinando—D Robinson et al..... costs 32.41	3 Michael, David—J C Wilson et al..... 14,563.94	29 Sjiro, Saml—L B Repair Co, Inc. 107.62
4 Isabel, Chas S—R A Repley..... 173.42	3* Munger, Chas H et al—G R Suther- land ..... 73.51	29 Schainwetter, Wm—M Schwartz et al ..... costs, 23.03
4 Ingram, Chas M—O Heimstadt..... 85.22	4 McArdle, James J et al—F & M Schaefer Bwg Co..... 532.25	31 Shay, Daniel A—Imperial Pub Co. 62.85
3 Jones, David—S Jacobs ..... 41.65		31 Shinofsky, Jos—J Gold..... 90.15
4 Jackson, Lillian R—J M Fishel et al..... 280.96		31 Sack, Morris S & David Jaffe—J J Maloney ..... 1,124.32
29 Kipnis, Marcus—S Blumenfeld..... 272.74		31 Sroka, Louis—S Rubin ..... 30.09

1 Salomon, Alfred—American Can Co. 190.62  
 1 Seleck, Herman D & Herbert C—C Mack 688.51  
 1 Smith, Herbert J et al—H S Thompson costs, 80.53  
 1 Smith, Harry—C A Childs 117.91  
 1 Sachs, Julius—National Alumni. 33.15  
 1 Slocum, Anna—Bonwit Teller & Co. 121.35  
 2 Salomon, Salomon G—S Salomon. 602.84  
 2 Salomon, Salomon G & Harry G—the same costs, 35.00  
 2 Salomon, Harry G—the same. 2,262.29  
 2 Schriever, Chas—Blumenthal & Bickert 346.75  
 2 Sheehan, Timothy G—J Meyers. 11.81  
 2 Seaman, Clarence A—Macey Co. 90.41  
 2 Seggbruch, Frank—Thos Smith Construction Co. 155.41  
 2 Schiller, Oscar—New England Cotton Yarn Co. 396.68  
 3 Siegel, Lena—M A Newman. 66.88  
 3 Savarese, Giovanni & Fortunata—Montanaro et al. 1,614.08  
 3 Skeels, Lynn C—S Schwatzman. 2,522.80  
 3 Stoddard, Chas E—Spear & Co. 66.65  
 3 Straub, Frank & Anna—J Froehlich et al 462.22  
 3 the same—the same. 462.32  
 3 the same—the same. 236.02  
 3 the same—the same. 462.32  
 3 the same—the same. 401.32  
 3 Straub, Anna—the same. 27.62  
 3 Schweizer, Morris—A Bauermann. 256.41  
 3 Swezey, Van R—E R Forman et al. 1,309.65  
 3 Sharky, John et al—Gibson Distilling Co. 79.99  
 3 Sheridan, Geo F—Equitable Trust Co of N Y the same. 71.42  
 3 Silver, Geo—the same. 35.44  
 3 Smith, Robt E—the same. 25.60  
 3 Schlesinger, Bertram—the same. 431.93  
 3 Simon, Moses—Battery Park National Bank of N Y 24.00  
 3 Sandadn, John—M Mendel et al. 114.21  
 3 Schultz, Henry—Standard Oil Co of N Y 977.34  
 3 Slotkin, Mayer et al—Olin J Stephens Inc. 30.65  
 3 Schenkman, Shive—M Slutzky. 62.60  
 3 Stein, Saml et al—L Nusbaum. 199.71  
 4 Strulovich, Jacques—S Schnee. 188.24  
 4 Sabiloff, Moritz—J C Bogert Co. 179.80  
 4 Silk, Lillian—Saks & Co. 500.00  
 4 Schmidt, Louise et al—People, & Co. 32.72  
 4 Santora, Salvatore—A H Joline et al. 80.76  
 4 Schaefer, Wm et al—H Schwob. 23.41  
 4 Sostchen, Morris—A Silverstone. 552.96  
 4 Stern, Milton—J Strauss. 141.23  
 4 Steinber, David L—J Levine. 193.37  
 4 Shatzkin, Abraham—Northern Bank of N Y 197.45  
 29 Thompson, Jno A—Sea Coast Oyster Co, Inc. 101.62  
 29 Thompson, Jno A\* & Herbert J—W W Ballard Co. 29.29  
 29 Tacinelli, Jno—B Heinrich et al. 44.86  
 31 Tigner, Saml M—Union Card & Paper Co. 47.00  
 3 Taneser, Saml—A Taneser. costs, 4.56  
 3 Taylor, Geo—T H Leary. 107.65  
 3 Tobias, Isaac—Equitable Trust Co of N Y 62.60  
 3 Trauman, Saml et al—L Nusbaum. 220.28  
 4\* Taylor, John I et al—Northern Bank of N Y 101.49  
 4 Utter, Warren D—T M McCarthy et al. 32.01  
 1 Voit, Meyer & Selig\*—Wm S Gray & Co. 74.90  
 2 Voelker, Rudolph—E Meissner. 113.06  
 4 Van Blaricorn, Fred M—J Meyer. 80.31  
 4 Van Namen, Howard—N De Muth. 38.55  
 29 White, Jos—Whitney Duplicating Check Co. 339.39  
 29 Wandereer, Jennie et al—E Neufeld. 222.32  
 29 Wiberly, Geo—J Mandel. 32.81  
 29 Weinstein, Isaac et al—H Abberbrock et al. 264.31  
 31 Walsh, Maurice J & Milton C—C W Gaylor. 106.10  
 31 Warthe, Apollonia—E Heller. costs, 65.60  
 31 the same—G R Oettel et al. costs, 80.10  
 31 Weber, Jos L—The State Bank. 420.35  
 1 Walent, Rosie—J Reszny. 159.81  
 1\* Weiss, Benjamin et al—M Rubinstein et al. 61.94  
 2 Wilkens, August—A Ehlers. 296.24  
 2 Walker, Wm H—Greenpoint Moulding Co. 145.29  
 2 Wellman, Walter et al—J Gensler. 22.67  
 3 Wennerberg, John E—Leighton & Valentine Co. 48.65  
 3 Weisinger, Saml et al—M Josephsohn. 86.24  
 3 Weinhman, Julius—J S Shea et al. costs, 619.80  
 3 Wanderer, Jennie—M M Apfel. 1,028.40  
 3 Waite, Fredk J & Edgar—S E Robinson. 92.24  
 3 Woodward, Iza P & Frank M—American Agricultural Chemical Co. 73.03  
 4 Wenderhold, Wm et al—Southern Furniture Co. 73.03  
 4 Weber, Carl et al—same. 249.01  
 4 Weinstock, Sam et al—S Kaplan et al. 134.43  
 29 Yerby, Ross—J W Stolts. 439.87  
 29 Yvarona, Juan B P—P Livingston. 479.30  
 29\* Zimmerman, David et al—W H Meserole. 59.41  
 31 Zwaaf, Andrew—L Verbeck. 43.05  
 1 Zuebel, Saml—G Isakor. 261.41  
 1 Zimmerman, Chas J et al—E H Ram-bow

29 Perlberg, Haberman Iron Works—Lackawanna Steel Co. 494.11  
 29 Garner & Co, trustee—L de Moltke Huitfeldt 68,433.95  
 29 Caldors Belgium Corset Co—J G Wintjen 274.22  
 29 Imperial Repair & Brazing Co et al—B Hogan 495.35  
 29 William T Hookey, Inc—Denston Hair Co. 217.41  
 29 American Chandelier Co et al—A Kuflik et al. 88.21  
 31 Star Co—A Marino. 317.22  
 31 F V Smith Contracting Co—City of N Y 27.41  
 31 Fluri Construction Co et al—C W Gaylor 264.31  
 31 Pastime Amusement Co—R Waldo. 64.72  
 31 the same—the same. 64.72  
 31 Piccaninny Slide Co—J W Hammett costs, 123.28  
 31 Black Motor Car Co et al—J E Hasbrouck, Jr. 123.10  
 31 Behrman & Baron Co et al—J G Bosworth et al. 112.71  
 31 City of NY—Mitchell Motor Co of NY 3,223.40  
 31 Charlan Restaurant Co et al—Gimbel Bros. 1,068.85  
 31 Civic Realty Co—City of N Y. 57.00  
 1 Quenner Dry Crusher Co—Darrow Pub Co. 197.31  
 1 Kenvil Co—H P Knight. 237.27  
 1 Long Island Building Co—Jno H McLain Co. 303.41  
 1 Frisco Realty Co et al—E H Ram-bow 267.41  
 1 City of N Y—Uvalde Asphalt Paving Co. costs, 59.98  
 2 Edinboro Constn Co—Russell & Erwin Mfg Co of N Y. 278.43  
 2 Belmont Bond & Mortgage Co—Cross Austin & Ireland Lumber Co. 155.75  
 2 Loventhal Cloak & Suit Co—Bonwit Bros Inc. 176.68  
 2 Florida Farms Corp—F F Mazoyer. 90.40  
 2 Brotherhood Society of Pomaricus Nicolo Florentino—M Taddanio et al. 88.29  
 2 Walter Wellman Co et al—J Gensler. 145.29  
 2 Bracken, McAveney Co—W Gleichmann et al. 5,157.57  
 2 Alpha Copper Co—F W Joyce. 4,708.32  
 2 the same—the same. 37,819.40  
 2 Rogers Building Co et al—Westchester Avenue Bank. 533.03  
 3 J V Sloan & Co—Sargent & Co. 26.62  
 3 B H Scheffels & Co—B Perry. 57.70  
 3 "Bud's"—Jerome B Rice Seed Co. 336.66  
 3 Sun Construction Co—Richd E Thibaut, Inc. 151.36  
 3 Jules Dubois Moulding Co—Beack Wall Paper Co. 61.93  
 3 Brook Construction Co—Abendroth Bros. 360.01  
 3 the same—the same. 430.66  
 3 Hamilton Taxicab Co—Weaver Ebling Automobile Co. 36.41  
 3 Tuchman Bros Construction Co—G Sprickerhoff. 65.11  
 3 Helene Realty & Construction Co—G Sprickerhoff. 61.81  
 3 Simon Improvement Co—G Sprickerhoff. 61.81  
 4 Emoh Realty Co—Tenement House Dept. 264.72  
 4 United Surety Co—H C Willcox. 286.41  
 4 F J Newcomb Mfg Co—A H Joline et al. costs, 12.41  
 4 Grampion Realty Co et al—Reisler Heating Co. 139.62  
 4 Standard Industrial & Commercial Exhibits Co—Post & Davis Co. 48.13  
 4 William T Hookey, Inc—John B Rose Co. 1,099.05  
 4 Forguingon Sale Co—S Winterbottom et al. 166.67  
 4 Riverside Engine Co—C W Griffith. 420.41  
 4 H A Improvement Co et al—Hudson Mantel & Mirror Co. 31.58  
 4 Sun Construction Co et al—S M Israel. 324.46  
 4 Cheney Realty Corp et al—Northern Bank of N Y 220.28

Eaton, John J—M Rosenfeld et al. 1911. 84.82  
 Einhorn, Moses—Butler & Herman Co. 1910. 484.41  
 Epstein, Alfred—J F Douthitt; 1902. 139.22  
 Fleck, Saml Jr—City of N Y. 1911. 264.41  
 Foy, James—City of N Y; 1911. 43.20  
 Foy, James—Manhattan Fire Alarm Co; 1911 costs, 90.43  
 Furman, Jacob, Jos Gertner & Abraham Wiltfish—N De Rosa; 1911. 400.00  
 Frick, Jno—H Mandelbaum et al; 1901. 1,892.23  
 Same—Syracuse Stove Works; 1901. 319.00  
 Same—D Robb; 1901. 77.45  
 Same—J B Wentsch; 1901. 2,544.37  
 Golde & Cohen—City of N Y; 1911. 59.41  
 Groesbeck, Theodore H—M Domnisch; 1910. 53.41  
 Grossman, Jacob M & Mark S—National Bank of Syracuse. 1907. 174.28  
 Gorman, Wm F—S Mork; 1911. 180.72  
 Heindel, Theresa—C Heindel; 1907. 78.20  
 Same—same; 1908. 140.47  
 Hamilton, Benj F—Renard Co, Inc; 1911. 64.03  
 Hickok, Chas H—S H Ogilby et al; 1911. 103.00  
 Hellman, Max—G Siegel et al. 1911. 53.81  
 Howard, Jos—J H Kleigl et al. 1909. 176.07  
 Joline, Adrian H & Douglas Robinson—B Tilton; 1911. 732.05  
 Joseph Meagher & Jas Hennessey—Nason Mfg Co; 1910. 246.11  
 King, Jos & Wm Salkin—J Grollo et al; 1910. 47.16  
 Knowles, Horace G—S A Kerr et al; 1911. 66.26  
 Kramer, Albert J & Wm, Jr—M Diskin; 1906. 1,097.28  
 Kriebel, Fredk L—D M Morrell, 1909. 216.91  
 Landeker, Adolph H—C A Siebold; 1911. 83.77  
 Same—same; 1911. 104.24  
 Lasser, Jacob—Greeley, Cushman & Record; 1903. 478.52  
 Levenson, Morris & Levenson Wrecking Co—Sauer Bros. 1908. 329.72  
 Same—same. 1908. 331.02  
 Levesque, Jos L & Thos F Donigan—N Whitman et al. 1911. 1,534.92  
 Ludwig, Bernard J—N Weiss; 1911. 1,023.86  
 Levy, Louis—M L Fratello; 1911. 27.41  
 Same—same; 1911. 224.41  
 Moresch, Saml—Friedland & Levine Bros. 1911. 44.17  
 Maas, Louis & Sophie—G F Corrigan; 1910. 444.40  
 Milliken, Jas H & Grace—J Lesoine; 1909. 562.38  
 Murray, Felix P & Jas J Walters—J A Murray et al; 1911. 262.83  
 Nelson, Pher & Harold—P Kent; 1909. 499.69  
 Rainsford, Harry S—Menny Printing Co; 1910. 1,862.18  
 Rosenberg, Harry—J Brody et al. 1911. 83.25  
 Riley, Nellie C—A R Hoefler. 1908. 77.27  
 Same—same. 1908. 80.06  
 Ryttenberg, Clarkson P—S A Kerr et al; 1911. 340.41  
 Ratkowsky, Aaron and Nathan Lubetkin—Hebrew Gemilath Chasodim Assn; 1907. 21.65  
 Roffman, Karl—City of N Y; 1910. 55.00  
 Reisler, Jno—M Price; 1909. 39.41  
 Reisler, Jno J—Frank V Strauss & Co; 1909. 117.23  
 Same—N Y Telephone Co; 1909. 127.53  
 Sabine, Jno B—Van Nest Woodworking Co; 1911. 58.25  
 Same—same; 1911. 58.25  
 Same—F A Becker; 1910. 65.00  
 Schneider, John H—B Mainzer; 1911. 69.00  
 Stein, Henry B—H Lachmanovitz; 1911. 29.41  
 Stallo, Edmund K—G E Gale. 1911. 296.49  
 Sterrett, Henry L—H Herzog. 1910. 158.81  
 Stewart, Cecil P—Richmond Cedar Wks. 1910. 119.48  
 Scherman, Geo A—David Shannon Co; 1911. 157.09  
 Sellitto, Alfonso and Emidio De Blase—S Marcantonio; 1911. 250.00  
 Spyskma, Jno B—S J Bloomingdale et al; 1910. 301.65  
 Simon, Henrietta—L E B Gurnee; 1911. 105.00  
 Same—H B Byran et al; 1911. 101.78  
 Simon, Farber—D Lefkowitz; 1907. 39.26  
 Van Deusen, Robt L—Mercantile Finance Co. 1911. 68.04  
 Vam Cleve, Jas A—Metuchen National Bank. 1911. 383.18  
 Wilson, Edw W & Arthur Linder—V M Turner. 1911. 1,116.03  
 Willershausen, Louisa—J R Bingham; 1911. 440.41  
 Whitehead, Jno T—Henry Morgenthau Co; 1911. 113.81  
 Wyner, Max—Columbia Bank; 1911. 242.41  
 Same—S W Eakin; 1910. 654.90  
 Weiss, Adolph—D Siegel; 1911. 74.31  
 Zanette, Peter—M Sabini; 1911. 546.27  
 Same—same; 1911. 27.67

SATISFIED JUDGMENTS.

July 29, 31, Aug. 1, 2, 3 and 4.

Anzalone, Antonio—G Anzalone; 1911. 135.01  
 Aaronson, Morris—M Cooper; 1911. 79.60  
 Appleby, Chas E—City of N Y; 1911. 264.72  
 Same—same; 1911. 264.72  
 Butler, Mary—J S A Russell; 1911. 127.30  
 Blinderman, Harry—M Rosenfeld et al; 1911. 499.65  
 Bunt, Wm J & Thos J—S Uhlfelder et al; 1910. costs, 27.72  
 Biegeleisin, Nathan—Funk & Wagnalls; 1907. 82.09  
 Carroll, Howard & Harriet M Spraker—H Levy. 1910. 850.10  
 Courtney, John—City of N Y. 1909. 55.00  
 Connolly, Thomas—H Kirk; 1911. 325.00  
 Cohen, Solomon—A Gordon et al. 1911. 63.57  
 Cohen, Isaac M—A Cohen; 1909. 49.98  
 Same—R Meyer; 1909. 36.51  
 Conway, Jas—S Solomon; 1911. 65.65  
 De Lamoutte, Alexander C—L B De Lamoutte; 1908. 228.84  
 De Camp, Frank N—Cromwell Bros. 1911. 78.32  
 Same—same. 1911. 21.93  
 Dickinson, Grace R G—W I Seaman; 1908. 119.05  
 Same—same; 1907. 80.55  
 Same—same; 1906. 48.75  
 Doran, Daniel A & Mary A McConville—J Engel et al; 1911. 97.10  
 Same—Metrial Realty Co; 1911. 111.08  
 Drey, Max—City of N Y; 1910. 264.65  
 Doctor, Albert A—Luis Salzman; 1907. 42.41  
 Doctor, Albert A—S M Siegel; 1904. 25.41

Corporations.

Barnett W Rod Co—Aetna Life Ins Co. 1911. 29.72  
 Bleecker Street Property Owners Assn—J E Quinn. 1911. 623.08  
 Waterbury, Rich & Dunlop Co—R R Sizes et al. 1911. 311.07  
 Httner Realty Co—City of N Y; 1911. 264.72  
 Same—; 1911. 264.72  
 Catlin & Powell Co—A S Mitchell; 1911. 2,007.11  
 Interborough Rapid Transit Co—J C Kraus; 1911. 699.52  
 Same—T H Sutcliffe; 1911. 200.00  
 Jacobs & Youngs Inc & National Surety Co—Pittsburgh Plate Glass Co; 1911. 2,114.67  
 Same—D B Pershall; 1911. 236.09  
 Same—J J Wallace; 1911. 369.18  
 Same—A W Burritt Co; 1911. 6,559.83

Corporations.

29 Peerless Garage—Harrolds Motor Car Co. 42.61  
 29 Cerra Realty & Construction Co et al—W H Meserole. 137.82

# DYCKERHOFF PORTLAND CEMENT

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**E. THIELE, Sole Agent,**  
99 John St., New York.

N Y Times—M S Okain; 1911.....2,646.60  
N Y, Westchester & Boston Ry Co—Concrete Steel Engineering Co; 1911.....64,594.55  
1911.....559.74  
Granite Spring Water—Singer Mfg Co; 1911.....1,031.07  
Same—Mount Pleasant Bank; 1910.....1,296.62  
Greenwich Hat Works—C Vietor et al; 1911.....1,708.01  
1903.....1,708.01  
Westchester County Brewery—Lillianthal Bros Inc; 1911.....1,583.04

<sup>1</sup>Vacated by order of Court. <sup>2</sup>Satisfied of appeal. <sup>3</sup>Released. <sup>4</sup>Reversed. <sup>5</sup>Satisfied by execution. <sup>6</sup>Annulled and void.

## MECHANICS' LIENS.

JULY 29.

**West st, 260;** also VESTRY ST, 63-69 Annie Wersan agt P J Carlin Constn Co & Geo C Robinson. (245). \$270.70  
**S4TH st, 209 W;** same agt Edison Electrical Co & Geo C Robinson. (246). 152.93  
**38TH st, 209-15 W;** same agt P J Carlin Constn Co & Geo C Robinson. (247). 416.94  
**Webster av, nwc 182D,** 30x100; McCann & Sullivan agt Bernard Schultz. (248). 297.90  
**Webster av, 2237 & 2245;** same agt same. (249). 119.00

JULY 31.

**Grand st, 207.** Morris Goldberg agt Estate of Saml Cohen, Sidney & A Cohen. (250). 170.00  
**199TH st, sec Decatur av,** 49.6x89.11. Sanitary Fireproofing & Contracting Co agt Pirk Realty Co. (251). 109.25  
**206TH st, ns, 100 e 9th av,** 241.10x99.11. Alliegro & Spallone agt Alex Walker et al & S E Keller Lumber Co. (252). 2,816.25  
**77TH st, 332 & 336 E.** Greenwald & Pollak agt Otto Deopfner. (253). 8,285.50

AUG. 1.

**Av A, 184.** Hyman Cohen agt Saml Rodman & Jacob Lewis. (1). 51.75  
**Wadsworth av, nec 175TH st,** 50x100. Jacob H Weibelovsky agt Herbert Dongan Constn Co & Louis Handelson. (2). 185.22  
**44TH st, 155 W.** Orlando F Battaglia agt May Irwin & Alfred Youmans. (3). 567.50  
**Bathgate av, es, 81.6 s 180th,** 123x72x irreg. Antonio R La Porta & Co agt Chas Faruolo & Chas Faruolo & Co. (4). 1,310.00  
**163D st, 311 E.** Solomon Beards agt Jno M Campbell & Henry C Schaefer & Son. (5). 54.00  
**163D st, 315 E.** Same agt same. (6). 54.00  
**College av, 92S.** Same agt same. (7). 150.00  
**26TH st, 334-36 E.** Robt Jacoby agt Pauline Miller. (8). 46.96  
**86TH st, 158-60 E.** Cramp & Co agt Herman Bacharach & A Geller. (9). 100.00  
**Greenwich st, 402-4.** Griffin Roofing Co agt Jno Doe & Greenwich Cold Storage Co. (10). 180.00

AUG. 2.

**Broadway, sec 98th,** 100x180.6. Electric Cable Co agt Borchardt, Corp. & Power Engineering & Contracting Co. (11). 2,000.00  
**20TH st, 26 W.** Saml Shanker agt Bertha K Bertlett & Saml N Katz. (12). 200.61  
**Lenox av, 233.** Cyril O Alberga agt Catherine M Burnham & Helga Hoving. (13). 113.00  
**21ST st, 136-40 W.** Conrad C Stahl agt Yawl Realty Co. (14). 100.00  
**181ST st, 720-36 W.** Dings & Schuster agt Ambrose Realty Co & John M Linck Construction Co. (15). 192.90  
**Webster av, es, 134 n 173d,** 75x100. James Di Benedetto agt Kensa Improvement Co, Chas Kendall & B Goldman. (16). 2,449.72  
**21ST st, 136 W.** Realty Supervision Co agt Yawl Realty Co & Reilly Brice Construction Co. (17). 600.80  
**45TH st, 17-9.** Hudson Structural Steel Co agt Midville Realty Co. (18). 556.81  
**Hoe av, es, 125 s 173d,** 75x100; Abraham Flohr et al agt East 167th Street Realty Co. & Aaron Miller. (19). 84.23  
**119TH st, 461 E.** Ambrozio Combi agt Richd W Horner & S Fox. (20). 233.00

AUG. 3.

**Summit av, 926;** David Kraus agt Mac Lauley Realty & Constn Co & McDermott & Hanigan; (21). 500.00  
**Forest av, nwc 160th,** 50x86; Garfein Sheet Metal Works agt Emma M S Messtanz; (22). 359.00

**33D st, 416 to 422 W;** Pasquale Trotta agt 416 W 33d St Realty Co & Joel Marx; (23). 500.00  
**141ST st, 105 W;** Carl T Nimis agt Diva Realty Co; (24). 270.00  
**162D st, ss, 160 e Prospect av,** 25x100; Fiske & Co, Inc agt Fred F French Co & P Muller & Co. (25). 1,203.00  
**165TH st, ss, 70.3 e Kelly st,** 25x100; Jno H Symmers agt Bristow Constn Co; (26). 375.00  
**1ST av, 43;** Pascal Cohn agt N Y Trust Co; M Emrici; (27). 120.00  
**42D st, 303 to 325 E;** also 43D ST, 304 to 322 E; Wolf Gelbaud agt N Y Society for the Relief of the Ruptured & Cripples & Jump House Wrecking Co; (28). 255.50  
**32D st, 318 to 324 E;** Jos Tino agt Franco Realty Co; (29). 477.00  
**32D st, 318 to 324 E;** Jos Tino agt Franco Realty Co & T Draddy & Co; (30). 182.00  
**S4TH st, 209 W;** Annie Wersan agt N Y Edison Co & Geo C Robinson; (31). 152.93

AUG. 4.

**Av A, 58-60;** Wm A Thomas Co agt Adolph Deutsch, Jos Deutsch Co & Jos Bernstein. (32). 116.20  
**119th st, 451 E;** Same agt Richard W Horner & Jos Bernstein. (33). 78.95  
**So Boulevard, nwc 142d,** 30.10x81.10; Sanders & Barnett Inc agt Curzio & Rozzano. (34). 775.00  
**Vandewater st, 24-26;** Chas Herrmann & Co agt Henrietta E & Henry Munroe. (35). 1,100.00  
**Cauldwell av, es, 76.9 s 163d,** —x—; Domenico Leone agt Herman D Rohke & Gaetano Quindiliano. (36). 16.95  
**Cauldwell av, same prop;** Pasquale Cozzuzzo agt same. (37). 16.96  
**Cauldwell av, same prop;** Gaetano Marisco agt same. (38). 21.10  
**Cauldwell av, same prop;** Pasquale Ventura agt same. (39). 23.95  
**Cauldwell av, same prop;** Ernest Bernardini agt same. (40). 16.67  
**Cauldwell av, same prop;** Francesco Tromonozzi agt same. (41). 23.67  
**Cauldwell av, same prop;** Nicola Mazzenga agt same. (42). 23.67

## BUILDING LOAN CONTRACTS.

JULY 29.

**Audubon av, sec 169th st,** 30x95. Greenwich Mtg Co loans Geo H Jacob Constn Co; to erect a —sty bldg; — payments. \$18,000

JULY 31.

No Building Loan Contracts filed this day.

AUG. 1.

**Southern Boulevard, ws, 193.4 s 182d,** 139.11x135.10x132.2x90.3. Mary S Croxson loans Waverly Constn Co; to erect a —sty bldg; — payments. 6,600  
**Houghton av, ss, 225 e Castle Hill av,** 50x108. Herbert S Ogden, atty, loans Chas E Devermann; to erect a —sty bldg; — payments. 6,500  
**Delancey st, swc Mulberry,** 100.1x35x irreg. State Bank loans Michele Briganta; to erect —sty bldg; — payments. 28,000

AUG. 2.

**Cambreling av, ws, 95 n 188th,** 25x100. Manhattan Mortgage Co loans De Candido Construction Co; to erect a —sty dwg; 9 payments. 11,000

**165TH st, ns, 85.2 e Washington av,** 50x 113.6. Max Cohen loans Owl Construction Co; to erect a —sty bldg; 12 payments. 26,000

**178TH st, swc Monterey av,** 20x100. Frederick A Southworth loans Ehrich Peterson; to erect a 4-sty dwg; — payments. 10,000

**Overing st, nes, 320.2 nw Frisby av,** 22.6 v94.11. Fredk A Southworth, atty, loans Pelham Improvement Co; to erect a —sty bldg; — payments. 5,000

**Overing st, nes; 217.8 nw Frisby av,** 22.5 x94.11. Same loans same; to erect a —sty bldg; — payments. 5,000

AUG. 3.

**Fordham rd, sec Grand av,** 103.5x40.10x irreg; also GRAND AV, es, 40.10 s Fordham rd, 44x94; Lawyers Title Ins & Trust Co loans A L Guidone & Co; to erect two 5-sty apartment; 6 payments. 80,000

**Beek st, ws, 194.11 n Intervale av,** 109.6 x100; Lawyers Title Ins & Trust Co loans Absar Realty Co; to erect a 5-sty apartment; 8 payments. 78,000

**23D st, ns, 156 e 4 av,** 56.6x110; Metropolitan Life Ins Co loans 115 E 23d St; to erect 12-sty loft; 9 payments. 265,000

AUG. 4.

**White st, 112-114;** also WALKER ST, 105-109; also CENTRE ST, 133-149; Centre-White Co loans Abingdon Construction Co to erect a —sty bldg; — payments. 10,000

## SATISFIED MECHANICS LIENS.

JULY 29.

**Tremont av, ns, 100 e Jerome av.** P J Heaney Co agt Han Constn Co et al. July 22'11. 343.49  
**Tremont av;** same prop. Frank Scolaro agt same. July 24'11. 662.00  
**Tremont av;** same prop. Chas Shapiro agt same. July 25'11. 150.00  
**116TH st, 106 E.** Hans Brockmuller agt Minnie Dolfini et al. July 12'11. 51.00

JULY 31.

**26TH st, 426 E.** J L Mott Iron Works agt Training School for Nurses et al. May 18'11. 2,090.70  
**Tremont av, ns, 100 e Jerome av.** Picken-Quinn Co agt Han Constn Co. July 21 '11. 3,375.00  
**West End av, 465.** Andrew Newell agt Wm F Campbell et al. July 19'11. 32.22  
**Mohegan av, ws, 331 s 180th.** Alpha Electrical Supply Co et al. July 26'11. 420.29

AUG. 1.

**52D st, 47-9 E.** A W Burnett Co agt Wm K Vanderbilt et al; Aug 29'10. 2,500.00  
**52D st, 47-9 E.** Same agt same. Aug 24'10. \$10,419.25  
**52D st, 49 E.** Jno J Wallace agt same. Aug 24'10. 369.18  
**52D st, 49 E.** D B Pershall & Son agt same. Aug 23'10. 784.33  
**22D st, 140-4 W.** Sexauer & Lemke agt Ritara Realty Co et al. Feb 28'11. 2,136.50  
**22D st, 140-4 W.** J F Murphy Lumber Co agt same. Feb 24'11. 2,776.00  
**22D st, 140-4 W.** Empire City Gerard Co agt same. Feb 23'11. 745.00  
**52D st, 49 E.** Pittsburgh Plate Glass Co agt Wm K Vanderbilt et al. Aug 22'10. 1,824.00

**22D st, 140-4 W.** M Davis & Son agt Ritara Realty Co et al. Feb 24'11. 991.75  
**22D st, 140-4 W.** Standard Arch Co agt same. Feb 25'11. 2,369.08  
**22D st, 140-4 W.** E J O'Brien & Bro, Inc agt same. Feb 27'11. 2,540.00  
**22D st, 140-4 W.** Max Kestenbaum agt same. Feb 27'11. 445.00  
**22D st, 140-4 W.** Otis Elevator Co agt same. Feb 27'11. 2,567.50  
**22D st, 140-4 W.** Reliance Ball Bearing Door Hanger Co agt same. Mar 27'11. 176.00

**22D st, 140-4 W.** Sedgwick Machine Works agt Ritara Realty Co et al. Feb 27'11. 90.00

**Perry st, 161 & 165.** Arthur S Gaynor agt McSweeney Realty Co et al. July 7'11. 186.31

**156TH st, 501 W.** Kimler & Cohen agt Audubon Improvement Co et al. July 15'11. 246.17

AUG. 2.

**Webster av, 2237-45.** McGlynn, Conrath & Schulz agt Bernard Schultz et al. July 10'11. 384.20

**32D st, 339-49 W.** Christopher Bonnie agt H D Best Co et al. June 22'11. 160.00

**32D st, 339-49 W.** John A Philbrick & Bros agt Dudley Homes Co et al. June 20 '11. 150.05

AUG. 3.

**2D av, 122;** Hyman Cohen agt Rachel Rudinsky et al; Apr 25'11. 56.00

**22D st, 140 to 144 W;** Automatic Switch Co agt Ritara Realty Co et al; Apr 3'11. 47.00

**22D st, 140-142 W.** Henry Contracting Co agt Ritara Realty Co et al; Mar 9'11. 654.17

**Webster av, 2241 to 2245;** Fiske Fixture Co agt Bernard Schultz et al; July 5'11. 450.00

**32D st, 339 to 349 E;** Mark C Tredennick agt H D Best Co et al; June 21'11. 519.55

AUG. 4.

**Crescent av, swc 187th;** Noonan & Price Co agt Angelo Carretta et al; July 28'11. 343.56

**11TH av, sec 25th;** Ostrander Fire Brick Co agt Simon Zinn et al; June 28'11. 150.58

**West End av, 114;** Chas A Bruhus agt Thos Campbell et al; Mar 14'11. 515.00

**125TH st, 545 W;** Sladen Iron Works Co agt Elise V F Koch et al; June 20'11. 251.00

**125TH st, 545 W;** Abraham Wolff agt same; June 20'11. 699.64

<sup>1</sup>Discharged by deposit.  
<sup>2</sup>Discharged by bond.  
<sup>3</sup>Discharged by order of Court.

The Building Department of the City of New York permits the use of PLASTER BOARDS on Elevator and Dumbwaiter Shafts in order to make them fireproof. Why not make the entire house fireproof by using **King's Fibrous Plaster Boards** on the walls and ceilings and plastering with **King's Windsor Cement?**  
**J. B. KING & CO., 17 State Street, N. Y.** Manufacturers of King's Windsor Cement and King's Fibrous Plaster Boards

**ATTACHMENTS.**

**JULY 27.**  
 Baldwin, Ralph H.; Thomas E Belano; \$1,000; Rounds, Hatch, Dillingham & Debevoise.  
 Baldwin, Ralph H.; Edw J Ryan; \$1,480.25; Rounds, Hatch, Dillingham & Debevoise.  
**JULY 28.**  
 No Attachments filed this day.  
**JULY 29.**  
 United Fireworks Co; North Bergen Fireworks Co; \$3,000; Miele & Castellano.  
**JULY 31.**  
 No Attachments filed this day.  
**AUG. 1.**  
 Parker, Henry W & Eugene S Robinson; Wm H Hill; \$7,100; L E Ginn.  
**AUG. 2.**  
 No Attachments filed this day

**CHATEL MORTGAGES**

**AFFECTING REAL ESTATE.**  
 July 27, 28, 29, 31, Aug. 1 & 2.  
 Associate Contractors & Builders (Inc) Anthony av, es, s 173d..Hudson Mantel & Mirror Co. Mantels. 1,016  
 Cullo & Co. 147th st & Union av..Elite Gas & Elec Fix Co. Chandeliers. 83  
 Duffy, Patk J & Dacorn Realty Co. Riverside Drive, sec 145th..Colonial Mantel & Refrigerator Co. Ice Boxes, &c. 1,150  
 Fifth Ave & Twelfth St Co. 53 & 55 5 av & 12th st, No 1 E..A B See Electric E Co. Elevator. 49,000  
 Knox Construction Co. Fox st, sec Tiffany st..Robinson Dumb Waiter Co. Dumb Waiters. 295  
 May Holding Co. Union av, nec 152d st ..Robinson Dumb Waiter Co. Dumb Waiters. 120  
 Reilly, Thos. 504-506 W 112th..A B See Electric Elevator Co. Elevator. 2,650

Violanti, John. Mapes av, ws, 78 s 182d ..Hudson Mantel & Mirror Co. Mantels. 501  
 Bailey, Chas. Bronxdale & Mulliner av, Van Nest..Atlantic Gas Electric Fixt Co. Gas & Electric Fixt. 105  
 Briggs Ave Realty Co. Sheridan av & 163d st..Hyman Delinsky. Hardware. 267  
 Cirone, Jos & A Guira. Bedford Park Boulevard, w side 35 w Briggs av.. Hyman Delinsky. Hardware, &c. 114  
 Greenwich Investing Co. 503-509 Hudson..Otis Elevator Co. Elevator. 5,500  
 Hadden, J Realty Co. 316 East 165th.. Colonial Mantel & Refrigerator Co. Refrigerators. 540  
 Krabo, Ernst Realty Co. Vyse av, s w c 180th..Colonial Mantel & Refrigerator Co. Refrigerators. 480  
 Merrivale Realty Co. Daly av, ws, 50 s 178th..A Weinstein. Mantels. 160  
 Rockmore, Henry. Lex av, ws, bet 130 & 131st..Hyman Delinsky. Hardware 370

**PLANS FOR ALTERATIONS.**

**Bronx.**

(Continued from page 177.)

**SO. BOULEVARD,** n e cor 144th st, new partitions, etc., to 5-sty brick factory; cost, \$800; owners, Cutler Hammer Mfg. Co., on premises; architect, Frank Hausle, 51 East 125th st. Plan No. 337.  
**UNION AV,** e s, 140 s 155th st, add 1-sty to 2-sty brick dwelling; cost, \$1,000; owner, S. Finkelstein, 682 Union av; architect, Koppe & Daube, 830 Westchester av. Plan No. 338.  
**UNIONPORT RD,** w s, 50 n Van Nest av, new show windows, new partitions to 3-sty frame dwelling; cost, \$300; owner, Samuel Schwartz, on premises; architect, Henry Nordheim, 1087 Tremont av. Plan No. 350.  
**MOTT HAVEN YARD,** 28 e Sheridan av, 42 s 156th st, new partitions to 2-story brick shop; cost \$150; owners N. Y. C. & H. R. R. Co, 45th st & Lexington av; architect, J. C. Bailey, Goldens Bridge, N. Y. Plan No. 339.

**Government Work.**

**MANHATTAN.**—Sealed proposals will be received until August 16, for the installation of a vacuum cleaning system for the new United States post office, 8th av, 31st and 32d sts. Messrs. McKim, Mead & White, 160 5th av, architects.  
**WASHINGTON, D. C.**—The contract for furnishing 8 5,000-lb. and 4 10,000-lb. electric motor trucks, for the bureau of yards and docks, Navy Department, Washington, D. C., has been awarded to the General Vehicle Co., of Long Island City, N. Y., at \$49,000.  
**WALLINGFORD, CONN.**—Sealed proposals will be received until Aug. 29, for the construction (including plumbing, gas piping, heating apparatus, electric conduits and wiring and lighting fixtures) of the U. S. post office at Wallingford, Conn. James Knox Taylor, supervising architect.  
**PEEKSKILL, N. Y.**—Sealed proposals will be received until August 23, for alterations and repairs of the United States post office at Peekskill, N. Y., in accordance with drawings, copies of which may be obtained from the custodian at Peekskill, N. Y. James Knox Taylor, supervising architect.  
**WASHINGTON, D. C.**—Sealed proposals will be received at the office of James Knox Taylor, Washington, D. C., until September 15, for an electric elevator plant in the U. S. post office, at Washington, D. C. Drawings may be obtained at the office of the architects, D. H. Burnham & Co., Chicago, Ill., at the discretion of the Supervising Architect, James Knox Taylor.  
**GADSDEN, ALA.**—Sealed proposals will be received at the office of James Knox Taylor, supervising architect, Washington, D. C., until September 5, for the enlargement and completion (including plumbing, gas piping, heating apparatus, and electric conduits and wiring) of the United States post office at Gadsden, Alabama. James Knox Taylor, Supervising Architect.

**BRISTOL, CONN.**—The King Lumber Co., of Charlottesville, Va., submitted the lowest bid: Item 1, limestone, \$54,800; Item 2, sandstone, \$56,800; for the construction, including plumbing, heating, wiring and fixtures of the U. S. post office. Other bidders were Wm. Werner, Brooklyn, N. Y., Wm. H. Fissell & Co., N. Y. C., The Merrick Fire Proofing Co., N. Y. C., Connors Bros. Co., Lowell, Mass., and Woodbury & Leighton Co., of Boston, Mass.

**WASHINGTON, D. C.**—Sealed proposals will be received at the office of James Knox Taylor, Washington, D. C., September 15, for the construction of the United States Post Office at Washington, D. C., in accordance with drawings and specification copies of which may be had at this office or at the office of the architects D. H. Burnham & Co., Railway Exchange Building, Chicago, Ill., at the discretion of the Supervising Architect.

**SCHENECTADY, N. Y.**—Chas. McCaul Co., of 10th and Sansom sts, Phila, Pa., submitted the lowest bid (limestone), \$133,663; (sandstone), \$139,663; for the construction of the U. S. post office. Other bidders were C. H. Peckworth, N. Y. C., R. E. Henningham, N. Y.

**C., Westchester Eng. Co., N. Y. C., Wells & Marvin Co., N. Y. C., Duroolithic Co., Buffalo, N. Y., J. E. & A. L. Pennock, Philadelphia, Pa., Connors Bros. Co., Lowell, Mass., Interstate Const. Co., Saginaw, Mich., and T. H. McHales Son, of Syracuse, N. Y.**

**WASHINGTON, D. C.**—Sealed proposals will be received at the office of James Knox Taylor, Washington, D. C., September 15, for the mechanical equipment, excepting the elevators and mail handling apparatus, including plumbing, gas fitting, boiler plant, heating and ventilating system, conduit and wiring system vacuum cleaning system, and induced draft system, for the United States post-office, Washington, D. C., in accordance with the drawings and specification, copies of which may be had at this office or at the office of the architects, D. H. Burnham & Co., Chicago, Ill. James Knox Taylor, Supervising Architect.

**MANHATTAN.**—Sealed proposals will be received at the office of James Knox Taylor, Supervising Architect, Washington, D. C., until August 25, for the installation of a conduit and wiring system for light and power and conduits for standard clock, telephone, bell, vault protection, fire alarm and telegraph systems in the new U. S. post office at New York, N. Y., in accordance with drawings, copies of which may be had at this office, or at the office of the architects McKim, Mead and White, 160 5th av. Applications must be accompanied by a certified check for \$100, which will be held at this office until the return of the drawings and specifications. James Knox Taylor, Supervising Architect.

**Building Materials and Noise**

A German scientist named Nussbaum has for a long time been studying the question of the suppression of noise in dwelling houses. He has experimented both in the laboratory and in private houses. One point he has ascertained is that the more solid and tough and strong the building material is the more quickly and loudly it conveys sound, and its conductivity can best be tested by strokes with a piece of metal. The higher the tone the greater the conductivity.

Nussbaum has made many experiments with partition walls. He has found that those of tiles and cement transmit sound most and those of solid clay least. Between the two comes the wall of ordinary brick, and the more the brick is burned the more noise it transmits. A quickly hardening lime mortar is to be preferred to a clay mortar. One experiment showed that when a floor was covered with sand and cork mats spread over it hardly any noise penetrated to the room below, but that when the cork mats were joined together by any material underneath, noises were at once perceptible.

To the question, how are the sounds of the piano or the violin in the neighboring apartments to be excluded? Nussbaum has returned the suggestion that the ceilings be treated as he successfully treated his telephone cell, namely, to line them with a layer of zinc or lead.—"American Homes and Gardens."

**Government Whitewash.**

To make the whitewash which has been used for more than thirty years in the White House at Washington and on the lighthouses maintained by the United States Government along the coasts, take a half-bushel of unslaked lime, slake it with boiling water, cover during the process to keep in steam; strain the liquid through a fine sieve or strainer, and add to it a peck of salt, previously dissolved in warm water; three pounds of ground rice boiled to a thin paste and stirred in while hot; half a pound Spanish whiting and one pound of glue, previously dissolved by soaking in water, and then hanging over in a small pot hung in a larger one filled

with water. Add five gallons of hot water to the mixture, stir well and let it stand for a few days covered. It should be applied hot, for which purpose it can be kept in a portable furnace.—"The National Builder."

**An Advertising Lesson.**

At the eleventh hour the lumber industry awakes to the necessity of advertising. Various substitutes in building, such as slate and iron roofs, concrete, brick, steel and stone, have been advertised so widely and intelligently that the National Lumber Manufacturers' Association is compelled to acknowledge that serious inroads have been made upon their trade. This illustrates a truism of advertising that it matters not how well established an industry may be, the time will never come when it can afford to slacken in its advertising. Should it do so, it will awake to find a "substitute" has been pushed into its place.—"Leslie's Weekly."

**Building Mechanics' Wages.**

The prevailing rate of wages for building mechanics, based on the union rates, and prepared by the New York Building Trades' Council, is as follows:

Asbestos workers, \$4.50; bluestone cutters, flaggers, bridge and curb setters, \$4.50; boiler-makers and iron shipbuilders, \$5; carpenters and framers, \$5; cabinetmakers, \$4; cement and concrete masons, \$5; derricksmen and riggers, \$3.75; decorators and gilders, \$4.50; decorative art glass workers, \$5; elevator constructors, \$5; electrical workers, \$4.50; electrical fixture workers, \$4.50; stationary engineers, \$4.50; portable hoisting engineers, \$5.50; house shorers, movers and sheath pilers, \$3.50; housesmiths and bridgemen, \$4.80, and after July 1, \$5; metallic lathers, \$4.80, and after Jan 1, 1911, \$5; marble cutters and setters, \$5; marble carvers, \$5.50; marble polishers, \$4.50; marble sawyers, \$4.75; marble bed rubbers, \$5; mosaic workers, \$4.50; machine stone workers, \$4; machinists, \$4.50; plate and sheet glass glaziers, \$3.50; plasterers, \$5.50; plumbers and gasfitters, \$5; painters, \$4; riggers and roofers, \$4; sheet metal workers, coppersmiths, tinsmiths, and metal roofers, \$5; steamfitters, \$5; tile layers, \$5; upholsterers, \$4.08, and wood lathers, \$4.50.

In all building work which is not for the city the schedules call for double wages for all overtime and Sunday and holiday work. Employers in need of men, can address Roswell Tompkins, Secretary, 57th street, corner Third av, New York City.

**FACTORY FOR SALE**

**FACTORY—Paterson, N. J.** Three Story Brick, Large Plot, 31,000 Square Feet Floor Space, Boiler House, 150 H. P. Boiler, 175 H. P. Corliss Engine, 6,000 Gallon Tank, New Dynamo, 600 Lights, Large Fireproof Vault, Main Line Erie RR., Opposite Station.

**LOUIS W. GARRICK, Receiver**  
 15 Exchange Place, Jersey City, N. J.