

GOOD TASTE IN THE NEWER APARTMENTS.

Simplicity and a Homelike Atmosphere Sought After in the Costly Houses Built this Year in Large Numbers—The Renting Situation.

THE tall modern apartment house, like the skyscraper, is distinctly a New York type. The idea of housing many families under one roof was conceived abroad, but the twelve-story, steel skeleton house, with all the luxuries of the finest private dwelling, has reached its full development only in this city. The engineering inventions which made possible the tall office building have been used effectively in the apartment, and to-day the general construction plan of the two kinds of building is almost identical.

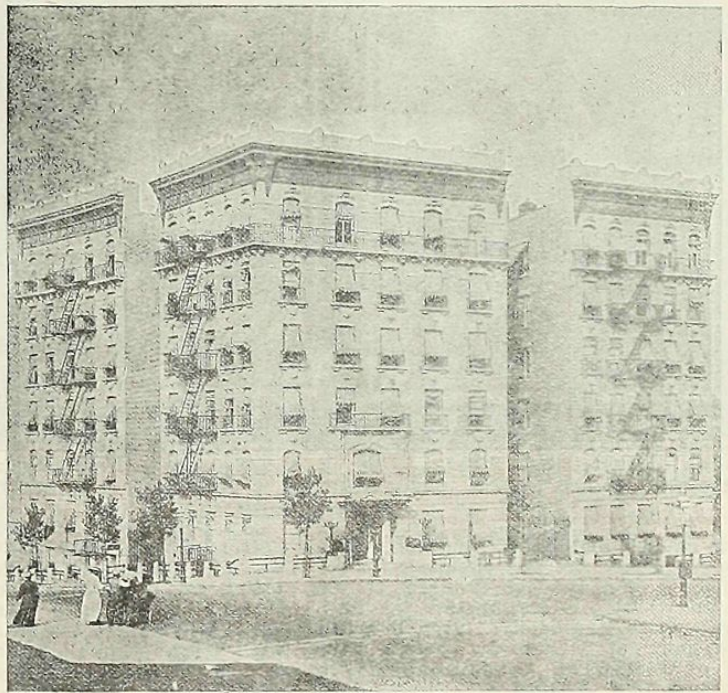
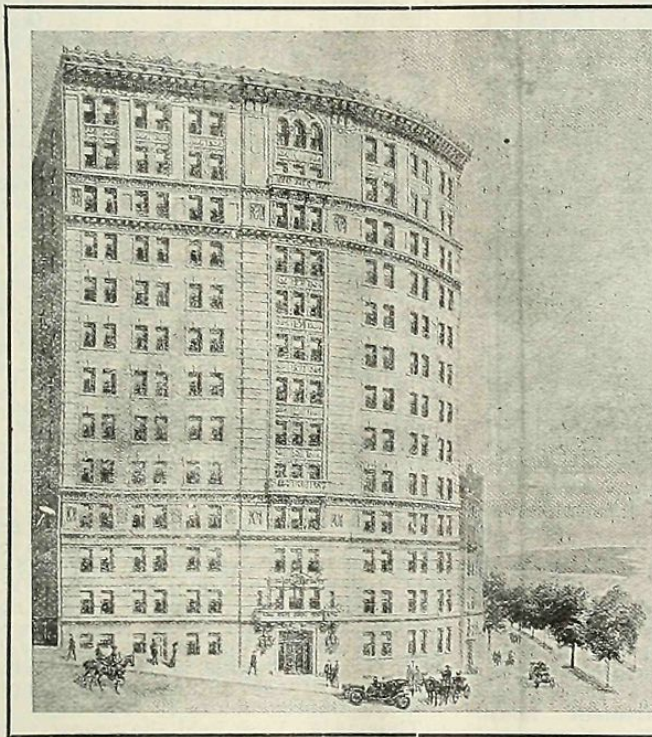
The first apartment houses were commonly known as "flats" and were but little superior to our present new-law tenements. They were occupied mainly by people of very moderate means, who could not afford the luxury of a private house and a certain amount of popular prejudice existed against them. In fact, in the early days of many-family houses, flat dwellers were looked upon as an inferior order by private house residents. To-day people of wealth and fashion are housed in apartments. The extent to which the private house is being super-

the blocks between 60th and 95th streets, west of Lexington avenue, and with the advent of rapid transit on the East Side the apartment house builder is likely to encroach seriously on this hitherto restricted neighborhood.

Apartment houses as now constructed may be divided into four types; the five-story non-fireproof walkup; the semi-fireproof six-story elevator house; the fireproof house, ranging from eight to twelve stories; and the co-operative building. The first type, is not nearly so popular as it was a few years ago and is found chiefly in the neighborhoods where land is cheap. These houses cater to people of very moderate means. The six-story house is a very popular form of building and has been extensively used in the development of the upper West Side, Washington Heights and the Bronx. The fireproof type of house is coming rapidly into favor and is to be found on all of the better class of side streets and avenues. The height of apartment houses is governed almost entirely by the regulation of the city building code. Under the law, all buildings over 75 feet high must be of

ful if enterprises of this character will ever be carried out to any great extent except in districts which are recognized social centers. The tendency to-day in all forms of building is towards larger structures. The public has become educated to the necessity of light and air and the proper supply of these elements is only to be obtained by the use of large ground areas. Besides this, the builders have found that large structures are proportionately more economical in construction and in management. The twenty-five-foot house, so common a few years ago, is almost never undertaken. Builders seldom care to attempt an apartment house on a plot of less than 50 ft. in width, and buildings occupying an entire block front are by no means unusual. On the middle West Side, one may find two apartment houses, each of which covers an entire block and provides accommodations for over one hundred families.

The necessity of providing ample light and air to all the rooms has given rise to a deal of experimentation in the arrangement of court space. In large houses of the better class the side court, almost



THE CURVING STREET LINE MAKES THIS HOUSE ATTRACTIVE.

BUILDING WITH FORECOURTS OPENING ON THE STREET.

seded may be realized by a glance at the records of the building department. In some of the poorest years in the last decade as few as sixty-five private houses were built in Manhattan, while in the preceding ten years the number ranged from 835 in 1890 to 112 in 1900. Fifteen years ago the construction of dwellings was a favorite speculative operation, but to-day probably no money would be forthcoming for financing such an operation.

Unlike office buildings, apartments are confined to no particular sections, but are to be found in all parts of the borough above Bleecker street. The newer sections of town have been built up almost entirely with these structures, while nearly all of the older social centers have felt the inroads of apartments to a large extent. The exclusive Gramercy Park private residence section has almost entirely disappeared; Murray Hill is surrounded with apartments; here and there they have appeared on 5th avenue and Park avenue, above 59th street, is now the chief seat of the most expensive and luxurious apartments in the world. The ultra-fashionable private house district is now confined almost entirely to

fireproof construction, but in the case of apartments the height of the structure is limited to one and a-half times the width of the street on which the building stands. For this reason the eight-story houses are found mainly on the side streets, while the ten and twelve-story buildings appear on the wider avenues. Up to the present time, no apartments of over twelve stories have been attempted, but one of sixteen stories has recently been planned on Columbia Heights, overlooking the college campus.

The co-operative type of house has become quite popular of late among people of wealth who desire to have a proprietary interest in the property in which they reside. The very nature of a tenant-owned structure presupposes a permanency not to be expected in buildings of a purely speculative or investment nature, and for this reason houses of this class are found only in the most desirable locations. The district around Gramercy Park and that section of Park avenue lying just north of 59th street, have been their favorite locations. A few artists' buildings of this nature have appeared on the West Side, but it is doubt-

entirely employed in earlier construction, has practically disappeared. A rear space and one large court running into the center of the building from the rear, is one very common plan. Another, which is becoming popular, is to have one or two courts, extending into the building on the street side. This plan gives every room in the front part of the building an outlook on the street. In very large houses, such as the Apthorpe or Belnord, the entire building is constructed around an immense interior court which has a greater width than that of many avenues. On account of the possibilities afforded for grass plots, hedges and flower gardens, the latter plan is ideal, but unfortunately it can only be used in the case of extremely large buildings.

The immense amount of apartment house construction and the consequent competition for tenants, has given rise to a great variety of architecture. In order to attract public interest and to secure the co-operation of owners in the building of sightly and well-planned houses, the New York Chapter of the American Institute of Architects has offered an annual prize to the owner of that tenement

or apartment house which in the judgment of the Chapter is most worthy from an architectural standpoint. Last year the prize was awarded to the owner of a six-story building on Washington Heights.

The rentals obtained in apartment houses vary greatly with the style of house and the location. The average rent in the better class of five-story houses is from seven to eight dollars a room. In the six-story elevator houses the rent per room is generally about \$12, but in some of the new buildings on Washington Heights, one may obtain a first-class apartment at the rate of \$10 a room. In the larger houses on the West Side the rents range from \$1,800 to \$6,000 for a large suite, the latter figure being about the highest obtained in that part of the city. On the East Side some of the recent houses have been planned with a fine disregard for cost, and the rents are accordingly much higher. Apartments bringing \$10,000 a year are fairly common, and there are several houses with suites that rent for \$15,000. In a new house at 5th avenue and 81st street, the apartments are so arranged that the entire floor may be used by one family and the scheduled rent for such an apartment is \$25,000. In the Dyckman tract several fairly good houses have been recently completed and the average rentals are made on the basis of \$6.50 a room for

placed on the market a folding metal bed which disappears in a recess of the wall and is particularly desirable for apartments of two or three rooms.

The renting outlook for the coming fall season appears to be somewhat better than usual. Last year was not a particularly prosperous one, due largely to overproduction, particularly on the West Side and Washington Heights. Not so many buildings were constructed this year and the demand therefore more nearly equals the supply. The spring renting was not equal to that of last year, but brokers in all sections report a large number of inquiries, since the first of June. One of the worst features which arises in connection with overproduction is the giving of free rent concessions. Last year this abuse was very prevalent and the concessions given were often entirely beyond reason. In some cases as much as half a year's rent was allowed. As many of the buildings are sold on the strength of being well filled and as the buyers are not always advised of the concessions, this condition works a severe hardship on the new owner and tends to bring apartment houses into disfavor as investments. Many good tenants would much prefer to pay a flat rental for the whole twelve months but in many cases the owners have refused to make their leases this way, preferring to have a higher rental appear in the leases and thus apparently make a

THE VYSE ESTATE.

Early History and Recent Development of a Bronx Section.

By HARRY ROBITZEK.

No portion of New York City has grown more rapidly than the Vyse section. Therefore its history is of interest. The most prominent tribe of Indians which inhabited this territory prior to European settlement, we are informed by Broadhead and Schoolcraft, was the Weekquaesgeeks. Their hunting-grounds, as generally described, were south of an irregular line drawn east and west from the Hudson to the Sound, passing through the headwaters of the Pocantico, Nepperhan and Bronx. Their settlements are attested by mounds, shell-beds, stone hatchets, spear and arrow heads found on the shores, hummocks and uplands, extending from the mouth of the Pocantico at Tarrytown to the rocks bearing Indian inscriptions on Hunters Island, in Pelham Bay Park.

It was not until March 12, 1683, that title to part of West Farms, Barretto Point and Legget's Neck was acquired from the Indians. At that time this land was conveyed by Shonearokite, Indian Chief, Wapomeo, Tockorre, Whawha, Eckueke, Capahase, Quanusco, Shaquisko, Kassachahene, and Harrawooke, to Edward Jessup and John Richardson, both of Westchester. The deed conveying title described the land as follows: Bounded on the east by the River Aquahong or Bronx, to the midst of the river on the northward by the Tress mark, etc., by a piece of Hassock Meadow, westward, by a little brook called Sackwrahung, southward, by the sea with a neck of land called Quinahong, with all meadows, necklands, trees, etc., and whatever else upon said land.

These Indians through their Chief, Shonearokite, gave an acknowledgment of satisfaction to Edward Jessup and John Richardson; and it is stated that the entire purchase price was trinkets valued at \$56. Directly after this purchase Richard Nichols, Governor of the Colony of New York, gave a royal grant or patent of said property on behalf of the Duke of York and the King of England to Edward Jessup and John Richardson; and the property was held by Richardson, one of the original patentees and his descendants until about the middle of the last century.

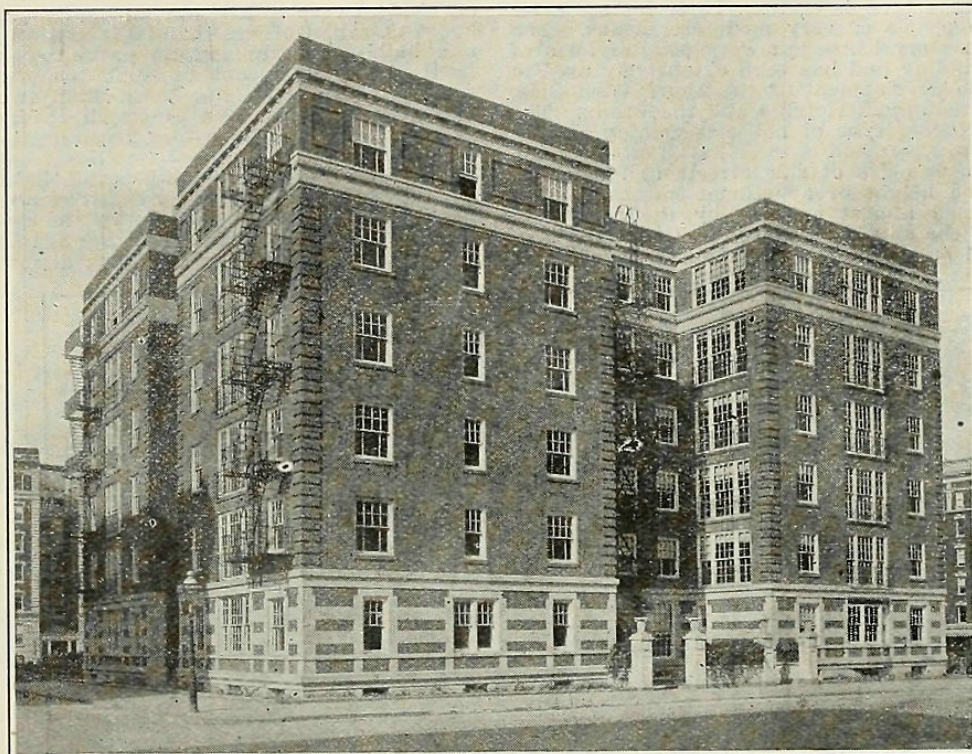
This property, subsequently and in the year 1867 came into the hands of Thomas A. Vyse, and consisted of 87 acres of land, best described as follows: Bounded by the Old Beck estate on the north, on the east by the Fox estate, at about 580 feet east of Southern Boulevard, on the south by Home street and West Farms, and on the west it is bounded by Bronx River. It was sold to Thomas A. Vyse for the nominal sum of \$100,000, while the assessed valuation of the property to-day amounts to many millions.

Directly after Vyse purchased the property the Home of Incurables endeavored to secure it, but they offered merely \$150,000, and would not give some \$200,000, as they believed the property would never acquire such a vast value. How far wrong the directors of the Home of Incurables were is best evidenced by a casual observation of the nature of the property and the improvements on it to-day.

Thomas A. Vyse held the property until 1874, when he conveyed to one John C. Whitehouse, and by subsequent conveyances it came into the possession of the Ninth National Bank. In 1893 a syndicate purchased the entire estate and immediately thereafter building operations commenced. The property to-day in this vicinity has increased in value enormously, due to the energy of the citizens of this section, who are extremely wide-awake, as can be best ascertained by the fact that this section obtained a station of the subway at its very door, namely, the Freeman street station; and this was obtained notwithstanding the enormous amount of competition throughout the borough for other stations elsewhere. Also to its credit are its numerous fine streets and avenues, which are completely laid out and in most instances paved, regulated and graded, with sewerage, gas and electricity.

The Vyse Estate Property Owners' Association was formed several years ago for the purpose of bringing about unity among the several property owners in this vicinity so that requirements and desires of this section could be best obtained. Meetings of the Association are always well attended and the committees are always representative of the best men of the vicinity. Committees attend all or most of the hearings given by the Public Service Commission, the Board of Estimate

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Wadsworth Avenue at 180th Street.

F. A. Wright, Architect.

APARTMENT HOUSE WHICH WAS AWARDED A PRIZE LAST YEAR FOR EXCELLENCE OF DESIGN.

walkup houses and \$7.50 for those with elevators. These are the cheapest apartment rents for modern houses to be found anywhere on Manhattan Island.

Of late there has been a large demand on the part of well-to-do people for suites of from two to four rooms in buildings which contain all the modern features of the larger houses. Particularly has this demand been noticed on the West Side, but up to the present time but few houses of this type have been constructed. Several are now under way and the indications are that tenants will readily be found for them at rents averaging close to \$50 a room. It is extremely probable that this will be a favorite type of construction in the next few years, and it is not improbable that a few such houses will be built in the fashionable sections of upper Park avenue and Carnegie Hill.

The more recent apartments contain every possible device for the comfort and convenience of the tenant, and many of them are far more luxurious than the finest private dwellings. Among the many conveniences furnished by the landlord are long distance telephones, vacuum cleaning systems, refrigerating plants, water filtering apparatus, garbage incinerating plants, cedar-lined clothes closets, and a general laundry, with steam dryers in the basements. One of the large houses on West End avenue has installed a package delivery service which has proved extremely convenient. Every parcel brought to the house is taken in charge by an attendant and through him finds its way to the party to whom it was sent. Interior decorations are suited to the demands of the tenant and tiled walls are the latest word in kitchens. One of the large bed manufacturers has recently

better showing for the house. Such a practice savors too much of misrepresentation and it is to be hoped that the efforts which are now being made to abolish it will be successful. It is to be noted with satisfaction that there is now prevalent a general tendency towards better construction among apartment house builders and the constructive crimes of a few years ago are not nearly so numerous to-day. Apartment houses, when properly built and managed are the most profitable form of real estate investment, often yielding as high as 10 per cent, and if good building is made the rule, instead of the exception, they should be the means of attracting much capital now otherwise less profitably employed.

An English View of Water Waste.

An English engineering paper, the "Surveyor," comments editorially on the waste of water by the City of New York. Having learned that the "consumption per head, even under the pressure induced by imminent danger of a shortage in the supply, is still well over 100 gallons per head," the "Surveyor" remarks that this amount is an excessive daily supply for any city, and advises as follows: "To reduce New York's consumption to 80 gallons per head forthwith, and by military force, if necessary, is, in our opinion, the plain duty of the government of the State, aided, if necessary, by the United States government. The farce is played out, and if New York persists in neglecting the obvious and proper means of making her ample supply a sufficient one she will in this respect take rank below the worst of the barbaric nations in the matter of public control of public affairs."

WRITTEN AND "UNWRITTEN" CITY CHARTERS.

Administrative Methods Evolved Under General Grants of Power Have Corrected the Defects of Our Written Charter—The Useless Cullen-Foley Bill.

WHEN the consolidation of the Greater New York was under consideration, it was found that neither the charter of the existing City of New York nor that of Brooklyn was adapted to the government of a municipality of the size contemplated. A new charter was therefore drawn up, which was more or less in the nature of an experiment. Its distinctive aim was to assure to the old separate communities as large a share of independence as possible. With this idea in mind, the borough system was introduced, local improvement boards were organized, and a two-chambered Municipal Assembly created and invested with large powers. As a means of correlating the activities of the local bodies, a Board of Public Improvements was instituted, consisting of the Borough Presidents, the Mayor, the Comptroller, the Corporation Counsel and the heads of the six departments of Water Supply, Highways, Street Cleaning, Sewers, Public Buildings and Bridges.

However, the machinery of government thus provided turned out to be cumbersome and inefficient. A new Charter was therefore enacted, which went into effect in 1902 and is still in force. It reduced the legislative body to a single chamber, the present Board of Aldermen, and stripped it of much of the authority exercised by the former assembly. The Board of Public Improvements was abolished, and its powers were distributed among the Borough Presidents, the heads of certain departments and the Board of Estimate. For the first time in its existence of twenty-seven years, the Board of Estimate was made to consist wholly of elective officials. The Borough Presidents were made members, together with the Mayor, the Comptroller, and the President of the Board of Aldermen.

The new charter, it will be seen, went even farther than the first Greater New York charter in decentralizing governmental functions. The results were for a time extremely unsatisfactory. The borough administrations were especially open to criticism. Charter reform became once more an insistent demand, and in the last four or five years a succession of charter reports and bills have been submitted to the Legislature.

Best known among the bills are the Ivins charter, the Hammond charter and the Cullen-Foley charter. The first was drawn by a commission appointed by Gov. Hughes and presided over by William M. Ivins. The second was the work of a committee appointed by the Legislature. The third has been prepared by the Cities Committees of the Senate and Assembly. It is this document on which hearings are to be held next week. A fourth charter draft was prepared in the Corporation Counsel's office at the request of Mayor Gaynor. This embodied suggestions made by city officials, and was intended to represent the administration. However, the Mayor was prevented by the attempt on his life from taking part in the framing of the administration draft, which is commonly referred to as the Gaynor charter, and disclaims any knowledge concerning its details. How much of it has been incorporated in the Cullen-Foley bill is not known.

While these various charter drafts have been under consideration, a complete revolution has taken place in the administration of the city's affairs. Means have been found of checking the abuses that were at one time connected with the borough administrations. The reform has come about largely through a newly created agency, supported by private citizens, for investigating and reporting on the management of the multifarious activities of the government. Sporadic and, generally, untrained investigations by voters have been succeeded by a permanent and highly expert oversight. The Bureau of Municipal Research, which came into existence a few years ago, is a novel force in city government. Mayor McClellan was quick to see the value for good government of the idea of expert publicity, upon which the Bureau of Municipal Research was founded, and acted in hearty co-operation with the officers of that body. As a result of this co-operation, a method was evolved for exercising supervision over the entire body of city officials, elected as well as appointed. The supervision was established under the fiscal authority residing in the Mayor, the Comptroller and the Board of Estimate, an authority which was now put to use for which it had not theretofore been employed.

Mayor McClellan transformed the office of the Commissioners of Accounts into an office for the detection and exposure of graft and inefficiency. The Board of Estimate adopted a system of budget appropriations which put an end to the irresponsible and virtually independent rule of the Borough Presidents, and a modern system of bookkeeping was introduced into the Department of Finance. These and other hardly less important reforms corrected the evils which had sprung up in consequence of the enlargement by the charter of the power of the Borough Presidents. The local autonomy in neighborhood affairs aimed at in the charter was left undisturbed, but an effective central supervision, not formally provided for in that instrument, was created through an extension into practice of powers over the city's purse which had remained latent. The rise of this new central control was signalized by the preferring of charges against four Borough Presidents in the space of several years and the removal of two of the accused officials by Gov. Hughes. It will be seen that the need for charter revision, which was regarded as urgent four or five years ago, has now practically disappeared.

In most disinterested quarters, sentiment with regard to charter revision is at present quite the reverse of what it was a few years ago. It is now felt that the existing charter meets every essential requirement because of the large general grants of power which it makes to the Mayor and the Comptroller. Each of these officials has ample means at command to keep himself informed of all that is going on in the city government. As they are elected by the voters at large, one or both are almost certain to be men of strong character, able and willing to protect the city's interests.

The distribution of administrative functions among departments is anything but scientific. However, this distribution can be modified by such special acts of the Legislature as the administration may request, without upsetting the entire charter. Theoretically, the borough presidents, who are essentially administrative officers, should not sit in the Board of Estimate, where they are called upon to act on appropriations which they themselves are to spend; but the conviction has grown of late that good government is a matter less of scientific charters than of high class men.

The principle objection to the adoption of a new charter is that any change is bound to result in confusion, a confusion which it will take some years to disentangle. The present charter has this great advantage that almost every phrase in it has been the subject of judicial interpretation. Any material alteration will open the door to costly and prolonged litigation. This risk is hardly worth while, as the best that any new charter could do at present would be to confirm in express provisions the centralized supervision now exercised by the Mayor, the Comptroller and the Board of Estimate.

From the point of view of the progress in this respect which has been made under the last two administrations, the Cullen-Foley charter is a reactionary measure. It permits the heads of departments too much latitude in auditing accounts. The powers of that branch of the government which has proved least satisfactory, namely, the Board of Aldermen are enlarged. The board is authorized to prepare a new apportionment of Aldermanic districts in 1913, and no requirement for compact districts is imposed, thus opening the way for gerrymander. Further, the chairman of the Aldermanic finance committee is awarded a place in the Board of Estimate, and the Board of Aldermen is permitted to override the Mayor's veto on budget matters by a two-thirds instead of a three-fourths vote. The borough presidents are made irremovable by the Governor and the Comptroller is shorn of much of his power. Except that the borough presidents are deprived of their building bureaus and that they are not to sit in the Board of Aldermen, where they may traffic for votes, the patronage of these officials is undiminished. The authority of the Mayor is enlarged in a variety of ways, notably by giving him a vote on contracts and leases for new transit lines made by the Board of Estimate. This vote, however, is analogous to that which the Mayor already has with respect to new rapid transit plans.

The Cullen-Foley bill provides for eleven

new or reconstructed departments. Some of these are designed to meet the requirements of the city's expanding philanthropic activities, others merely take over duties now exercised by existing departments, and still others, like the Department of Education, are so remodeled as to be virtually new. Only one of the proposed departments is to be headed by an elective officer, namely, the Department of the City Treasury, whose chief, the City Chamberlain, is to be elected by the voters at large. All the other heads of new departments are to be appointed by the Mayor. The new departments are:

- Department of the City Treasury.
- City Engineering Department.
- Department of Education.
- Building Department.
- Department of Hospitals.
- Board of Inebriety (Optional).
- Ferry Department.
- Department of Licenses.
- Department of Markets, Weights and Measures.
- Department of Architecture.
- Recreation Commission (Optional).

According to estimates published by the Bureau of Municipal Research and the Citizens Union, the new positions contemplated, mainly in these departments, call for a salary outlay of \$394,000, while mandatory increases of existing salaries amount to \$3,579,000. Altogether, it is said, the adoption of the Cullen-Foley charter would entail an increase of \$4,289,500 in the city's annual payroll.

The creation of the Board of Inebriety is optional with the Board of Estimate; the Recreation Commission is optional with the Mayor. The Board of Inebriety is intended to deal with inebriety as a disease to be cured rather than as an offense to be punished. It would be composed of the Commissioner of Charities, the Commissioner of Correction, and five other persons appointed by the Mayor for a term of five years. The Mayor must appoint his members, two of whom must be physicians, on the recommendation of the various charitable organizations. They must serve without compensation. The Charter bill provides that the board, with the consent of the Board of Estimate, may acquire property for a hospital and an industrial colony for the treatment of inebriates.

The Recreation Commission, if established, will consist of the President of the Park Board, one Commissioner of Education, and five other persons appointed by the Mayor for terms of five years, to serve without compensation. The commission will have charge of all public playgrounds and recreation properties put in its charge by the Sinking Fund Commission and the administration of all public or private property used for playground or recreation purposes.

The Building Department is planned to supersede the Bureaus of Buildings, which under the charter now in force, are attached to the offices of the several Borough Presidents. The Cullen-Foley bill provides for the appointment of a Commissioner of Buildings by the Mayor. The Commissioner must appoint a deputy for each borough. The Commissioner and his deputies shall be architects or builders of at least ten years' experience, and the deputies shall have resided at least two years in the boroughs for which they have been appointed. Provision is made for the appointment by the Commissioner of a Chief Inspector for each borough, with the same qualifications as a deputy who in the absence of the deputy shall act as head of the borough branch office. The department would have the same jurisdiction and powers that the present Superintendents of Buildings have. The deputies would have to obtain the consent of the Commission before modifying any provision of the building code.

The City Architect is to prepare plans for and supervise the construction and repairs of all public buildings, and is to be an ex-officio member of the Municipal Art Commission.

The City Engineer, appointed by the Mayor, is charged with all the duties of the present chief engineer of the Board of Estimate, and in addition such duties as may be assigned to him by the Mayor and the Sinking Fund Commission. He would be the custodian of the city map, and heads of departments would have to call on his services in the capacity of a consulting engineer in connection with all public improvements.

The Cullen-Foley bill provides that the

City Chamberlain shall be elected for four years at the general election in 1913. He would discharge his present duties as the custodian of city moneys and would, besides, be the collector of taxes and water rents, of assessments for local improvements and arrears of taxes, and of market rents and revenues—duties that now belong to the Comptroller.

The Department of Hospitals is designed to take over the functions of the present Board of Trustees of Bellevue and Allied Hospitals.

The Commissioner of Licenses and the Commissioner of Markets, Weights, and Measures would exercise the functions of officials now attached to the Mayor's office.

The Ferry Department would take over the municipal ferry service and the regulation of all water-front property used for ferry purposes.

The Board of Education, under the present charter is a separate corporation dependent on the city administration chiefly for money. The board, composed at present of forty-six members, with only the President drawing a salary from the city, would be, under the proposed charter, replaced by a department forming an integral part of the City Government, with seven members, appointed by the Mayor. All the education commissioners under the proposed charter would draw a salary, the President \$10,000 and the others \$9,000 each.

The Cullen-Foley charter bill has met with unqualified opposition from civic bodies and taxpayers' associations, and from the leading newspapers. If it has any supporters, they will apparently be in a minority at the public hearings in the Aldermanic Chamber at the City Hall, which begins next Monday.

Bu'lders Buy for Occupancy.

T. J. McLaughlin's Sons have bought from John H. O'Connell, 345 Amsterdam av., a two-story stable, on lot 25x100, between 76th and 77th sts. The buyers will alter the building and occupy the ground floor for their own business. The second floor will be made into a loft and leased.

36th Street Building Sold From the Plans.

George Neiman has sold for the Winona Construction Co. from plans, the new 12-story loft building now in course of construction at 19 and 21 West 36th st., on plot 48x100. The property was acquired last year by Judson S. Todd and resold to the present seller. The price asked was \$550,000. The same broker has been appointed agent for the new owner.

Tammany Club Buys New Home.

The Hayes estate has sold to the Tammany Central Association the 4-story dwelling at 226 East 32d street, on a lot 16.8x98.9, between 2d and 3d avenues. The club is one of the oldest political organizations in the city and has been located in its own building at 27 East 32d street, on the same block, for a number of years. This latter property was recently leased to the city for use as a court house. The building just acquired will be extensively altered and fitted up as a clubhouse.

Tall Apartment for West 81st Street.

Klein & Jackson have resold to the Barkin Construction Company, 203 to 209 West 81st st., three 5-story double flat houses, on a plot 112.6x102.2, adjoining the northwest corner of Amsterdam av. The buyers will build a 9-story fireproof apartment house on the site. H. D. Baker & Brothers were the brokers.

The sellers bought the property last May, together with No. 213, adjoining, from William Skiddy. At the same time they acquired from the estate of Eliza M. Bailey the adjoining plot on the west, which included the northeast corner of Broadway. A deal is also said to be pending for the resale of the Broadway corner to another firm of builders. This plot fronts 102.2 feet on Broadway and 145.1 feet on 81st st.

The rebuilding of the bulkhead along the Speedway will commence soon. Two hundred feet more of it caved in last Sunday. Commissioner Stover will have \$100,000 presently with which to start the work, and \$100,000 a year for four succeeding years with which to carry forward and complete the work of reconstruction.

FRANCHISES OF ELECTRICAL CORPORATIONS.

How Monopoly Has Progressed Without the Aid of Exclusive Grants—Ninety-Two Separate Franchises in Thirty Years—Only Nine Companies Now Active.

IN the course of the general investigation by the agents of the Public Service Commission into the affairs of the electrical corporations operating in Greater New York, an examination has been made of the numerous franchises and franchise records of the companies. In many cases the latter were found to be incomplete, and recourse was had to documents on file in city, county and state offices. One of the most significant facts brought out by the investigation is the trend toward monopoly and the elimination of competition.

Although there are nine electric companies actively operating within Greater New York, no person can obtain electric current from more than one company, except in a portion of Manhattan. If for any reason he is dissatisfied with this source of supply, he cannot change unless he stops the use of electric current entirely or manufactures it.

Even in that part of Manhattan (south of 136th street), where two companies have mains in certain streets and services to the same building, the competition is more apparent than real. Both companies are owned by the Consolidated Gas Company; they charge the same rates, offer the same inducements to use current, conduct their relations with consumers on the same basis, have the same rules and regulations, etc.

Practically the only competition is in the kind of current supplied; one supplies direct current and the other alternating current. The duplication of mains and plant is avoided, so far as possible, but each company insists that it will supply its service wherever requested.

In the early years of the industry, the conditions were quite different. The theory that competition was desirable was generally accepted, approved by Mayors of the city and urged by boards of Aldermen. New companies were invited to compete with those then operating, and franchises were granted freely and liberally. By this means it was expected that prices for current would be reduced and service improved.

Further, no system of public regulation was in existence, and it was asserted that the Board of Aldermen had no power to limit prices, even in the franchises they granted. Of all the grants that were made, only two or three minor ones were exclusive, and then only for a few years. The trend towards monopoly has progressed without the aid of exclusive grants.

In the Borough of Manhattan, twelve separate franchises have been issued, and thirteen other grants have been made which, under a recent decision of the Court of Appeals, turn out to have been illegal. All but one covered the entire borough, together with the western portion of the Bronx. Indeed, one of the illegal grants covered Manhattan and the Bronx entire. The twenty-five grants were issued to twenty-four different companies.

At least five companies never exercised their franchises; several others did very little business; but at least nine operated on a considerable scale, and among five or six of the companies there was active competition for a time. In some instances, the control of new franchises passed almost at once into the hands of old companies; in others, the process was somewhat delayed, but at present there are only three that are not owned or controlled by the Consolidated Gas Company or its subsidiaries. One of these has never been used, all trace of a second has been lost, and the third is independently controlled.

In other boroughs, the situation has been much simpler, largely because the field has not been so promising as to attract many competitors. Just prior to the creation of the Greater City, the various local authorities, particularly in Queens and Richmond, were very active, and on January 1, 1898, there was scarcely an area for which a franchise had not been granted, but usually one company had franchises for several adjacent districts.

The net result of the last thirty years (1881 to 1911) is that the local authorities of twenty-eight different political subdivisions now consolidated in Greater New York granted at least ninety-two separate franchises. Of these, thirteen are clearly illegal, sixteen are not claimed by any company now operating within the City of New York, fifty-one are claimed to be either owned or controlled by the nine companies doing an active business, and

one by the Long Acre Company, and eleven have expired or been superseded.

COMPETITION SHORT-LIVED.

The competitive idea, so far as it found expression in the endeavor of one company to secure customers that might be served by another, was short-lived. Although repeatedly tried, there was apparently no means at that time by which it could be kept alive. The advantages of combination from the standpoint of the companies were so great and the obstacles so few that competition was easily eliminated. There was no law to prevent combination, and no approval had to be secured to the transfer of a grant. The multiplication of franchises or companies was futile under such circumstances.

The elimination of competition has been accompanied by a gradual consolidation of companies operating in adjoining areas and a general apportionment of the city. A number of the early Manhattan companies operated in separate districts, but now only the portion north of 136th street is set aside for the exclusive operation of one company. In Queens and Richmond, several companies originally started small plants. The economic waste of production on a petty scale soon became apparent, however, and gradually one after another disappeared, usually being swallowed by the company which had been more successful. It should not be inferred that the companies have lines in every street in these areas, or that the rights to all of the territory assigned to each company are beyond question. It means rather that there are no companies, except as indicated, doing a general electric supply business in these areas.

GROWING COMPLEXITY OF FRANCHISES.

The first electric lighting franchises were models of brevity, simplicity and laxity. Extremely valuable rights were given away without limit as to time or the rates to be charged, virtually without compensation and without any other provisions to protect the interests of the public except a few minor clauses as to damage to paving and pipes in the streets. Indeed, many of the later franchises granted by the local authorities in the outlying areas were equally devoid of adequate restrictions.

In some instances signed documents were given out without any entry in the official minutes. In certain franchises, the language is obscure or ungrammatical; dates are omitted, or important blanks unfiled; interlineations or changes appear without proper authentication. None of the franchises granted by the old City of New York contain any provision limiting the rates that may be charged.

The first electric light franchise granted by any local authority within the present limits of Greater New York was passed by the Board of Aldermen, March 22, 1881, and repassed over the veto of Mayor Grace, April 19, 1881. This franchise was granted to the Edison Electric Illuminating Company. The second electric light franchise was given to the Brush Electric Illuminating Company in May, 1881. This franchise passed over the Mayor's veto. The franchise to the United States Illuminating Company was passed on the same date as the Brush franchise.

Fire Insurance Company Buys.

The Charles F. Noyes Co. sold for Seig Goldstein, to interests identified with the Liverpool and London and Globe Insurance Company, Limited, the twelve-story Wolfe Building, occupying the block front on the east side of William street, from Maiden lane to Liberty street. The property has a frontage of nearly 73 feet in William street, about 33 feet on Maiden lane and approximately 25 feet on Liberty street, and occupies a most valuable location in the insurance section. It is stated that the purchasers will hold the property temporarily as an investment, and after extensive alterations have been made the building will be offered by the Charles F. Noyes Company for rental purposes, several leases being now pending. Eventually the building will be exclusively occupied for all departments of the insurance company. Mr. Goldstein purchased the property last March, through the Charles F. Noyes Co. from the Wolfe estate.

PRIVATE REALTY SALES.

South of 59th Street.

CHERRY ST.—Horace S. Ely & Co., sold for Mrs. L. M. Kortright to M. J. Cunniffe, 177 Cherry st, a 4-sty tenement, on lot 18x60.

WOOSTER ST.—Metzger & Schuster sold to Frank Haenn 150 Wooster st, a 5-sty building, on lot 25x100. Brooklyn property was given in part payment. Samuel Ginsberg and Meyer Ellenbogen negotiated the exchange.

10TH ST.—Jules Nehring resold 57 West 10th st, an 8-sty elevator studio apartment house, on lot 22x94. The property was held at \$80,000. This property was exchanged last week for lots in New Jersey, the latter deal being negotiated by the same broker.

23D ST.—Wilber C. Goodale sold for E. E. Horn 263 West 23d st, a 4-sty dwelling, on lot 22x17.6, Moore leasehold, to Margaret Lloyd, who will occupy the house. The property is located between 9th and 10th avs, in what is known as London terrace.

24TH ST.—The Duross Co., sold the leasehold, dwelling at 348 West 24th st, on lot 20x55, to Goling & Smith.

40TH ST.—William M. Benjamin sold for Marie F. Coddington 105 East 40th st, a 4-sty dwelling, on lot 25x98.9. The purchaser is the Fortieth Street Co., which owns the northeast corner of Park av and 40th st and now controls a plot 98.9x130.

46TH ST.—John N. Golding sold for Norwood & Marden, attorneys for the owner, 29 West 46th st, a 4-sty dwelling, on lot 20.10x100.5, to a client of the law firm of R. H. Kramer. Title is held by Eliza Thomson.

2D AV.—Ennis & Sinnott resold to Frederick Gebien, through the Herman Arns Co., the southwest corner of 2d av and 39th st, two 5-sty flats, with stores, on plot 49.5x83. The sellers bought the property last week from Mrs. Agnes L. M. Carey, of Boston.

North of 59th Street.

ST. NICHOLAS PL.—The Duff and Brown Co. sold to Maran Ungrich, 57 St. Nicholas pl, a 4-sty dwelling, on lot 17x78.

60TH ST.—John M. Ruckert sold for Pietro Viscardi and Salvatore De Pace to Mrs. Wilhelmna Dick of Hoboken, the 5-sty double flat with stores on lot 25x100.5 at 213 West 60th st, near Amsterdam av. The property is known as Sandy Mount. The buyer gave in part payment the 2-sty and attic frame dwelling on lot 25x100 at 1430 Commonwealth av, near 177th st, Van Nest.

73D ST.—Pease & Elliman resold for Ramsay Hoguet 53 East 73d st, a 4-sty dwelling, on lot 17.6x102.2, between Madison and Park av. The buyer will occupy the house after extensive alterations have been made. Mr. Hoguet bought this property about two weeks ago from Louis Bilouon through the same brokers.

88TH ST.—Pease & Elliman sold for Miss Helen Macklin 165 West 88th st, a 3-sty dwelling on lot 16x100.8, to a client for occupancy.

89TH ST.—The Brown Realty Co. resold 108 and 110 West 89th st, two 5-sty flats, on plot 50x100.8. The buyer gave in part payment a plot of lots at Jamaica, L. I., and a dwelling at New Rochelle.

111TH ST.—The Brown Realty Co. sold 255 West 111th st, a 6-sty elevator apartment house, on plot 36x100.

152D ST.—McDonald & Thomsen sold the two 5-sty apartment houses, on plot 83.4x100, at 510 to 514 West 152d st, for A. D. Thompson. The brokers in the transactions have been appointed agents of the property.

EDGECOMBE AV.—Heil & Stern sold for Oscar Willgerodt to Floyd W. Davis the vacant lot 25x100 on the west side of Edgcombe av, at the point where 153d street would intersect if extended.

MANHATTAN AV.—Arnold, Byrne & Baumann resold for the Reville-Siesel Co., the northeast corner of Manhattan av and 100th st, a 6-sty apartment house, on plot 26x95. D. Marsh represented the buyer. This property was taken in part payment for the Seville, at Intervale av and 163d st, sold recently by Arnold, Byrne & Baumann.

Bronx.

OVERING ST.—F. M. Weiss & Co., sold for the Wilgus Realty Co. to Richard J. McNulty, 1647 Overing st, about 75 ft. north of Maclay av. The buyer gave in exchange lot No. 48 on the east side of Montgomery pl, 150 ft. north of Maclay av.

217TH ST.—Ernst & Cahn resold the plot, 34.4x114, on the north side of 217th st, 271 ft. west of Barnes av, to a congregation which will erect a building for religious purposes.

225TH ST.—Christopher Fink bought a plot of four lots on the south side of 225th st, about 125 ft. east of Barnes av.

GRANT AV.—Lauter & Blackner sold 1032 Grant av, a three family house, on lot 25x125. The buyer, Pauline Kaplan, gave in part payment eight lots on the south side of McLean av, Yonkers, 150 ft. east of Mercha av. This plot will probably be improved.

HEATH AV.—Thomas J. Totten sold for the estate of Marcus Natan the two-family house on lot 25x100, at the southeast corner of Heath av and 230th st. to Ellen W. Grace.

UNION AV.—Ernst & Cahn and J. J. Pittman sold for Bertha Meyer the two-family house, on lot 27x100, at 703 Union av.

WEBSTER AV.—Harry Parker sold for Albert Bell the extreme plot formed by the intersection of Webster and Brook avs at 166th st, to the Payne Estate, which owns the adjoining property.

WASHINGTON AV.—H. J. Radin sold for Frances Seward to Leader & Silverman a plot on the easterly side of Washington av, north of 172d st, 100x120. The buyer will build two 6-sty tenements on the site.

Recent Buyers.

LOUISE NIDELET is the buyer of 461 West 147th st, recently reported sold.

Leases

THE DUROSS CO. leased 238 West 14th st to Emile Reynolds.

CORN & CO. leased for Webster B. Mabie & Co. 5,000 sq. ft. in 28 and 30 West 25th st, to A. & B. Heimlich.

MOORE & SCHUTTE leased for a client of W. D. Morgan 548 West 162d st, a 3-sty dwelling, to T. J. Van der Bent.

BENJAMIN ENGLANDER leased for the Twenty-second Street Holding Co. a loft in 20 to 26 West 22d st, to Kahn & Feldman.

THE DUROSS CO. leased the upper portion of the new building at the northeast corner of 14th st and 6th av to the J. W. Holloway Co. for Peter Minakiki.

THE DUROSS CO. leased for Frank L. Wing a store in the Wing Building at the corner of 9th av, 13th and Hudson sts, to Midden-dorf & Rohrs, wholesale grocers.

EARLE & CALHOUN rented an entire floor containing about 12,500 sq. ft. in the Stiner Building, Broadway, corner of 31st st. to the United States Lithograph Company for a long term of years.

THE AMERICAN LEAD PENCIL CO. leased a floor in the Croisic Building, at the northwest corner of 5th av and 26th st. The company is now located at 4th st and Washington sq.

EDGAR T. KINGSLEY leased for business the 4-sty dwelling at 45 East 60th st to Elinor Nolan, costumer, now at 811 Lexington av. Dr. Seymour Oppenheimer is the owner, and the lease is for a term of years, with the privilege of renewal.

HEIL & STERN leased for Henry C. Lytton, of Chicago, in the building at 20 West 20th st, running through to 19th st, the eighth, ninth and tenth lots, comprising a space of about 28,000 ft. for a long term of years at a total of about \$50,000.

CARSTEIN & LINNEKIN leased for the Hewitt Realty Co. 37,000 sq. ft. of space in the Cooper Hewitt Building, at the southeast corner of 28th st and 4th av. The lease is for a long term of years and completes the renting of the building, with the exception of one loft.

EDMOND BENSAMON leased a store in 22 East 33d st for Benjamin W. Levitan to J. H. Terise & Co., of Boston, for a term of five years at an aggregate rental of \$16,000; also part of the sixth floor in 20 West 31st st, to H. Redding Kelly; also a floor in 608 6th av to Charles Berget.

ROYAL SCOTT GULDEN leased the dwelling at 19 West 46th st for the estate of H. C. Willson, W. E. G. Gaillard, trustee, to M. J. Piper. The McVickar-Gaillard Realty Co. represented the owner. Mr. Gulden also leased the parlor floor in the same building to Miss M. Gerity, milliner.

MOOYER & MARSTON report the following leases: The parlor floor in 48 West 10th st, to Dr. Spann; a loft in 5 to 9 West 37th st, to "Frederics"; part of a floor in 501 5th av, to J. De Scenza; a dwelling at 61 West 38th st, to Mrs. E. Rice; a dwelling at 141 West 71st st, to Mrs. E. F. Orcutte, and the dwelling at 61 East 93d st, to H. Hull.

"REPETIL," the candy manufacturer, leased for five years, with the privilege of renewal for a similar term, a floor in the United States Public Stores Building, which is owned by the Varick Realty Co., and covers the entire block bounded by Washington, West, Hubert and Lait st. The space just leased comprises about 30,000 sq. ft., and will be used for the manufacture of candy and confectionery.

J. ARTHUR FISCHER leased to Dr. Alofsin the 4-sty dwelling at 448 West 34th st, adjoining the French Hospital; also for Wm. McDonald to Vanoni & Ogle, 15,000 sq. ft. in the loft building at 104 and 106 West 39th st, for the storage and repairing of automobiles; also 5,000 sq. ft. in the same building to Henry Hirsch for automobile supplies; and for Michael Coleman the store in 56 West 36th st, to L. Maher, tailor.

A. H. WOODS leased from Sol Bloom for a term of twenty-one years 236 to 240 West 42d st, four 4-sty buildings on plot 80x98.8. This property, which adjoins the Liberty theatre on the east, was leased by Mr. Bloom from the Goodridge estate a year ago. The site will be improved with a theatre to be known as the Julian Eltinge and will have a seating capacity of 1,800. The Woods companies play melodrama and the Eltinge will be devoted to that style of attraction.

Richmond.

J. STERLING DRAKE sold for Lundy & Dorman in their new development at Clermont Heights, 9 lots to Joseph Schmutz.

CHARLES E. GRIFFITH & SONS sold for John Missic a five acre farm on Washington av, Mariners Harbor, to F. Pilleviski of Flushing, L. I.; also twenty-four lots on the map of Avondale at Giffords Station to James Corros; a house and three lots at Castleton Corners to Adam Schwall and a house and four lots on Grace Church pl, Port Richmond, to De Witt C. Dupuy.

Suburban.

LOUNSBERRY & SHARP sold for the estate of E. Vander Emde to Rupert Hughes 45 acres of land, with dwelling house, carriage house,

stables and other buildings, situated in the south side of Springhurst road, Bedford Hills, N. Y. The buyer will occupy the place as a permanent home.

JOHN V. ALEXANDER sold for Samuel P. McConnell, former president of the United States Realty Co., to Mrs. Edith O. Bloodgood his 250 acre estate at Oscawana. The McConnell property originally consisted of the Knepp, Horton, and Tice farms and was assembled about ten years ago. Mrs. McConnell spent about \$60,000 in the construction of one of the most attractive residences in the section. The estate fronts more than a mile on two highways, and contains two large lakes, two ponds and two running brooks.

Real Estate Notes.

THE REAL ESTATE FIRM of Sheldon & Becker, formerly of 2231 Broadway, have moved their offices to the northwest corner of Broadway and 86th st.

THE CHARLES F. NOYES CO. was the Broker in the recently reported lease of the Langoon, a 10-sty apartment house at 157 and 159 West 124th st. The lessee is John E. Korndahl and the lease is for a term of twenty-one years at an aggregate rental of \$210,000. The building will be used as a hotel.

THE REGULAR MONTHLY MEETING of the South Bronx Property Owners' Association was held August 10 at Doling's Casino, 156th st and St. Ann's av, and was well attended. The Chairman of the Entertainment Committee submitted his final report on the last outing, which showed a substantial profit. The Treasurer's report was also very satisfactory.

THE M. MORGENTHAU, JR., Co. placed a mortgage of \$75,000 at 5% for 5 years on the Odeon Theatre, south side of West 145th st, about 200 ft. east of Eighth av. The ground, 75x100, on which the theatre stands, was purchased from the Henry Morgenthau Company by a syndicate and the theatre erected from plans by Architect Thomas Lamb.

JUSTICE BRADY of the Supreme Court has appointed William G. Fitzpatrick receiver of rents of the 8-sty building at 39 and 41 East 12th st, pending a suit brought by the Newburg Savings Bank to foreclose a mortgage of \$150,000; also of the 5-sty tenement at 307 East 103d st, and of the double tenements at 215 and 215½ 7th st.

CHARLES B. HALSEY and T. J. S. Flint are the lessees of the northwest corner of Madison av and 48th st, recently leased by the New York Life Insurance and Trust Co., as trustees, for a term of twenty-one years, with renewals. The lessees will make extensive alterations, which will include the installation of stores and bachelor apartments.

JOSEPH P. DAY entertained a number of newspaper and real estate men at Manhattan Beach estates on Thursday afternoon and evening of this week. After an inspection of some of the new dwellings on the development and a dip in the ocean, the party enjoyed a dinner on the piazza of the Manhattan Beach Hotel. Several fine dwellings have recently been constructed on the property and are now ready for occupancy. The Moorish house, in particular, attracted considerable interest among the guests.

WILLIAM A. WHITE & SONS report having placed the following loans: For the Fort Washington Construction Co., \$350,000 on the 6-sty elevator apartment house at the southeast corner of Fort Washington av and 181st st; for the Aucuon Improvement Co., \$100,000 on the 6-sty apartment house at the northwest corner of 156th st and Amsterdam av; for the Marmac Construction Co., \$70,000 on the 7-sty loft building at the northwest corner of Lewis and 5th sts, for the St. John's Park Realty Co., \$120,000 on the 8-sty mercantile building, at 156 and 160 Leonard st, and for the Eagle Improvement Co., \$300,000 on the 12-sty loft building, at 134 to 140 West 26th st.

MUNICIPAL FORECAST.

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

Monday, Aug. 21.

BRONXWOOD AV.—Opening, etc., from Burke av to Gun Hill rd. 11 a. m.

Assessments.

DUE AND PAYABLE.

The Comptroller gives notice to all persons affected by the following assessments, which were confirmed, that the same are now due and payable. Unless paid on or before date mentioned, interest will be charged at the rate of 7 per cent. per annum from the date when such assessments become liens to the date of payment.

7TH AV.—Restoring asphalt pavement in front of 106 and 110 7th av. Area of assessment: west side of 7th av. between 16th and 17th sts, known as lot 42 in block 766. October 3.

225TH ST.—Restoring pavement at the northeast corner of 225th st and Marble Hill av. Area of assessment covers lot 534 in block 3403. October 3.

RIVERSIDE DRIVE.—Widening, easterly side from 158th to 165th sts. Area of assessment is as follows: Bounded on the west by the Hudson River; on the north by the southerly side of Dyckman st; on the east by the westerly side of Broadway, and on the south by the northerly side of 135th st. October 3.



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Now that the Brooklyn Bridge police have introduced the plan of herding women and children safely into the cars first, one may enjoy watching the scrimmage between the fighting males with unalloyed pleasure.

A conference will be held Monday afternoon, at 2 o'clock, in the rooms of the American Society of Mechanical Engineers, 25 West 39th street, to consider the charter amendments affecting architectural, building and real estate interests.

Justice Ford's refusal to enjoin the construction of that part of the Lexington avenue subway for which contracts have been let was clearly sound sense, as well as good law. Let us get the subway built. Everyone will then have the satisfaction of being able to say, "I told you so," and the era of hard feelings will be over.

The fire-resisting qualities of concrete were put to a convincing test the other day by engineers on the Long Island Railroad. Wishing to destroy a concrete shed, and finding the walls impervious to drilling, they filled the structure with pine logs and tar and set fire to the contents. The heat eventually cracked the walls sufficiently to permit the use of a crowbar. The experiment satisfied the engineers that there never could be a fire in the Long Island Railroad tunnels hot enough to affect the concrete tubes.

The legislative committee appointed to inquire into the conditions of sanitation and of fire and accident prevention under which operatives work in lofts and factories, met this week at 185 Broadway for the purpose of organizing. Senators Robert F. Wagner and Charles M. Hamilton and Assemblymen Alfred E. Smith, Edward D. Jackson and Cyrus W. Phillips represent the Legislature. The other four members, appointed by Gov. Dix, are Robert E. Dowling, Samuel Gompers, Miss Mary E. Dreier, of Brooklyn, Simon Bre-
tano.

Just as New York is about to lose its famous Garden, Philadelphia is preparing to build an auditorium in Fairmount Park that is to be the largest in the world, having a seating capacity of 18,000, and costing \$1,500,000. The plans have been approved by the Park Commission, and proposals for its construction advertised for. A double row of columns, six feet in diameter and fifty feet high, form the entrance to the building, which will be surmounted by a dome three hundred feet in diameter. In one respect the plans are unique—there will be no stairways, approaches to the different elevations being by inclined planes.

The Murray Hill Taxpayers' Association was organized this week, with a charter membership of about one hundred. There were received at the first meeting over one hundred and fifty additional applications from property owners for membership in the association. The organization has been chartered under the laws of the State of New York. One of the first matters to be taken up is that of abating the nuisance caused to property owners in the district by the smoke from the Edison plant at 39th street and the East River. The officers of the association are: President, Dr. Dennis J. McDonald; first vice-president, Charles W. Eidt; second vice-president, Frank J. Lynch; secretary, Pierre M. Clear; financial secretary, Louis Moeschel; treasurer, Michael J. McCauley.

Subways and Real Estate Values.

Twelve years ago, when the present subway was about to be built, it was not a very intricate matter to study out how real estate values would be affected in the various districts that were to be traversed by the road. The plan of the new transit system was comparatively simple. The localities that were to be served by the main stem of the system and its two branches had nothing in common from the point of view of the real estate operator. They were not competitive districts. The prosperity of one would not retard the growth of any of the others. Each was adapted to a distinct class of utilities, and there was bound to be an advance though not, of course, a uniform advance, in real estate values everywhere along the road.

It will require a more careful study to forecast values in connection with the transit system that is now about to be provided. That system is extremely complex. It extends into four boroughs, and its mileage, including the annexed Brooklyn elevated lines, is several times as large as that of the original subway. The territory which the new rapid transit system covers embraces many competitive districts. Thus, land in the Bronx adapted for private dwellings or apartments will have to meet competition from similar land in Brooklyn and Queens.

There can be no appreciation in any given district unless existing values there are low, compared with those of competitive districts. One reason for the general appreciation along the first subway was the limited amount of land of any one class that was thrown open for building. The sites adapted for a given class of houses were quickly exhausted. The case is different now. More land will be available than can be used up promptly. This means that relatively high-priced sites will have to remain idle for years to come, and may, indeed, depreciate in value.

In order to discover what neighborhoods are likely to prosper, it will be necessary to make a comparative study of existing real estate values in competitive districts. There is no basis for such a study except the Land Value Maps compiled by the Tax Department. For a comparative study, these maps can be relied upon as accurate. The main endeavor of the Tax Department, in compliance with law, is to keep the percentage between assessments and market values uniform throughout the city.

Under President Purdy, one of the leading tax authorities in the country, the most approved modern methods of appraising have been introduced in the department. The efficiency of these methods was conspicuously attested at the auction sale of the Bruce estate last December. At that sale twenty-three pieces of realty, scattered throughout Manhattan, brought a total of \$2,299,459. The assessed tax valuations aggregated \$2,185,000. Selling price is, of course, the only criterion of "market value." In this instance, the tax valuations were nearer the selling price than were the figures obtained by the executors of the estate before the sale from expert private appraisers. However, in using the maps, one must remember that the Tax Department aims at conservative valuations and that its assessments are nearer the prices obtainable in the auction room than those obtainable at private treaty. Having the purposes of the tax assessments in mind, the Land Value Maps will be invaluable to any one intent upon making use of the opportunities for profitable investment that will be opened up by the new rapid transit system.

In the decade following the beginning of construction work on the first subway, the growth of the city in population and wealth was unprecedented. The appreciation in real estate exceeded in value the entire gold production of the world during the period. The conditions, local and general, which introduced that era of appreciation are in the main reproduced now. To mention only one, the city will presently be, as it was during part of the last decade, the most important focus of engineering enterprises in the world. The building of a great rapid transit system, of an extensive ramification of rock pressure water tunnels, of costly canal terminals, and of a variety of waterfront and freight railway improvements will bring an army of skilled and unskilled workmen to the city and cause a distribution of wealth among all classes of the community. These are influences that react promptly on real estate, furnishing a sharp impetus to building and to trading in building sites.

The Record and Guide is convinced that if the conditions making for activity in the New York real estate and build-

ing trades become generally known, investors not only in this city but throughout the country will be eager to anticipate the rise in values that is inevitable in the next few years. A deal of capital is now idle and available for profitable investment, but it will not remain idle when general industry is again booming. With a view to encouraging a development of interest in the unique real estate situation here while prices are still attractive to experienced investors, the Record and Guide has arranged to publish the Land Value Maps in a special supplement to its issue of Sept. 9. There should be no need on our part to explain how brokers, development companies and builders can turn the maps to good account by distributing them, with literature of the right sort, among clients.

Long Acre Square.

The announcement that a hotel will be built on Long Acre Square, on the blockfront now occupied by the New York and Criterion theatres, will not be taken too seriously. The contracts have not been signed, and until they are, projects of this kind are notoriously uncertain. Even the signing of the contracts frequently does not lead to the starting or completion of the building. But if the project is carried out, Long Acre Square and its neighborhood will scarcely be benefited thereby. What real estate in that vicinity needs is the location thereabouts of substantial business buildings. The district is too exclusively given up to places of amusement, such as theatres, hotels and restaurants. Trade of the more desirable sort is being crowded out by a general sense that the real business of the neighborhood must be transacted after dark.

For a while it looked as if this tendency was being checked. Several plans were proposed for new business buildings, and there were rumors that important retail firms were looking for locations in the neighborhood. But only one of the new business buildings was built. The Square, the side streets to the east and west, and Broadway and Seventh avenue to the north are all being rapidly covered by new theatres and restaurants; and it is evident that the serious business of mid-Manhattan will be transacted further south. A handsome hotel will be better for Long Acre Square than the two theatres which it may replace; but if this blockfront is improved with a permanent hotel building, one of the few plots which might have been used to bring retail business to the neighborhood will have been finally taken out of the market. Long Acre Square will then have been sealed and delivered over to the purveyors of amusements.

The Water Scare.

Warnings are again being sent out of the danger of a water famine; and threats are even being made that baths may have to be cut off. While, however, the strictest economy should be used, and, if necessary, forced, it is probable that the city will escape this particular scare without serious loss or inconvenience. A rainier season is approaching, and the city still has three months' supply on hand. Unless an unusually dry fall ensues, the reserve should be increased considerably during the next few months.

The discouraging aspect of the situation is that so little demand for the installations of meters has resulted from the scare. The arguments urged against such an action are either interested or frivolous. It is said, for instance, that water should be as free as air. But water is not as free as air, and no city can deprive it of actual value. The city has to pay for it, and it has to charge its citizens for it. The installation of meters merely means that people shall pay for the water in proportion to the amount they use. Any other system encourages extravagance and makes one man pay for what another man gets. Again, it is said that the installation of meters will discourage cleanliness. There is no reason why such should be the case. The normal needs of a household in the way of water are known. Every dwelling or flat should be able to draw as much water as it normally needs for a price about equal to the present water rates for a small private house, and this sum should be charged in any event.

But if more than a normal supply is drawn, the householder or the tenement owner, or the owner of a business building should be compelled to pay for the excess. If he does not pay it, somebody else must; and that somebody else is either the moderate consumer of water or the taxpayer. The present system be-

longs to that tradition of waste which, until recently, has characterized American economic practices; and like all waste, it makes large numbers of people pay for the negligence or the benefit of a few.

An Opportunity for a Civic Center.

A beginning has recently been made towards the conversion of the Brooklyn Bridge terminal from the ugliest and most inconvenient center of traffic in New York to a handsome and convenient public square. The Board of Estimate has appropriated \$500,000 towards the carrying out of a set of plans prepared by Messrs. Hoppin & Koen, which not only provides for a much better means of boarding and leaving the trolley cars, but which also includes a monumental terminal building.

This structure is designed to harmonize with the new Municipal Building, to which it is connected by an architectural link which will screen the elevated roads from the square. It looks, consequently, as if this most populous center of traffic in New York will within a few years cease to be an eyesore and a disgrace to a metropolitan city, and will become as imposing as the new great railway terminals in Manhattan—those of the Pennsylvania and New York Central companies. What is equally important, a beginning will also be made towards the reclamation of the City Hall Park and its vicinity. An opportunity exists of converting the City Hall Park into a civic center worthy of the largest and richest city in the United States. To make the opportunity good will demand the co-operation of the local and the national governments and the expenditure of a great deal of money; but if the work is done slowly there is no reason why the expense should be prohibitive.

The first step has already been taken by the plan of converting the bridge terminal from an excrescence into an embellishment of the square. The next step will be to decide as to the location of the new Court House on the site on Centre street, composed of several small blocks, which was recently prepared by Architect Hastings. A court house built on this site would not contribute to the more dignified appearance of the square itself, but it would redeem a region immediately adjacent to the square, which needs improvement. It is, moreover, a practicable plan, because the cost of the land to be acquired is not excessive. After the Court House was built the City Hall could be liberated from the oppressive contiguity of the present Court House by the destruction of the latter building.

Up to this point the adoption of the plan is within the powers of the municipal government. In order to complete it, however, the consent of the national government would have to be obtained to destroy the other ancient ugly building on the square, viz., the post office. It is said that an attempt will soon be made to obtain the consent of the Post Office Department and of Congress to the plan; but we are very much afraid that the required acquiescence will not be obtained without prolonged and strenuous efforts. The new post office now being built at 33d street and Eighth avenue will not take the place of the existing general post office. The department will still need a large building downtown, and it is wholly improbable that the present structure will be abandoned unless the city agrees to furnish an equally convenient site for a new one.

Such a site is available in the same neighborhood. If the Triborough system is built according to the existing plans, the subway in turning west from Broadway at Vesey street runs under the Astor House, thus requiring the destruction of that building and the condemnation of an easement which would constitute a large proportion of the value of the property. A new post office might in this event very well be built on the site of the Astor House. There is, however, very little chance of any such plan being adopted. It demands the securing of the consent of too many antagonistic public authorities and officials in too short time. But we very much hope that the Borough President will at least make a preliminary attempt to secure the consent of the Post Office Department and Congress to the abandonment of the existing ugly, antiquated and inconvenient building.

—Owing to the recent appropriation for highway improvements in Queens, Borough President Gresser was able to put seventy-five men to work this week on Hoffman Boulevard and Thomson avenue. They were there under the supervision of the highway bureau of the Borough President's office to get this thoroughfare in

passable condition before the winter sets in. This is the automobile highway that leads from the Queensboro Bridge in Long Island City to Nassau County and the district of fine country homes on Long Island. Specifications are being rushed through for contracts to pave a number of other roads in the borough.

The Week in Real Estate.

Extreme dullness prevailed this week in the Manhattan realty field. The volume of sales was small, and the transactions for the most part presented no new or interesting features. Several profit-taking sales of small parcels by operators were reported, but these afforded no particular market significance, but merely represented small profits on parcels picked up as bargains during the dull summer season. Lower Manhattan, the Fifth avenue district and the West Side each furnished one sale of fair size.

The Wolfe Building, on William street, between Maiden lane and Liberty street, which had such difficulty in finding a buyer at auction last year, was acquired by interests connected with the London & Liverpool & Globe Insurance Co. It is understood that the new owners will alter the building to a considerable extent and hold it as an investment, with a view to occupying it eventually for their own use. The consideration was said to have been about \$300,000. The Fifth avenue section was represented by the sale of the new loft building at 19 and 21 West 36th street. The site was picked up at a bargain last year by Judson S. Todd, and by him was resold to the Winona Construction Co., who erected the building. The property has been held at something over \$500,000, and the new owner is understood to be an investor. The only transaction of any importance on the West Side was the resale by Klein & Jackson of a large plot on 81st street, which they recently bought in conjunction with the northeast corner of Broadway. The property just sold is covered with five-story flats, and will be improved with a substantial apartment house.

A few further details were obtained this week regarding the new mercantile structure to be erected by the F. & D. Company on the site of Madison Square Garden. As reported in the Record and Guide several weeks ago, four large firms have arranged for leases in the building. These firms are William Iselin & Co., Fleitman & Co., L. F. Dommerich & Co., and Pierls, Buhler & Co. The Fourth avenue frontage will be occupied by Fleitman & Co. and Dommerich & Co., while the other two concerns will be located on the Madison avenue side. In addition to the ground floor, all the companies mentioned will occupy considerable loft space. The concerns now have offices in Mercer, Greene and Broome streets, in the section west of Broadway, where the wholesale center was formerly located. These firms are all leaders in their lines, and their location uptown will probably result in the removal of all the wholesale silk and dry goods commission houses to the Fourth avenue district. Many of the smaller silk merchants are still in the Greene street district, but nearly all of them have said that if Dommerich & Co. moved they would follow. Frederick Victor & Achelis recently leased the corner of Madison avenue and 25th street, and the addition of these houses to this section will create a new and distinctly high-grade wholesale center on lower Madison avenue. The new building on the Garden site is to be twenty-four stories high, with a large interior court and arcades running into the structure from each street. The operation will have the appearance of one large structure, but will in reality be four distinct buildings. Warren & Wetmore are to be the architects, but no plans have yet been made public.

The building committee of the Mystic Shriners, which some time ago took an option on the property at the northeast corner of Broadway and 37th street, has rejected that site and has reported favorably on the triangular block bounded by Eighth and Manhattan avenues, 122d and 123d streets. This property was bought by Bing & Bing from the Pinkney estate just prior to the auction sale, and has been offered to the order for \$200,000. The matter will be presented to the whole order, and if the site is acceptable it will be acquired and a new structure erected thereon.

The deal for the purchase of the New York Theatre site is still hanging fire. It was learned this week that Charles B. Leeds, of Chicago, is at the head of the syndicate negotiating for it. Apparently there is some difficulty in securing the necessary capital, and no money has yet been put up nor any contract entered into.

At a recent conference of the Building Superintendents of the five boroughs, a regulation was adopted which will be of interest to those favoring the use of concrete. Concrete blocks may now be used for buildings not over three stories, or 36 feet in height. The thickness of the walls must be not less than one-quarter of the height of the blocks, and each block must be able to withstand a pressure of 1,500 pounds to the square inch at the age of twenty-eight days.

A small amount of business leasing was reported, but not much is to be expected in this branch of real estate until after September 1. Apartment leasing, however, seems to be quite brisk. Brokers in the various sections report that they are having more applications than usual at this time of year, and that many leases are being closed. The demand includes large and expensive apartments, as well as those of a cheaper grade. In the Park avenue section, there are scarcely enough apartments to supply the prospective tenants, and owners are enabled to take their pick. A good apartment renting season will go far towards restoring confidence in real estate as an investment, and should foreshadow a good winter selling market. The Bronx market continues to be very dull, only a few small sales being reported from that borough.

Tax Exempt City Bonds.

Editor of the RECORD AND GUIDE:

In your valued journal of August 5, on page 162, you print a notice by the Acting President of the Department of Taxes with respect to "secured debts." Will you kindly advise me if the above notice includes 4 per cent. bonds issued within two years by the City of New York to cover additional water supply and street improvements?

GEORGE W. CONNELL.

Ridgefield, Conn., Aug. 10.

[The New York City Charter specifically states that all municipal bonds shall not be taxed. In addition to this, an amendment to the General Municipal Law of New York State contains the following provision: All bonds of a municipal corporation, until payable, shall be exempt from taxation for town, county, municipal or State purposes. Of course, this exemption is valid only as against tax officials within the State. Bonds of New York municipalities held by a resident of another State are subject to the tax laws of his own State.—Ed.]

Separating Hot and Cold Water Pipes.

Editor of the RECORD AND GUIDE:

Herewith I send you a copy of the proposed new regulations governing the installation of water supply pipes. I would be glad to have your readers consider these proposed rules and let me have any criticisms or suggestions for changes before the rules become effective under the law.

If the suggestions for changes are of sufficient importance to justify a hearing on this matter, I shall be glad to arrange for the same.

Attention is also called to the fact that these proposed new regulations are to be adopted universally in the five boroughs.

Yours respectfully,

RUDOLPH P. MILLER,
Superintendent of Buildings.

"Section 159—House service pipe must connect with the street mains by means of taps supplied by the Department of Water Supply, Gas and Electricity.

"Section 160—A stop and waste cock must be placed under the sidewalk at the curb, and also a separate stop or valve upon the service pipe just inside the front wall.

"Section 161—The diameters of street service pipes must not be less than 1 in. for dwellings, 1½ in. for tenement or apartment houses, and 2 in. for hotels, factories and other miscellaneous buildings.

"Section 162—That all rising lines have a stop cock or valve at the foot of each line and a separate stop cock or valve on the branches from riser for each fixture if isolated or each group of fixtures, such as bathrooms, kitchens, etc., located so as to be accessible at all times.

"Section 163—Diameters of branches to any fixture must not be less than ½ in. For flush valves not less than 1 in.

"Section 164—Where hot water supply pipes are installed, the distance between the hot and cold risers and branches must not be less than 12 in., and a method of circulation provided that will insure the prompt delivery of hot water at the faucet when required.

"Section 165—All risers and branches,

where possible, must be exposed and properly fastened."

(It is intended to make the rules uniform in the five boroughs of the City of New York, but before the same becomes effective any criticisms or suggestions will be gladly received by the Superintendent of Buildings in the boroughs.)

The Astor House Site for a Court House

Editor of the Record and Guide: Now that the Court House Committee is seeking suggestions to aid in the selection of a site, I would respectfully urge that your publication reiterate the views expressed as to the Astor House and contiguous properties as a situation for the purpose which would combine the needs for the subway project as well, now that the Broadway-Lexington avenue has been officially determined upon (regretful as it is, to the minds of many).

The writer has informed Hon. Job E. Hedges, Chairman of the Site Committee, that such an editorial review is to be found in your edition of July 16, 1910.

SUBSCRIBER.

(From the Record and Guide July 16, 1910.)

A correspondent makes the suggestion that the city should build a court house on the site of the old Astor House by taking all the property as far west as the Evening Post Building in Vesey street, the suggestion being based, of course, on the assumption that most of this property will have to be condemned for the benefit of the Broadway subway, which cuts under this corner. This suggestion has already been made by the Record and Guide, and is well worth careful consideration. The assessment for subway property which the city will be obliged to condemn is not equivalent to the whole value of the property, as the sales of the Centre street parcels prove; but it is equivalent to a very large part thereof, and by using the surface as a site for a county court house, New York would obtain a comparatively inexpensive location—inexpensive, that is, compared to its great convenience. Upon this site a skyscraper could be erected the upper floors of which would have the guarantee of good light on two sides and half of a third side. The expense would be less than that of the Chambers street location. Of course, there would be one difficulty. A 30-story skyscraper would need room below the surface for its power plant; and it might be difficult to arrange for such a plant below the level of the subway. But this difficulty should not be beyond solution by engineering skill, particularly in view of the fact that the subway would not occupy the whole of the site. Before any decision is reached about the court house, this possible alternative should be fully weighed by the Commission.

The "Sunday Stone."

In the British Museum is a large stone composed of carbonate of lime which would serve perfectly as a day laborer's calendar, as it would indicate to him every Sunday and holiday of the year, though not the day of the month. Further, the stone is an actual time record of the work done for a long period in an English coal mine. The "Sunday Stone," as it is called, was removed from a colliery. When the miners were at work the water running through the drain left a deposit colored black by the coal dust, but when no work was being done the water ran down clear and left a white deposit. These deposits in the course of time built up the stone. Each day of work left a black streak, immediately followed by a white streak made during the night. Wide white streaks indicate the holidays and Sundays.—"Stone."

THE VYSE ESTATE.

(Continued from page 240.)

and Apportionment, Board of Aldermen and the State Legislature. There is hardly a matter of interest to this section that is not thoroughly threshed out by the committees and given to special committees to act upon.

No property owner in this portion of the Bronx can well afford to refrain from joining this progressive and enterprising Association. Many things are still to be acquired by this section, such as new public schools on the estate, and construction of additional rapid transit lines; the running of Second avenue trains to Freeman street, the acquirement of additional pavement on certain of the streets, and obtaining more policemen.

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

Table with columns for 1911 (Aug. 11 to 17) and 1910 (Aug. 12 to 18). Rows include Total No., Assessed value, No. with consideration, Consideration, and Assessed value.

Table with columns for Jan. 1 to Aug. 17 and Jan. 1 to Aug. 18. Rows include Total No., Assessed value, No. with consideration, Consideration, and Assessed value.

MORTGAGES

Table with columns for Aug. 11 to 17 and Aug. 12 to 18. Rows include Total No., Amount, To Banks & Ins. Cos., No. at 6%, No. at 5 1/2%, No. at 5%, No. at 4 1/2%, No. at 4%, Unusual rates, Interest not given, and Amount.

Table with columns for Jan. 1 to Aug. 17 and Jan. 1 to Aug. 18. Rows include Total No., Amount, To Bank & Ins. Cos., and Amount.

MORTGAGES EXTENSIONS

Table with columns for Aug. 11 to 17 and Aug. 12 to 18. Rows include Total No., Amount, To Banks & Ins. Cos., and Amount.

Table with columns for Jan. 1 to Aug. 17 and Jan. 1 to Aug. 18. Rows include Total No., Amount, To Banks & Ins. Cos., and Amount.

BUILDING PERMITS

Table with columns for Aug. 12 to 18 and Aug. 13 to 19. Rows include New buildings, Cost, and Alterations.

Table with columns for Jan. 1 to Aug. 18 and Jan. 1 to Aug. 19. Rows include New buildings, Cost, and Alterations.

BRONX CONVEYANCES

Table with columns for Aug. 11 to 17 and Aug. 12 to 18. Rows include Total No., No. with consideration, Consideration, and Amount.

Table with columns for Jan. 1 to Aug. 17 and Jan. 1 to Aug. 18. Rows include Total No., No. with consideration, Consideration, and Amount.

MORTGAGES

Table with columns for Aug. 11 to 17 and Aug. 12 to 18. Rows include Total No., Amount, To Banks & Ins. Cos., No. at 6%, No. at 5 1/2%, No. at 5%, No. at 4 1/2%, No. at 4%, Unusual rates, Interest not given, and Amount.

Table with columns for Jan. 1 to Aug. 17 and Jan. 1 to Aug. 18. Rows include Total No., Amount, To Banks & Ins. Cos., and Amount.

MORTGAGES EXTENSIONS

Table with columns for Aug. 11 to 17 and Aug. 12 to 18. Rows include Total No., Amount, To Banks & Ins. Cos., and Amount.

Table with columns for Jan. 1 to Aug. 17 and Jan. 1 to Aug. 18. Rows include Total No., Amount, To Banks & Ins. Cos., and Amount.

BUILDING PERMITS

Table with columns for Aug. 12 to 18 and Aug. 13 to 19. Rows include New buildings, Cost, and Alterations. Also includes Jan. 1 to Aug. 18 and Jan. 1 to Aug. 19.

BROOKLYN CONVEYANCES

Table with columns for 1911 (Aug. 10 to 16) and 1910 (Aug. 11 to 17). Rows include Total No., No. with consideration, Consideration, and Amount.

Table with columns for Jan. 1 to Aug. 16 and Jan. 1 to Aug. 17. Rows include Total No., No. with Consideration, and Consideration.

MORTGAGES

Table with columns for Aug. 10 to 16 and Aug. 11 to 17. Rows include Total No., Amount, To Banks & Ins. Cos., No. at 6%, No. at 5 1/2%, No. at 5%, Unusual rates, Interest not given, and Amount.

Table with columns for Jan. 1 to Aug. 16 and Jan. 1 to Aug. 17. Rows include Total No., Amount, To Banks & Ins. Cos., and Amount.

BUILDING PERMITS

Table with columns for Aug. 10 to 16 and Aug. 11 to 17. Rows include New buildings, Cost, and Alterations.

Table with columns for Jan. 1 to Aug. 16 and Jan. 1 to Aug. 17. Rows include New buildings, Cost, and Alterations.

QUEENS BUILDING PERMITS

Table with columns for Aug. 11 to 17 and Aug. 12 to 18. Rows include New buildings, Cost, and Alterations.

Table with columns for Jan. 1 to Aug. 17 and Jan. 1 to Aug. 18. Rows include New buildings, Cost, and Alterations.

May Increase Water Supply.

Mayor Gaynor had a talk with Henry S. Thompson, Water Commissioner, about the water supply of Manhattan and the Bronx. That supply had sunk to 37,000,000 gallons. The prospect of serious injury was worse than heretofore.

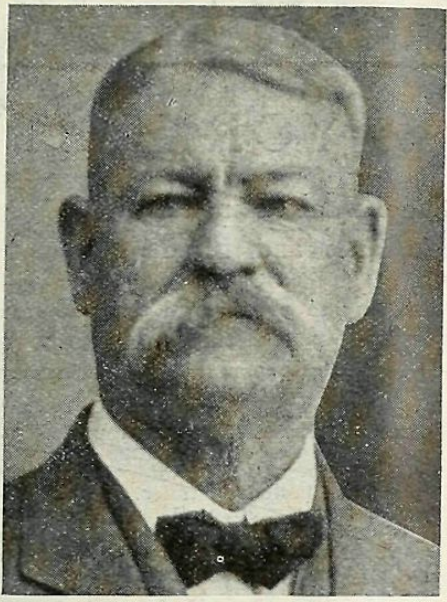
The subject of the conference, it was understood, was whether the city should not be connected with the Ten Mile River as soon as possible. From that river 100,000,000 gallons a day can be got. The Mayor and the Commissioner had been considering the plan for a long time past. It was said that they would try to arrange for connecting the Croton River with the Ten Mile River, at a cost of about \$1,100,000, as the conditions of drouth rendered it impossible to prophesy whether the rains here in the fall would be sufficient to tide Manhattan and the Bronx over the winter.

Commissioner Thompson said it would take about four months to connect the Ten Mile and Croton rivers. He thought it advisable to lay the plan before the Board of Estimate. If there should be abundant rains, he added, the water from the Ten Mile River might not be necessary, whereas if sufficient rain should not come, the new supply might be worth hundreds of millions of dollars to the city.

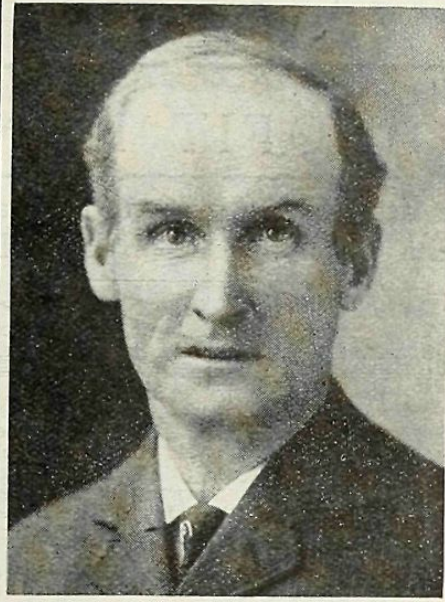
National Conservation Congress.

The third annual session will be held at Kansas City, Sept. 25-27. The general objects of the congress are to provide for discussions of the resources of the United States as the foundation for the prosperity of the people, to furnish definite information concerning the resources and their development, use and preservation; to afford an agency through which the people of the country may frame policies and principles affecting the conservation and utilization of their resources, to be put into effect by their representatives in state and federal governments. The secretary is Thomas R. Shipp, Kansas City, Mo.

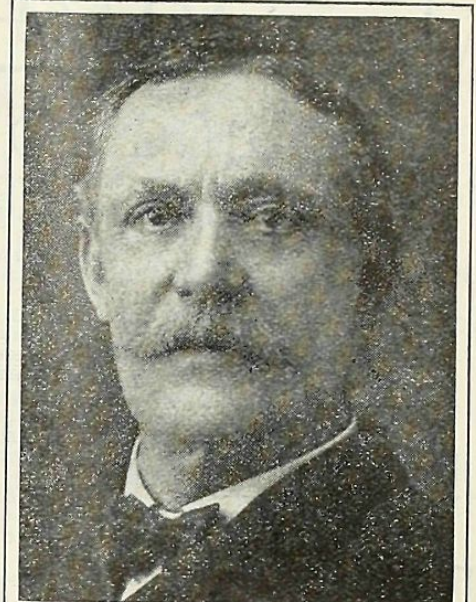
NOTABILITIES IN THE CURRENT NEWS



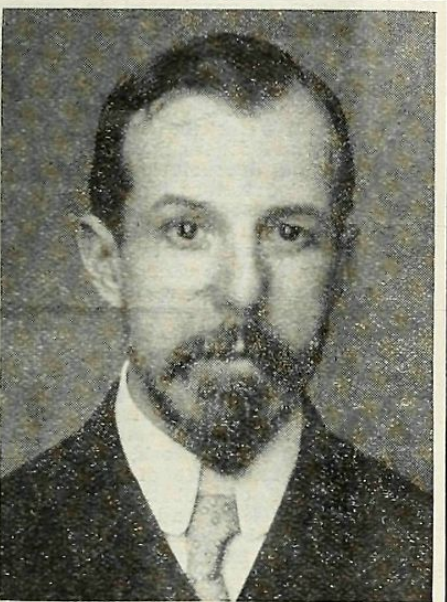
J. J. SIMMONS
Superintendent of Buildings, Queens.



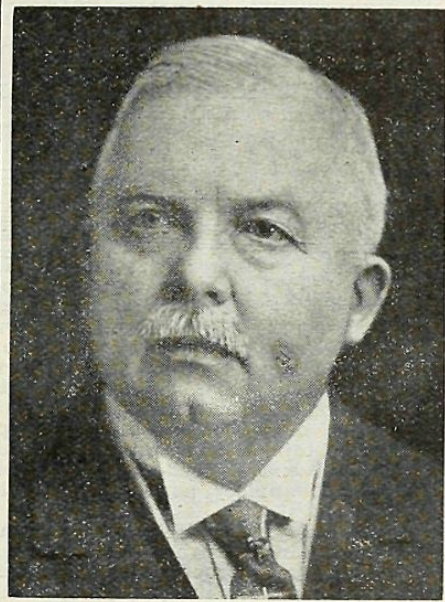
JOHN THATCHER
Superintendent of Buildings, Brooklyn



JOHN SEATON
Superintendent of Buildings, Richmond.



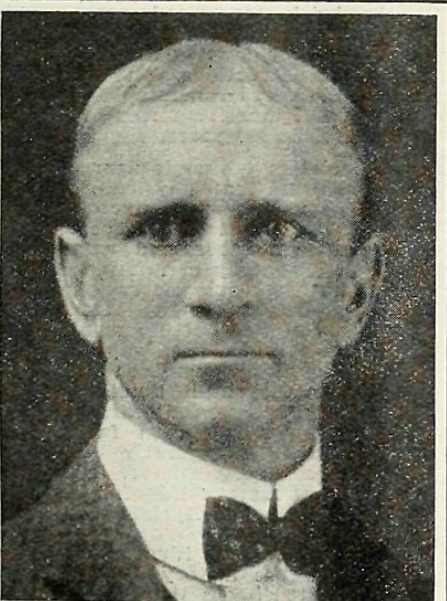
RUDOLPH P. MILLER
Superintendent of Buildings, Manhattan.



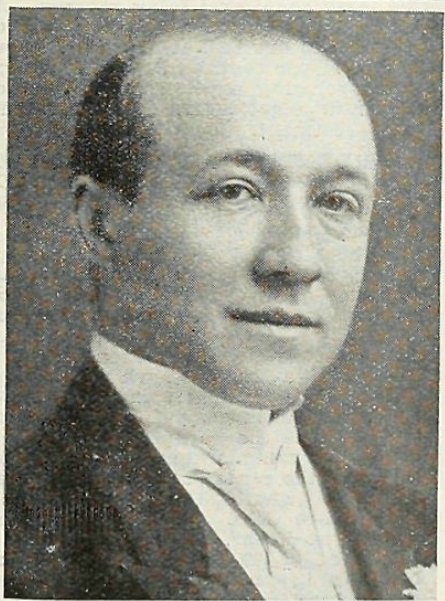
J. J. MURPHY
Commissioner of the Tenement House Department.



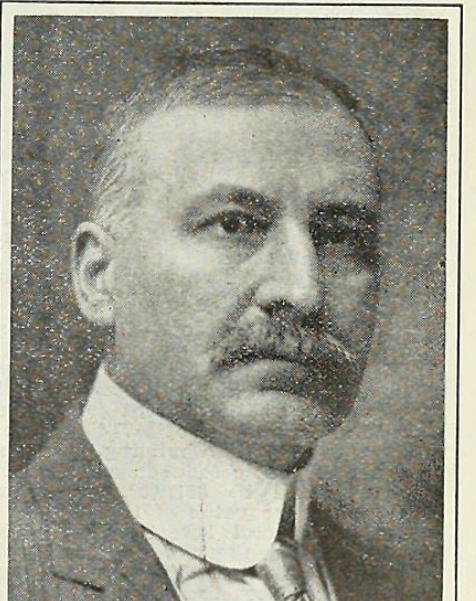
JAMES A. HENDERSON
Superintendent of Buildings, Bronx.



ALFRED LUDWIG
Chief Inspector of Buildings, Manhattan.



WILLIAM H. ABBOTT, JR.
First Deputy Commissioner, Tenement House Department.



FRANK MANN
Second Deputy Commissioner of the Tenement House Department.

Officials Who Administer the Building Laws

More money is spent for construction in New York City than in any other metropolis. The enforcement of the building laws and ordinances is committed to a Building Bureau in each Borough and to the Tenement House Department. The men whose photographs are reproduced here are the heads of these departments.

BUILDING SECTION

BUILDING FOR PROFIT IN NEW YORK CITY.

Principles Governing the Economic Improvement of Real Estate Explained in a New Book by Reginald Pelham Bolton, C. E.—Relation Between Sites and Buildings.

EVERY investor in a city building site is confronted with the problem of making it produce the utmost net income of which it is capable. Before committing himself to the purchase of the property he may have studied the fundamental principles which make or mar an investment in land, and have decided in his own mind upon the nature of the improvement to be made. But more often the problem presents itself to an owner long after the property has come into his possession and when the existing improvements have with the passing years and the increase of values become economically deficient.

The value of the land on which a building stands may have largely appreciated, but the increment brings no interest to the owner if the rent roll has reached its limit, or if the income from the building is no longer proportionate to the value of the property. Besides, the appreciation of the land value may not be realizable with the present encumbrances. Then what should be the nature and proportions of the new building? Should the expenditure for construction be the maximum that can be placed upon the site and earn interest on the entire investment, or should it be the smallest investment in cost of construction which will produce a certain rate of interest?

A book just issued by the DeVinne Press, entitled "Building for Profit,"* discusses the principles governing the economic improvement of real estate, answers such questions as the foregoing, and makes suggestions of value to investors in real estate. The author, who is an eminent engineer in practice here, believes that the building should represent not the maximum but the minimum, expenditure for cost of construction and maintenance possible of being placed on the land to earn a stated rate of interest. He points out that while land on this island may be a limited commodity, yet the investor in buildings cannot afford to ignore the fact that the isolation of Manhattan is disappearing by reason of the construction of tunnels and bridges. It is easy to overburden the earning capacity of a piece of land by overbuilding.

For example, the alternative of improving a site with either an eight or a twelve-story apartment house is often presented. It is assumed that the rentals will be \$1,500 per annum for a suite of 1,120 square feet, or an average of \$1.34 per square foot. What will a net return of 5 per cent. justify in the way of construction for the value of the land plus the cost of the building?

Assuming that the proposed structure is to be erected upon a plot measuring 75x100 feet, of which the building occupies 80 per cent., the area of the building will be 6,000 square feet. The author figures that an eight-story building would justify a total investment of \$270,000, and a twelve-story building would justify a total investment of \$405,000.

Estimating the cost of an eight-story building at 30 cents per cubic foot, and its height at 96 feet, the total cost would be \$172,800. This would then establish the value of the land at \$97,200, out of a total investment of \$270,000. The cost of a twelve-story building, taken at 36 cents per cubic foot, on a height of 144 feet, would be \$311,000, which would establish the value of the land at \$94,000, with total investment of \$405,000. There would, therefore, be no advantage in the erection of the twelve-story building over the one having eight stories.

Let it be assumed, however, that the larger building could be erected for 33 cents instead of 36 cents per cubic foot, and the total cost of the building would be but \$288,000, leaving for the land value \$117,000, or an apparent advantage of \$20,000.

*"Building for Profit," by Reginald Pelham Bolton, author of "Elevator Service," "Motive Power"; Member of the American Society of Civil Engineers; Member of the American Soc. Mechanical Engineers.

The author of the book under consideration entertains the opinion that overinvestment in a building involves an additional pledge from the land to maintain its attractiveness as a site and a pledge from the building to continue to fulfill its original purpose for the full term of a period during which its cost will be offset either by the appreciation of the value of the land or by an annual fund charged off for depreciation of the building. If either pledge should fail, then the investment would suffer.

Tall, narrow buildings in side streets, where great dependence is placed on a belief in the continuance of advantages of location (which may prove to be only temporary), are sometimes instances of excess investments, or are indications of too great an expenditure for a site. Buildings, for example, which by overtopping smaller neighbors, have certain advantages in light and air at the expense of others are bound to lose some or all of these advantages in time.

OFFICE BUILDINGS AS INVESTMENTS.

In his allusions to office buildings, Mr. Bolton does not fail to note that many investigators of values overlook that mortgage money may be obtained on such buildings at rates considerably below those current for other classes of buildings, and that the interest return upon the equities may be very satisfactory to the owners. If the return upon the equity did not equal or exceed the rate upon which the mortgage was based, the building would scarcely be considered an effectively productive one, and a stockholder would do better to invest in a first mortgage or a bond upon the property and so obtain a first lien upon its earnings, with entire freedom from responsibility and anxiety as to the details of operation.

The term "loft building" has been extended to include the modern class of twelve-story fireproof structures used for warehouses, salesrooms and light manufacturing. Admitting that these buildings are attractive for such purposes, Mr. Bolton yet notes that the advantages from good light possessed by some are liable to be discounted by the erection of buildings of equal height on adjoining plots. As they stand, many new buildings of this class show gratifying returns. A recently completed building of this order is leased to one tenant at a rental equivalent to 11 per cent. on invested value; and with operating expenses of 40 per cent., will show a net return of 6½ per cent. on the investment.

RESIDENTIAL APARTMENTS COMPARED TO BUSINESS BUILDINGS AS INVESTMENTS.

The building site which one may own may be situated where it is susceptible to improvement by either an apartment house of quality or by a business building, and one may ask why the preference is usually given to the business structure. At first thought, the reason might seem to be in the fact that while rentals paid for residential apartments of the first order appear large, yet when reduced to the basis of the occupied area they present a very moderate return in comparison with the rents paid in other classes of buildings where the conveniences included are less. Thus, a fashionable apartment house, renting suites of eight rooms at \$2,000 to \$2,500 per annum, is bringing in an average of less than 75 cents per square foot of building per annum, or about the same rate as for a high-class loft, and much less than the lowest rate for an office building. The six-story elevator apartment houses on the upper West Side, with modern conveniences, rent for less than 50 cents per square foot, which is less than the rent paid on the lower East Side for space in cold-water tenements. But it must be borne in mind that the value of land for residential purposes is less than that of land adapted for business purposes. The land value, with the ability of the type of

building to produce an adequate rate of interest, is the controlling power in the case.

Operating expenses of high-class apartment houses are relatively high, especially where electric light and refrigerating services are included in the rentals. Without these accompaniments, the average cost of operating buildings might be 51 per cent., including taxes. Rentals being approximately 13 or 14 per cent. of invested values, the net return may be 6½ to 7 per cent.; and as mortgages on such properties are commonly based on interest rates of 5 to 5½ per cent., the author surmises that the net returns upon equities may be attractive.

DEPRECIATION OF THE VALUE OF BUILDINGS.

The subject of the physical deterioration of buildings is considered in connection with the duration of their economic usefulness. The determination of a rate of physical depreciation has occupied the attention of many real estate men in recent years. Some make an annual allowance of a certain percentage for physical depreciation, and others figure an allowance for economic depreciation, which covers the physical deterioration as well.

Mr. Bolton faces the difficulties commonly met with in deciding on rates of depreciation, and insists upon the need of provision for this element. Some thirty years ago a schedule was made up which assigned a certain number of years for the durable life of the different building components. It was obtained by combining the views and opinions of a number of expert builders representative of various parts of the country. These opinions assigned to the most substantial parts, such as brickwork, stonework and fireproof floors, a life of 75 years, when forming part of substantial brick and metal construction, and of 66 years when erected in combinations of ordinary construction. Mr. Bolton, after putting these assumptions to various scientific tests, assumes them to be correct. He then gives the following schedule:

LIFE OF THE MOST DURABLE PART.

- In the cheapest frame construction, 40 to 50 years.
- In good frame construction, 45 to 55 years.
- In brick-stone-wood construction, 55 to 66 years.
- In steel-brick-terra-cotta or stone compound constructions, 66 to 75 years.
- In reinforced concrete, 75 to 90 years.
- In most massive forms of single material, 90 to 100 years.

Financial or economic depreciation may be more rapid than physical deterioration. Buildings which, when erected, were considered to be of the most permanent nature have not survived a period of a third of a century of remunerative existence; but in some cases extensive remodeling has prolonged economic existence. The effect of financial deterioration is said to be most rapid in the case of hotels. The expressed opinion of a leading metropolitan hotel proprietor is that the efficient profit-earning period of a hotel dependent upon fashion for its support does not greatly exceed fifteen years. Some hotels have, it is true, existed for about a third of a century, but their earning capacity has been gradually declining.

A rather definite illustration of this is cited from the history of a twelve-story hotel, erected about twelve years ago and recently sold. It was situated on a West Side street, near a fashionable avenue.

This building, 60x99 feet, and containing about 700,000 cubic feet, originally cost about 36 cents a cubic foot, or \$250,000. The building and land were mortgaged at 5 per cent. for \$360,000, and a recently appraised value of both was \$540,000. The sale, however, brought only \$440,000. Market value of land alone, \$313,000. The value brought by the building was therefore only \$127,000, which is about 18 cents per cubic

foot, or 50 per cent. less than the original outlay in the short period of its existence.

The Gillender Building, taken down last year, furnished evidence of the indestructibility of steel skeletons when their members are protected in a sufficient manner. But in these days, the durability of building materials is dropped from the list of controversial questions in metropolitan work, for in practice it is found that most buildings are so constituted as to be able to survive as long as there is need for them. Mr. Bolton gives the following table to represent the period of years allotted for the economic usefulness of different kinds of buildings:

Type.	Life in Years.
Taxpayers	12-15
Hotels	15-18
Apartment houses	18-21
Store buildings	21-25
Tenements and flats.....	25-27
Offices and business buildings..	27-33
Lofts and factories.....	33-37
Residences	37-44
Banks and institutional buildings	44-50

In order to offset depreciation, Mr. Bolton advises the actual setting aside of real money for a depreciation fund in some definite investment, as the effects of the neglect of this practice can be seen in buildings in which remodeling is overdue on account of lack of funds, and in cases where the increase in the value of land has not amounted to enough to offset the depreciation in the value of the building.

COST OF OPERATING BUILDINGS.

The largest item in the bill of costs for maintaining a building is, of course, the taxes, which in business buildings are estimated at 15.5 per cent. of rentals; in lofts, 17 per cent., and in apartments and flats, 12-13 per cent. The total of all the various items representing outgo is 51.5 per cent. in the case of office buildings, 43.5 per cent. for lofts, 65.4 per cent. for elevator apartments, and 47.3 per cent. for flats.

At recent conventions of building managers there has been general agreement that electricity given to tenants without charge is mercilessly wasted and its value not appreciated. Other conveniences not regarded as essential are refrigerated boxes in apartments, free ice to tenants, clothes brushing by vacuum apparatus, cold storage for clothing, compressed air for barbers' use, omnibuses to carry children to and from school, children's playrooms with uniform attendants, heated conservatories for flowers, free telephone service, sterilized drinking water. If owners of all classes of buildings, says Mr. Bolton, would unite in divesting their properties of such uncertain elements of outlay they would make improved real estate a more attractive, because a more definite, investment.

The book is one of the most practical and informing that has yet appeared in real estate literature.

Subway Sewers.

The drain tile industry is pleased at the prospect offered by the beginning of subway construction. The specifications state that the pipe sewers in connection with the Lexington avenue Subway will be built of vitrified, salt-glazed stoneware pipe. The pipe is to be subject to all the tests ordered in connection with any requirement of the Bureau of Sewers.

If, during the construction of sewers, it is deemed advisable to interchange concrete and brick, the contractor may with the approval of the engineer, build such sewers of either kind or quality. Concrete sewers are to be reinforced with steel bars if so indicated on the plans or directed by the engineer. All pipe sewers are to be laid in concrete cradles. It is roughly estimated that about 4,000,000 ft. will be required at least.

The Lincoln Memorial.

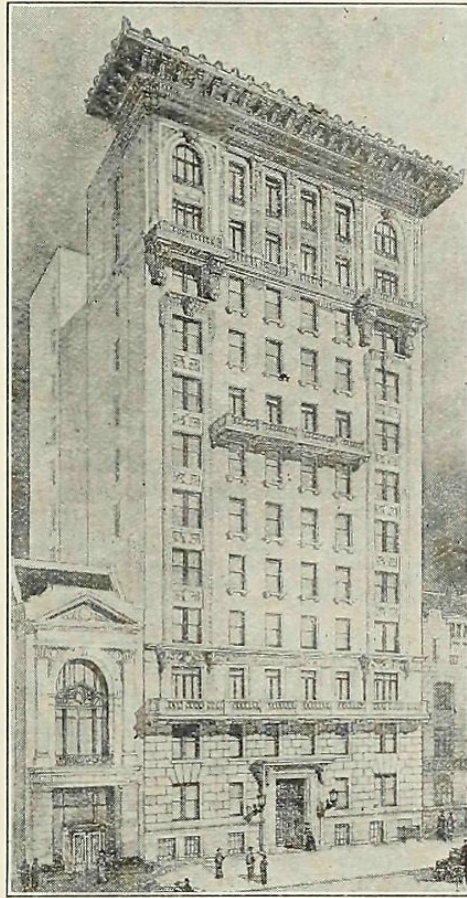
With two million dollars appropriated by Congress for a memorial to Lincoln, the commission in charge has the largest sum ever appropriated by the Government for such work. Henry Bacon of 160 Fifth avenue, New York, who has been selected to design the memorial, thinks it will take the shape of a low building of a single story with great Doric columns to be built in Potomac Park, at Washington.

It is understood that Mr. Bacon will submit designs of various types and afterwards develop the one which the commission may approve. The alternative was to select a designer by competition.

A West 72d Street Improvement.

For the Brown Brothers' Company there is now in course of construction a twelve-story and basement apartment house on the south side of 72d street, 100 ft. east of Broadway, on a plot measuring 59x102.2. The house will contain forty-six housekeeping apartments of three and four rooms, and two doctors' apartments.

Each apartment will consist of a foyer, a large living-room and a chamber, with



a large bathroom and kitchen, and in the four-room apartments a dining-room also. There are servants' rooms in the basement, besides maid and valet service in the house.

The design of the facade is of pure Italian Renaissance. The lower two stories are of limestone, richly rusticated, the shaft of the building is of blue white brick, with terra cotta bays. A rich colonnade of terra cotta takes up the last two stories, and the whole is crowned by a rich copper cornice.

The finish of the whole house will be of the finest, in accordance with the class of the neighborhood. The architects are George and Edward Blum, 505 5th avenue.

Refinishing Concrete Surfaces.

The appearance of concrete surfaces has often times been marred by stains appearing on the surface, caused in many cases by chemical action. The presence of iron frequently makes itself apparent by the brown stains upon the surface. As this is always present in good Portland cement, and as the presence of iron is also sometimes very marked in the water used in the mixing of the concrete, there is constant danger of discoloration of surfaces.

To prevent the undesirable gloss and shine of surface, and also to avoid efflorescence and consequent discoloring, becomes at once a matter of some import in concrete construction work. While surface defects do not seriously affect the strength of a concrete structure, barring those due to imperfect forms and poorly laid concrete, they do affect the final general appearance and hinder the growing popularity of concrete work.

Many plans have been resorted to to overcome the surface imperfections of concrete structures; and it is possible to make a concrete surface attractive, and even preferable to another form of structure, merely from the standpoint of appearance. One means of surface finishing has been the rough, uneven effect produced by dashing a mortar mixture against the surface. This produces an exceedingly rough effect, but none the less attractive if properly carried out. Etching with an acid is also a treatment resorted to for producing a more attractive surface. The concrete is brushed shortly after the form has been removed, and is treated with a dilute acid solution—hydrochloric is a good acid—applied with a

brush. This tends to remove the outward cement covering, exposing the aggregate, and producing a rougher effect. Artificial color stains are used, and they have rather more in their favor than concrete paints, since they are cheaper and can be more rapidly applied to concrete surfaces.

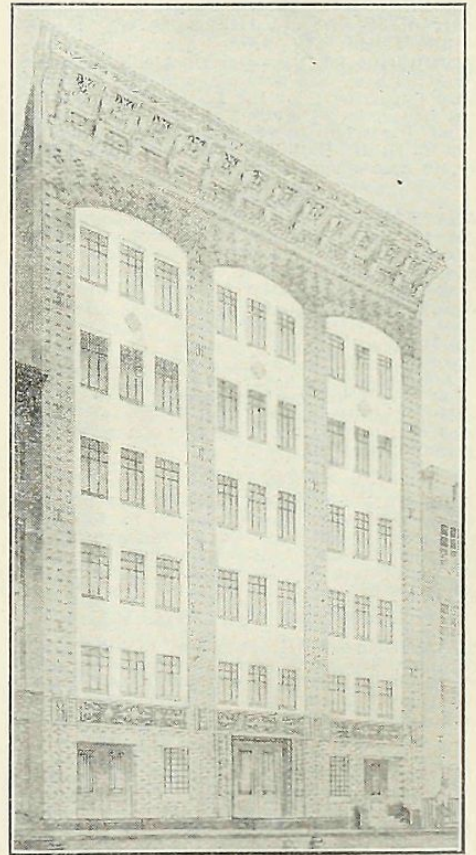
A surface appearance may be considered when the form is erected; and slats or small pieces of wood nailed upon the interior will allow of a desired form of finish to give the effect of cut granite blocks. It often happens that a natural cement finish is desired, and, in fact, this is oftentimes fully as attractive as artificial cut-stone effects. Another successful method of finishing now used is the application to the surface of sand. A cement wash is first applied; and while this is still wet, a fine grade of sand, which has been dried, is blown against the surface. The result is that a rough surface, not unlike the surface of a natural sandstone, is obtained. This does not change the natural color of the concrete structure, but it gives a desirable surface appearance, and seems to be effective in covering infereed with sheets of rib steel. —“Cement World.”

Unusual Architecture.

A factory building designed in an unusual manner is being erected at Nos. 16-18 Clark street, this city, for a firm of candy manufacturers.

The building proper is of a usual type, but the architectural treatment of the facade marks a new departure in the design of buildings of this kind. The treatment is Italian in character, and an effort has been made to produce an inexpensive and ornamental front, combined with a definite color scheme which would please the eye and yet suggest something of the character of the building.

The base course is of black Quincy granite, above which, the first story wall, piers and spandrel over arches are brickwork. The brick being used is a very light blue-gray glazed brick laid in a pattern with a slightly darker brick than the main surface. The wall surfaces between the piers and the parapet above



the cornice are finished with white stucco. The ornamental panels flanking the main doorway, the belt course and the main cornice are of cement “scraphito”; the ornament being in white against a blue background. The coping above the main cornice is of a dark blue glazed tile, and the frame around the central door is of cast-iron decorated and moulded.

The predominating tone of color is blue and the use of cement scraphite is the first instance of this kind of scraphito being used in this country for exterior ornament. Hunt & Wiseman, 104 West Forty-second street are the architects.

—The slicing of the fronts on Fifth avenue has given the brownstone men a good change to show their art. On many of the buildings it is nearly impossible to distinguish the old from the new work.

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.

AMSTERDAM AV.—No architect has yet been selected for improving the three 5-sty flats at 203 to 209 West 81st st, adjoining the northwest corner of Amsterdam av, by the Barkin Construction Co. The buyers contemplate tearing down the old buildings at once and erecting a high-class 9-sty apartment house.

CHRISTOPHER ST.—Plans are ready for the 6-sty tenement house, 42.2x77 ft., which Jacob Lippman, of 481 West 59th st, will erect at 19-21 Christopher st, from plans by C. B. Meyers, 1 Union sq. Estimated cost, \$30,000.

80TH ST.—Schwartz & Gross, 347 5th av, will soon file plans for an 8-sty elevator apartment house, 82x87.2 ft., in the south side of 80th st, 168 ft. east of Amsterdam av, to cost \$300,000. Julius Tishman, of 299 Broadway, is owner.

FORT WASHINGTON AV.—Samuel Sass, 32 Union sq, has completed plans for a 6-sty apartment house, 102.2x irregular, for the Dayton Realty Co., of 826 Kelly st, to be erected at the northwest corner of Ft. Washington av and 160th st, costing \$150,000.

AV C.—Pauline Gross, 256 2d st owner, will erect a 4-sty flat, 20x46.9 ft., at the northwest corner of Av C and 2d st, to cost \$16,000. Jacob Fisher, 296 East 3d st, has made plans.

WEST END AV.—Rouse & Goldstone, 38 West 32d st, have plans ready for the 12-sty apartment house, 50x81 ft., to be erected at 747-751 West End av, for the 749 West End Avenue Co., of 160 Broadway, to cost \$175,000.

10TH AV.—C. B. Meyers, 1 Union sq, has prepared plans for alterations to 778 10th av, for H. N. Kohn, 3 West 29th st.

77TH ST.—The Hamilton Holding Co., 149 Broadway, will make extensive alterations to the 5-sty tenement 300 East 77th st. R. Prager, 149 Broadway, is architect.

8TH AV.—N. Serraino, architect, 1170 Broadway, has plans ready for the 6-sty tenement, 25x93 ft., for Miss Julia M. Coffey, 325 West 137th st, to be erected at the northwest corner of 8th av and 17th st, to cost \$37,000. No award has been made.

RIVERSIDE DRIVE.—Gaetan Ajello, architect, 1 West 34th st, has filed plans at the Tenement House Department for the 12-sty elevator apartment house, to be erected at the northeast corner of Riverside Drive and 114th st, for the A. C. & H. M. Hall Realty Co., of 3875 Broadway, to cost about \$1,000,000.

CHURCHES.

AMSTERDAM AV.—Ludlow & Peabody, architects 12 West 31st st, have completed plans for enlarging and renovating the brick church building at the northeast corner of Amsterdam av and 86th st for the trustees of the West Presbyterian Church, 40 Leonard st. The estimated cost is about \$30,000.

BROADWAY.—Cram, Goodhue & Ferguson, architects, 170 5th av, have prepared plans for the church parish house and rectory at 155th st and Broadway, for the Church of the Intercession, Trinity Parish, 187 Fulton st. Estimated cost is \$800,000. Builders are now figuring the general contract.

DWELLINGS.

BEEKMAN PLACE.—The Estate of John J. Radley will make improvements to the 4-sty and basement dwelling at 2 Beekman Place; change partitions, windows, plumbing, marble work, etc.; cost, \$3,000. Louis C. Maurer, 1495 Broadway, architect.

HOSPITALS AND ASYLUMS.

2D AV.—Howard H. Peterson, architect, 1328 Broadway, has plans ready for figures for \$10,000 worth of changes to the 10-sty hospital, west side of 2d av, from 17th to 18th sts for the Society of Lying-in Hospital, on premises.

HOTELS.

BROADWAY.—Nothing definite could be gathered during the week with reference to the pending deal for the purchase of the block front on the east side of Broadway, from 44th to 45th st, now covered by the New York and Criterion theatres, owned by Klaw & Erlanger and associates, for improvement with a hotel building, 20 stories above ground, sub-basement, basement, mezzanine floor and roof garden, making it actually a 26-sty structure. It is stated there will be 1,800 rooms, each with a bath; a grill room in the basement, one large banquet hall and a roof garden restaurant. Land and building will cost, it is estimated, approximately \$10,000,000. With the furnishings the total capital invested will be about \$12,000,000.

124TH ST.—John E. Korndahl, 875 Columbus av, lessee of the Langdon Hotel, 157-159 West 124th st, will make extensive alterations and repairs. New dining rooms, cafe and hall will be installed. Estimated cost is \$50,000. An architect will be selected within a few days.

MUNICIPAL WORK.

BUILDING.—Estimates will be received by the Board of Health, Tuesday, Aug. 22, for labor and materials necessary or required for the erection and completion of a measles pavilion, together with all necessary alterations

and other work incidental thereto, as indicated by the specifications, on the grounds of the Willard Parker Hospital, at the foot of East 16th st, Manhattan.

PAVING.—The President of the Borough of Manhattan will open bids Monday, Aug. 28, for widening the roadway and repaving with special improved granite block pavement on a concrete foundation the roadway of Lafayette st, from the south side of Great Jones st to the south side of Astor pl.

TUNNEL.—Estimates will be received by the President of the Borough of Manhattan, Monday, Aug. 28, for constructing a tunnel street from Broadway near Fairview av to the subway station at West 191st st and St. Nicholas av.

ELECTRIC WORK.—The Superintendent of School Buildings will open bids Monday, Aug. 21 for installing electric equipment in Washington Irving High School on the easterly side of Irving pl, 16th and 17th sts, Manhattan.

BUILDING.—Bids will be received by the Park Board at the office of the Department of Parks, until Thursday, Aug. 24, for labor and material required for the erection and completion of the westerly half of the storage sheds and the west manure pit in the North Meadow storage yard in Central Park.

SCHOOLS AND COLLEGES.

MANHATTAN.—The Paulist Fathers, of 59th st and Columbus av, contemplate the erection of a new headquarters building, the site for which has not yet been selected. The Rev. Father John J. Hughes, President of the society, is at present at Lake George, N. Y., and nothing will be definitely determined before his return.

STABLES AND GARAGES.

5TH AV.—Satterlee & Boyd, architects, 1123 Broadway, have plans ready for the 1-sty garage building, to be erected at the northwest corner of 5th av and 142d st, for Henry & S. G. Linderman, 140th st and 5th av. No contract has yet been issued.

STORES, OFFICES AND LOFTS.

MADISON AV.—Clark MacMullen & Riley, 346 4th av, are preparing the steam and electrical engineering plans for the loft building, 20-stys, 74x175 ft., to be erected at the southeast corner of Madison av and 25th st, by A. Fillmore Hyde, of 55 Liberty st, to cost about \$1,300,000. Chas. A. Valentine, 316 4th av, is architect, and the Cauldwell-Wingate Co., 381 4th av, has the general contract on a percentage basis to erect the building.

CLINTON ST.—W. Weissenberger, Jr, 55 Duane st, has completed plans for alterations consisting of a new battery floor and two pent houses, to the 2-sty fireproof brick and concrete converter station in the east side of Clinton st, 125 ft. north of Grand st, for the New York Edison Co., 55 Duane st, to cost \$20,000. The owner is ready for bids on the general contract which closes about Aug. 28.

TREMONT AV.—Rouse & Goldstone, architects, 38 West 32d st, are taking bids on the general contract for a 3-sty store and office building at the northwest corner of Tremont and 3d avs, for the Schulte Realty Co., of 39 Park row. David A. Schulte is president, and Geo. W. L. Jaman, secretary. The cost is estimated at \$25,000.

ARTHUR AV.—Charles S. Clark, architect, 411 Tremont av, is taking bids this week for the erection of the 7-sty fireproof office building, on the southeast corner of Tremont and Arthur avs for William C. Bergen, builder, of 180th st and Andrews av. Estimated cost, \$200,000.

46TH ST.—The property, 29x16 ft, 20x100 ft, has been sold to a client of J. H. Kramer (real estate), owners name withheld, for improvement. The building will either be remodeled or rebuilt.

42D ST.—Louis V. and Charles H. Darmstadt (numbers), 352 West 43d st, contemplate the erection of a 16-sty office and loft building, 80 ft in 42d st, 120 ft in 43d st, between 8th and 9th avs, costing in the neighborhood of \$1,700,000. No contract has yet been awarded, and plans are yet in a preliminary stage.

AMSTERDAM AV.—Clement B. Brun, 1 Madison av, has been appointed architect for remodeling the stable building, No. 345 Amsterdam av for T. J. McLoughlin Sons, builders, of 207 West 98th st. The building will be renovated with offices and lofts above.

THEATRES.

42D ST.—No architect has yet been selected for the proposed theatre building which A. H. Woods, of 1495 Broadway, contemplates erecting in West 42d st west of the Liberty Theatre, covering a plot 80x100 ft. The selection of an architect will be made within a few days.

Queens.

HOTELS.

EDGEMERE, L. I.—B. E. Stern, architect, 7 West 38th st, will be ready to take estimates on the general contract in from three to four weeks for the new hotel building to be erected here by A. S. Iserson. It will have a frontage of 200 ft on the ocean between Columbus and Hudson avs, and cost about \$50,000. The building is to be ready for occupancy May 1, 1912. B. S. Lindeman is lessee.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

BRYANT AV.—Robert E. La Velle, 1284 Southern Boulevard, has prepared plans for a 5-sty brick tenement, 45x90 ft., at the corner of Bryant av and Jennings st for the Jackson Associates, owner, Southern Boulevard and Freeman st. Estimated cost about \$55,000. The owner will handle all sub-contracts.

DWELLINGS.

WASHINGTON.—Philip Wattenburg, 1203 Franklin av, owner, contemplates the erection of a taxpayer and residence at the southwest corner of Washington av and 168th st. No architect has yet been selected.

STABLES AND GARAGES.

181ST ST.—Robert E. La Velle, architect, 1284 Southern Boulevard, has completed plans for a 2-sty brick garage to be erected for James C. Gaffney, builder, of 1148 Tiffany st, in 181st st between Morris and Creston avs. Estimated cost about \$35,000. No contract has been awarded.

MUNICIPAL WORK.

STONE AND SCREENINGS.—Estimates will be received by the President of the Borough of The Bronx, Tuesday, Aug. 22, for furnishing and delivering broken trap rock stone and screenings to the Bureau of Highways.

ENGINE HOUSE REPAIRS.—Bids will be received by the Fire Commissioner, Wednesday, Aug. 23, for labor and materials required for repairs to the quarters of Engine Co. 14, 14 East 18th st, and Engine Co. 29, 160 Chambers st, Manhattan, and Engine Co. 135, 206 Monroe st, and Hook and Ladder Co. 59, 633 4th av, Brooklyn.

Brooklyn.

MUNICIPAL WORK.

SPRUCE PLANK.—The Commissioner of Bridges will open bids on Thursday, Aug. 24, for furnishing and delivering spruce plank to the Brooklyn Bridge.

Richmond.

DWELLINGS.

NEW BRIGHTON, S. I.—John Davies, architect, of Stapleton, has prepared plans for a 2-sty frame dwelling, 22x48 ft., to be erected on Bayview av south of 3d st for Leon Adrot of Port Richmond to cost \$4,500.

PORT RICHMOND, S. I.—J. O. Johnson, architect, of Port Richmond, has plans for a 2-sty frame dwelling, 21x48 ft., on Hatfield av south of Lafavette pl, for Rudolph Strandberg, owner. Cost, about \$4,000.

WEST NEW BRIGHTON, S. I.—T. Benson, of West New Brighton, owner and architect, will erect a 2-sty frame dwelling, 20x38 ft., on the east side of DuBois av, 100 ft. north of Marion st. The estimated cost is \$3,600. Plans have been completed.

PORT RICHMOND, S. I.—J. D. McLarty, owner, architect and builder, has completed plans for a 2-sty frame residence, 20x31 ft., on Brook av, north side, 229 ft. east of Heberton av. The cost is \$7,400.

NEW BRIGHTON, S. I.—Thomas Nash, architect, 1170 Broadway, N. Y. C., has prepared plans for a 3-sty dormitory building, 80x44 ft., to be erected by the Sailors Snug Harbor at this place to cost in the neighborhood of \$30,000.

STORES, OFFICES AND LOFTS.

PORT RICHMOND, S. I.—Robert Tompkins, owner, of this place, is having plans prepared for a 2-sty brick store building, 25x43 ft., to be erected on Richmond av, south of Grove av. Estimated cost, about \$7,000. James Whitford, architect, Port Richmond, is making the plans. Specifications call for H. W. Johns roofing; steam heat, electric lighting and patent plastering.

Out of Town.

APARTMENTS, FLATS AND TENEMENTS.

PERTH AMBOY, N. J.—Architect J. K. Jensen, has completed plans for a four family apartment house for Greenspan Bros. to be erected in Market st, north of First st, at an approximate cost of \$12,000.

LODI, N. J.—Frank Pirrone, Jr., architect, Bank Bldg., Garfield, N. J., is taking bids on separate contracts to close August 25th, for the 2-sty brick store with three apartments at the southwest corner of Main and Washington sts, for D. A. Himadi, this place, to cost \$12,000.

NEWARK, N. J.—William E. Lehman, architect, has completed plans for a 4-sty brick and limestone store and apartment building at 400-406 Central av, for R. J. Goerke. The cost is estimated at \$30,000.

BANKS.

NEWARK, N. J.—Clinton & Russell, architects, 32 Nassau st, N. Y. C., have plans ready and will take bids for the new bank building to be erected by the Essex County National Bank at 753 Broad st, this city. F. S. Holmes, of 2 Rector st, N. Y. C., is engineer.

CHURCHES.

MECHANICVILLE, N. Y.—The Congregation of St. Paul's Roman Catholic church will erect a new edifice and parish house in North Main st. A site has just been purchased. Address pastor of the church for particulars.

SYRACUSE, N. Y.—Robert Montgomery and O'Connor Bros., contractors, who will erect the new First Baptist Church, have begun work. The 2-sty brick building at 211 and 213 East Jefferson st., which was bought to enlarge the site which adjoins the old Central Baptist church, is now being torn down.

ORLEANS, N. Y.—S. Lloyd Adams, architect, Geneva, N. Y., has completed plans and specifications for the new church to be erected by the Baptist Society at this place. The building is to be 23x32 ft., of brick veneer. The officers of the church will shortly ask for proposals for the construction.

SOUTH LIVONIA, N. Y.—Plans have been approved by Bishop Hickey for the erection of a new Catholic church at this place, which will be erected under the personal direction of Rev. Michael J. Krieg, rector of St. Michaels church at Livonia Center.

UTICA, N. Y.—Plans are in progress for the erection of a 1-sty and basement brick and stone church, 60x120 ft., at Bleeker and Buffalo Sts. for the St. Anthony of Padua R. C. Church. Rev. Alfred Roth, 66 Buffalo st., pastor. The owner will soon take bids for this work to include only the foundations and a temporary roof. Probable cost, \$10,000.

NEWPORT, R. I.—A church is about to be built in the south end of the city for St. Augustine's Parish. To cost \$10,000. Rev. Martin F. Reddy is pastor.

NEW HAVEN, CONN.—Chickering & O'Connor, architects, of Boston, are preparing plans for the church to be erected in State st. for the St. Stanislaus R. C. Society, the Rev. Father A. Mezukiewicz in charge. Brick and steel, artificial stone trim and copper cornices, metal lath, steam heat and art glass windows. The cost will be about \$75,000.

DWELLINGS.

RAHWAY, N. J.—Dayton & Smith, architects, of Perth Amboy, N. J., have completed plans and specifications for a \$5,000 store and dwelling for Bele Dudits, to be erected on the north side of Smith st near Kirkland place. Brick construction, 2-stys.

PERTH AMBOY, N. J.—Ground has been broken for a 2-sty brick house for William Faskas in Alpine st. It will be 40x50 ft., and cost \$6,400. Ira R. Crouse is the general contractor.

WOODBIDGE, N. J.—Dayton & Smith, architects, of Perth Amboy, are drawing plans and specifications for twenty-five dwellings to be erected for the Rahway Homestead Co here. They will be 1-sty high and cost from \$1,000 to \$2,000 each.

RAHWAY, N. J.—Ground has been broken for ten 2-sty residential houses for the Rahway Homestead Co. The estimated cost is about \$2,500 each. Dayton & Smith, 54 Market st, Perth Amboy, are the architects.

EAST ORANGE, N. J.—The Pierson Realty Co., of East Orange, will erect two frame dwellings at 202 and 461 North Walnut st at an estimated cost of \$1,600 each.

EAST SOMERVILLE, N. J.—William J. Kirby of this place, is planning to erect a number of houses on Fairview av. Cellars have been dug for three double houses.

MONTCLAIR, N. J.—Dudley S. Van Antwerp, 483 Bloomfield av, Montclair, N. J., is preparing plans for a 2½-sty frame or hollow tile residence for Anna F. Garden. Cost, \$6,000.

NEWARK, N. J.—W. L. Stoddart, architect, 30 West 38th st, N. Y. C., is taking bids on alterations to the 3-sty brick and stone residence, 33x27 ft., at 1024 Broad st, for John F. Dryden, on premises.

WESTFIELD, N. J.—King & Walker, architects, 103 Park av, N. Y. C., are preparing plans for the 2½-sty hollow tile residence for Lloyd Thompson, 121 Prospect st, Westfield, to cost \$25,000. The architect will soon take bids on general contract.

NEWARK, N. J.—E. A. Wurth, architect, Union Bldg., Newark, is taking bids on the 2½-sty frame residence, 34x44 ft., to be erected at the corner of Madison and Shanley avs, for Edward Funke, 58 Shanley av. Estimated cost, \$9,000.

HOOSICK FALLS, N. Y.—Marcus T. Reynolds, architect, 100 State st, Albany, is taking bids on the general contract to close about Aug. 25, for the erection of a 2-sty brick and stone parish house, 30x60 ft., in Main st, for the St. Marks Protestant Episcopal church. Danforth Geer, is chairman of the building committee. Estimated cost, \$10,000.

NEWARK, N. J.—Grant Morrell, of New York, will erect a row of six 2-sty frame and stucco private residences on the east side of North 12th st, between 4th and Park avs, at a cost of about \$20,000.

CANFORD, N. J.—The Cranford Land & Improvement Co., of 39 Wall st, N. Y. C., will erect thirty frame and stucco dwellings at Cranford, N. J., at a total cost of \$90,000. Each dwelling will be 20x36 ft. on a plot 50x114 ft. Owners are now taking estimates. Louis C. Maurer, 1495 Broadway, N. Y. C., is architect.

FACTORIES AND WAREHOUSES.

POUGHKEEPSIE, N. Y.—DuBois Carpenter, architect, has prepared plans for a 4-sty brick addition to the Lynch Shoe Factory in Main st.

TONAWANDA, N. Y.—The Beaver Wall Board Co will erect at once an addition to their plant on the Beaver road to cost \$30,000. The new building will be a 1-sty brick structure, 70x350 ft. The company also has plans ready for two more large buildings to be built in the winter.

NEWBURGH, N. Y.—Christman Bros., West 14th st, N. Y. C., will erect a factory at this place for the manufacture of pianos. Henry

Christman is head of the firm. 3-stys, 100x100 ft., of brick construction.

NEWARK, N. J.—Frank F. Ward, architect, 263 Broadway, N. Y. C., has prepared plans for a 3-sty and basement brick addition, 50x50 ft., to the plant at 200 High st, for the Machine Chemical Co., to cost about \$10,000. The mason and carpenter contracts have been awarded to William H. Conroy Co. and Charles Scaedel & Bro., respectively.

BINGHAMTON, N. Y.—S. O. & J. K. Lacey, of this city, have prepared plans for alterations to the present 2-sty brick block at 255-257 Water st into a 6-sty building to be occupied for factory purposes when completed. Bids will be received and contract awarded at an early date.

NORWICH, CONN.—Giron Freres, St. Etienne, France, will erect a factory here for the manufacture of ribbons. A site has already been secured.

JAMESTOWN, N. Y.—The Crown Metal Furniture Co. has plans for a new manufacturing plant on the Erie R. R. at East Jamestown. The main factory building will be 400 ft. in length.

FIRE HOUSES.

DUNKIRK, N. Y.—A new fire house is to be erected in Eagle st at a cost of \$10,000. Plans will soon be prepared. The site has just been approved by J. L. Sullivan.

ELIZABETH, N. J.—Bids were opened this week for the three new fire houses; No. 3 at Fort av and High st; No. 5 at 145 3d st; No. 7 at Prince st and Irvington av. For Nos. 3 and 7, Daniel Denel, 555 Franklin av, Elizabeth, submitted the lowest bid at \$29,955, and \$10,047. Charles Hoosen, 651 Newark av, Elizabeth, put in the lowest bid for No. 5 at \$12,856.

HALLS AND CLUBS.

TUCKAHOE, N. Y.—Bids were opened this week for the construction of the new lodge building to be erected by the Marble Realty Co. from plans by Walter Sickles, architect. R. A. Bennett Construction Co., of this place, submitted the lowest bid at \$24,800. Other bids were put in by John Borup, \$29,300, and W. A. Conklin, \$39,800.

NEWARK, N. J.—J. H. & W. C. Ely, architects, of this city, will take bids on the general contract about Aug. 25 for the new Y. M. C. A. building to be erected at 510 Broad st.

MECHANICVILLE, N. Y.—A new town hall will be erected at this place at a cost of \$60,000. The exact location has not yet been decided upon. Address the town clerk for particulars.

BOLIVAR, N. Y.—As soon as plans and specifications are ready the Bolivar Masonic Lodge will begin work of enlarging the Masonic Temple. The new parts will be of brick, the interior finished in hardwood, with metal ceilings, and cost between \$1,000 and \$5,000. The work will be done under the direction of the lodge.

TROY, N. Y.—Bids are wanted on all contracts for the erection of a 2-sty fireproof brick and limestone gymnasium, 72x126 ft., for the Rensselaer Polytechnic Institute here, to cost \$150,000. Lawlor & Haase, of 69 Wall st, N. Y. C., are the architects.

MT. VERNON, N. Y.—The Foresters of America and the Companions of the Forest of this city will erect an F. or A. building here. Funds are now being raised. William J. Brogan is president of the building committee.

RENSSELAER, N. Y.—The Farmers and Mechanics Lodge, I. O. O. F., will erect an Odd Fellows' temple at this place. It is likely that the site will be purchased at an early date and plans prepared to proceed with the improvement next spring. Address secretary for particulars.

HOSPITALS AND ASYLUMS.

ITHACA, N. Y.—The building committee of the City Hospital Association is planning to select an architect and outlining plans for a new building. Address chairman of the Hospital Association.

ELIZABETH, N. J.—Work has just been started on the new building for the Elizabeth Orphan Asylum on Salem av. The construction is to be done by the Merrick Fireproofing Co., 1 Broadway, N. Y. C. F. J. Kleinke is superintendent of construction. The estimated cost is \$100,000. Elizabeth sub-contractors will get a large amount of the work.

SARANAC LAKE, N. Y.—A new hospital is to be erected at this place at a cost of \$25,000. The plans for the building will be secured by the donors and will be submitted to the Board of Trustees. Address chairman of the board.

SCOTCH PLAINS, N. J.—The Board of Chosen Freeholders of Union County, New Jersey, are receiving bids until Aug. 25, for a new hospital group, consisting of a power house, laundry, chapel and administration buildings to be erected in this place, plans for which have been prepared by Oakley & Son, 284 North Broad st, Elizabeth. J. Harvey Doans, of Plainfield, N. J., is chairman of the building committee.

TEANECK, N. J.—It is reported that the site which will be selected for the new Bergen County General Hospital will be on the property of the late Sheffield Phelps at Teaneck. Address secretary of the General Hospital.

WATERTOWN, N. Y.—Charles Boardway, of Malone, N. Y., has received the contract to erect the new hospital in Park st at a cost of about \$33,000, for the Alice Hyde Memorial Hospital Association. S. D. P. Williams, of Ogdensburg, is the architect.

NEWARK, N. J.—J. O'Rourke & Sons, of this city, have prepared plans for a 3-sty brick addition to the Home for the Aged at Warren and South 8th sts, for the Little Sisters of the Poor, to cost about \$10,000. The contracts are about to be awarded.

ALBANY, N. Y.—Fuller & Robinson Co., architects, have completed plans for a 3-sty tuber-

culosis sanitarium at the Albany hospital. The contracts have been let to several firms including the Neary Bros. Construction Co., of Cohoes, and Marun & Son, of Troy. The cost is estimated at about \$30,000.

OSWEGO, N. Y.—John H. Seeber, 11 Arcade Bldg., is preparing plans for an orphan asylum 60x120 ft., 2-stys, to be erected at Syracuse av and East River rd. for the St. Francis Home.

HOTELS.

WHITE PLAINS, N. Y.—W. A. Cromwell, Mamaroneck av, White Plains, has plans under way for the 3-sty brick and limestone hotel on Lexington av near Railroad av, for Leopold L. Kahn, 22 DeKalb av, to cost \$30,000. The architect will take bids soon.

MUNICIPAL WORK.

HACKENSACK, N. J.—A new bridge is to be erected between Hackensack and Rigenfield Park at a cost of approximately \$200,000. The bridge will be the highest, and longest in Bergen county. Arthur V. Morrison is freeholder.

FRANKLINVILLE, N. Y.—J. K. Button, president, Board of Village Trustees, will receive bids until Aug. 30 for the construction of about 6 miles of pipe sewers.

PLAINFIELD, N. J.—The Street and Sewer Commissioners are considering preliminary plans for improvement of the sewage disposal system.

FAIRPORT, N. Y.—Bids will be received until Aug. 24, by R. L. Williams, Village Clerk, for construction of a vitrified tile pipe sewer on High and Cast sts.

TRENTON, N. J.—Rudolph Hering, of New York, and Alfred C. Gregory, Trenton, are to prepare and present to Council a report on a sewerage plant, suitable for Trenton.

SAYRE, N. Y.—Murray & Ford, paving contractors, of Elmira, have received the paving contract to lay a Clearfield repressed cream brick pavement on Desmond and Lehigh avs at \$21,102; Edward Whalen, of Tonawanda, was the next lowest bidder, his figure being \$21,608.

BLOOMFIELD, N. J.—Runyon & Carey, engineers, of Newark, recommend the construction of a municipal street lighting plant here.

FRANKLINVILLE, N. Y.—Bids will be received by the Board of Trustees until noon, Aug. 30, for constructing about six miles of pipe sewers, with manholes and other accessories and sewerage treatment work. Plans are on file at the office of the Board. Charles C. Hopkins, Cutler Bldg., Rochester, N. Y., engineer.

PUBLIC BUILDINGS.

SCHENECTADY, N. Y.—A committee comprising Supervisors Whitmyer, who is chairman, Turnbull, Dunleavy, Eckel and Merriam held a meeting this week at the supervisors' rooms in Union st for the purpose of selecting an architect to draw up plans for the proposed county jail building to be erected back of the new court house.

ALBANY, N. Y.—Franklin B. Ware, State Arch., Capitol, Albany, is taking estimates until Aug. 29, for material and repairs to the State Capitol, including structural steel work, slate and tile roofing, skylight and sheet metal work.

HOBOKEN, N. J.—Bids will close Aug. 23 for alterations and new additions to the present city hall. J. H. Londrigan is city clerk. Schneider & Dieffenbach, 220 Broadway, N. Y. C., are the architects.

POUGHKEEPSIE, N. Y.—The post office here is to be enlarged, at a cost not to exceed \$50,000. No plans have yet been drawn. James Knox Taylor, Washington, D. C., is supervising architect.

COMSTOCK, N. Y.—The New York State Prison Dept., Jos. F. Scott, supt., Capitol, Albany, is taking bids until Aug. 31 for the Great Meadow prison buildings including cage connecting corridors, laundry and bath house, mess hall, kitchen, power house, punishment prison, conduits and power plant. Franklin B. Ware, Capitol, Albany, is the architect.

LINDEN, N. J.—The town council, John P. Wyman, chairman, is taking bids on the general contract until Aug. 28, for the new borough hall, 2-stys, 35x65 ft., fireproof, brick and terra cotta to be erected here from plans by Louis A. Quien, Jr., of 351 Elizabeth av, Elizabeth. Estimated cost is \$20,000.

HAVERSTRAW, N. Y.—Postmaster Newman is about ready to advertise for bids for a new post office at this place. A site in Main st will be selected.

SCHOOLS AND COLLEGES.

MIDDLEPORT, N. Y.—Bids for the new high school building at this place were opened by the Board of Education, but no award was made. The lowest bid was \$44,600. The appropriation was \$45,000. The contract will be issued at once.

PEARL RIVER, N. Y.—A new school is to be erected at this place to cost \$50,000. As soon as plans can be secured a meeting will be held when definite action will be taken. Address Board of Education.

SOMERVILLE, N. J.—P. C. Van Nuys, architect, has prepared plans for an addition to the school in West High st, and as soon as these are completed bids will be advertised for.

NEW PROVIDENCE, N. J.—The Board of Education are contemplating the erection of a new school building here. A special meeting of the taxpayers to vote on the proposition will be held Wednesday, Aug. 21, when the school board will ask for an appropriation of \$15,000.

POUGHKEEPSIE, N. Y.—A new school will be erected in the eastern part of this city. Herbert E. Mills is president of the Board of Education. The estimated cost is \$70,000. No plans have yet been prepared.

MONTCLAIR, N. J.—The Board of Education is ready for new bids for improvements to the Montclair Normal School. The bids recently opened were not within the appropriation.

GARFIELD, N. J.—The Board of Education will erect a new school on property bounded by Market st, Gitty and Banta avs. The cost of the building, furniture and equipment will not exceed \$62,000.

LIBERTY, N. Y.—Jones & Parsons, of Binghamton, N. Y., will erect the new grammar and high school at this place at a cost of \$54,767. S. O. & J. K. Lacey, Phelps Building, Binghamton, are the architects.

NEW HAVEN, CONN.—Bids were received for the erection of the proposed schoolhouse on Clinton av, the plans for which are by Brown & Von Beren. Carpenter, mason work and painting: Torrington Building Co., \$104,921; H. Wales Lines Co., \$103,880; David H. Clark Co., \$96,204; C. W. Murdock, \$91,500. Mason work only: J. H. Hogan, \$68,500; D. G. Carmichael, \$63,747. Carpenter work only: C. E. Augur, \$35,975; S. G. Russell, \$30,925. Plumbing and heating: J. B. Beegan, \$15,000; Rourke Bros. Co., \$12,982; Sheehan & Groak, plumbing, \$4,000, heating, \$10,347. The contract was awarded to C. W. Murdock and the Rourke Bros. Co.

STATIONS.

FISHKILL LANDING, N. Y.—The New York Central and the Central New England railroads will erect a new union station at this place to cost about \$400,000.

SYRACUSE, N. Y.—The Syracuse Rapid Transit Co., of this city, will erect a brick power sub-station at 208 Townsend st at an estimated cost of \$18,000.

STORES, OFFICES AND LOFTS.

ATLANTA, GA.—King & Walker, architects, 103 Park av, N. Y. C., have completed plans for a professional and studio building 10-stys, 100x200 ft., to be erected in this city at a cost of \$550,000. The building will include a power plant, six electric elevators, mail chutes and best fireproof construction throughout. Bids will be received at the office of the architects at Atlanta.

BUFFALO, N. Y.—Allan Klopp, of 735-737 Main st, will erect a 2-sty brick store and loft building at a cost of \$25,000.

DAYTON, OHIO.—McKim, Mead & White, architects, 160 5th av, N. Y. C., have completed plans for a small auditorium building of temporary nature, 1-sty, for the Cash Register Co., to be erected here. Plans are out for estimates from local builders.

THEATRES.

NEWARK, N. J.—Plans have been prepared by A. C. Johnson, Toledo, Ohio, for a theatre building in Bijou pk, Market st, Newark, for F. F. Proctor, owner.

Contracts Awarded.

APARTMENTS, FLATS AND TENEMENTS.

65TH ST.—The Phoenix Iron Works Co., 135 William st, has received the structural steel contract for the brick apartment on the south side of 64th st, 125 ft. east of West End av, for the Phipps Houses, of 787 5th av. The City & Suburban Homes Co., P. H. Ohm, 15-17 West 38th st, is the architect. Total cost, \$170,000. Excavating has been completed.

PARK AV.—The Libman Contracting Co., 1968 Broadway, has received the contract for the masonry for the 12-sty apartment house, 153x100 ft., at the southeast corner Park av and 78th st, from The 875 Park Avenue Co. Plans are by George & Edward Blum, 505 5th av, architects.

34TH ST.—The Jones Construction Co., 1 Union sq, has received the contract for alterations to the two 7-sty brick apartment houses 215-231 West 34th st, for Walter Brooks and the Yorkville Realty Co., of 752 5th av, George B Post & Sons, 347 5th av, are the architects.

BANKS.

NEWARK, N. J.—The Diebold Safe & Lock Co., of Philadelphia, has received the contract to install a vault in the Essex County National Bank's new building which is to be erected at 730 Broad st. Clinton & Russell, 32 Nassau st, N. Y. C., are the architects.

CHURCHES.

RICHMOND HILL, L. I.—Frank Droesch, Woodhaven av, Woodhaven, L. I., has received the general contract to erect the 1-sty frame church at the southwest corner of Orchard av and Chestnut st, for the Roman Catholic Church of Holy Child Jesus, Rev Father Thomas Nummey, pastor, F. J. Berlenbach, 260 Graham av, Brooklyn, is the architect. The host is estimated at \$12,000.

DWELLINGS.

HUGUENOT PARK, S. I.—D. L. Winant, of Huguenot Park, has received the general contract to erect a 2-sty frame residence, 26x30 ft., on Huguenot av, 1,000 ft. north of Amboy rd, for William Bedell, to cost \$3,500. H. L. Copeland Huguenot Park is architect.

NEW BRIGHTON, S. I.—Robert Lyon & Son, New Brighton, have received the general contract to erect a 2-sty frame residence, 25x44 ft., on the east side of Clinton av south of Henderson av, for Mary J. Allum of this place. Estimated cost, \$5,400.

GREAT KILLS, S. I.—Fred Deppe, of Port Richmond, has received the general contract to erect a 2-sty frame residence, 33x28 ft., on the east side of Hillside av, 125 ft. south of Cedar pl for E. E. Lund of Port Richmond. W. Lund, Port Richmond, is architect. Cost, about \$4,500.

ROSEBANK, S. I.—St. John's Church has awarded the general contract to H. Spruck & Son, of Stapleton, for the new parish house, 2-stys, 72x46 ft., frame construction, to be erected on the east side of New York av opposite Belair rd. Estimated cost is \$20,000.

NEW BRIGHTON, S. I.—Hermanson & McLowson, of West New Brighton, have received the contract to erect a 2-sty frame dwelling, 30x31 ft., on the southwest corner of Fiske and Leonard avs, for Orrin L. Brodie, 176 Fiske av, West New Brighton. Marshall

James, West New Brighton, is architect. Cost, about \$5,000.

POMONA, N. Y.—J. S. Lindsay, 235 East 35th st, N. Y. C., has received the general contract to erect one of the four cottages to be erected for the Five Points House of Industry, of 442 West 23d st, N. Y. C. William Church Osborne is president; Charles L. Brace, assistant secretary. Foster, Gade & Graham, 15 West 38th st, N. Y. C., are the architects. Estimated cost is \$10,000 each.

RYE BEACH, N. Y.—D. F. Dakin & Co., of Mt. Kisco, N. Y., have received the general contract to erect a 2½-sty frame residence for Mrs. Grace L. Sloane, here. The cost is estimated at \$9,000. James & Leo, 124 West 45th st, N. Y. C., are the architects.

GREAT NECK, L. I.—Weatherlow & Korn, 25 West 42d st, N. Y. C., have received the general contract for the 2½-sty terra cotta block and brick veneer residence for Hiter King, of Great Neck. Aymar Embury, 1133 Broadway, N. Y. C., is the architect. Estimated cost, \$16,000.

70TH ST.—The Amsterdam Building Co., 10 East 54th st, has received the general contract to erect the 5-sty brick and stone residence at 42-46 East 70th st, for Stephen Clark, from plans by F. J. Sterner, 139 East 19th st, to cost \$100,000.

FACTORIES AND WAREHOUSES.

PERTH AMBOY, N. J.—The Turner Const. Co., 11 Broadway, has received the contract for the construction of a reinforced concrete bottling house for the Chesebrough Manufacturing Co., 3-stys, 120x130 ft., to be erected at their Perth Amboy, New Jersey, plant.

TOMPKINSVILLE, N. Y.—The contract for the construction of a reinforced concrete warehouse for the American Dock & Trust Co., at Tompkinsville, Staten Island, has been awarded to the Turner Const. Co., 11 Broadway, N. Y. C. The building is to be 6-stys, 130x75 ft.

NEW BRIGHTON, S. I.—John Kennedy & Son, 103 Park av, N. Y. C., have received the general contract to erect the new storage building, 3-stys, 100x55 ft., which the Sailors Snug Harbor will erect on Sailors Snug Harbor grounds, this place, to cost \$40,000. Thomas Nash, 1170 Broadway, N. Y. C., architect, prepared these plans.

PATERSON, N. J.—P. S. Van Kirk Building & Construction Co. will erect a 1-sty brick and concrete factory, 175x175 ft., on the boulevard between 4th and 5th avs, for Pervilhac & Co., of France. The cost is estimated at \$20,000. This concern will do a silk dyeing and printing business.

HALLS AND CLUBS.

BAYONNE, N. J.—George F. Morse, 726 Broadway, Bayonne, has received the general contract to erect the 3-sty brick lodge building, 40x118 ft., at 29th st and Av D, for the Mt. Vernon Lodge I. O. O. F. William Jewell Lodge, 815 Av A, Bayonne, is the architect. The building will cost between \$18,000 and \$20,000.

HOTELS.

58TH ST.—A. G. Imhof, 249 West 18th st, has received the contract for interior changes to the hotel, 304 West 58th st, for Louis Fischer and John Reisenweber, from plans by Walter H. T. Quest, 249 West 18th st.

49TH ST.—The Reid-Palmer Construction Co., 11 East 49th st, has received the general contract for alterations to the hotel Bristol, at 122 West 49th st, for the Wynotel Realty & Hotel Co., T. E. Tolson, 20 West 25th st, president. Buchman & Fox, 11 East 59th st, are the architects. Cost, \$10,000.

GARDEN CITY, L. I.—Excavating is under way here for the addition and alterations to the 5-sty brick hotel for the Garden City Hotel Co., at this place. The W. L. Crow Construction Co., 103 Park av, N. Y. C., has the general contract, and J. H. Goetschius, 539 Hudson st, N. Y. C., has received the carpenter contract. The cost is estimated at \$400,000.

MUNICIPAL WORK.

LAWRENCE, L. I.—William K. Lux, 215 Montague st, Brooklyn, has received the contract for grading, paving, sidewalks and curbing by the Village of Lawrence. President Board of Trustees, Hobart H. Porter, 52 William st, N. Y. C. The City Waste Disposal Co., 156 5th av, N. Y. C., are the engineers.

SENECA FALLS, N. Y.—Patrick D. Conley, of this place, has received a contract from the village authorities covering all paving to be done under the second bond issue of \$86,000.

YONKERS, N. Y.—The O'Rourke Contracting Co. has received the contract for the Montague st sewer at its bid of \$14,400. Other bidders were: Charlton & Weston, \$14,674, and Anthony Fischer, \$14,775.

ENGLEWOOD, N. J.—The contract for paving Dean st with asphalt block, has been awarded to the Hastings Paving Co., of 25 Broad st, N. Y. C., at \$9,574.

BRIDGETON, N. J.—The contract for improving 7,694 miles of gravel road, was awarded on Aug. 9 to Richman & Ciag, of Cedarville, N. J., at \$16,986.

PUBLIC BUILDINGS.

SCHENECTADY, N. Y.—The Duroolithic Co., of Buffalo, N. Y., has received the general contract to erect the new U. S. post office building here. Bids were opened by James Knox Taylor, Supervising Architect, at Washington, D. C., this week.

BRISTOL, CONN.—The contract for the construction of the U. S. public building at Bristol, Conn., has been awarded to the King Lumber Co., of Charlottesville, Va., at \$54,800.

STABLES AND GARAGES.

24TH ST.—The McKeon Realty Co., 418 West 25th st, has the contract to erect the brick stable, 25x46 ft., at 421 West 24th st, for Erasmus E. Haft, of Amityville, L. I., from plans by Paul C. Hunter, 191 9th av.

STORES, OFFICES AND LOFTS.

17TH ST.—Robert J. Mahoney, 1133 Broadway, has received the general contract for \$30,000 worth of changes to the 6-sty stable and loft building, 221-225 West 17th st, for the Monahan Express Co., of 61 Greenwich av. Geo. M. McCabe, 96 5th av, prepared these plans.

CLARKSON ST.—The Hudson Street Steel Co., 136th st and Southern Boulevard, has the contract for installing a steel tank and iron columns in the 6-sty loft and office building 39-41 Clarkson st, for the Diamond Match Co., 111 Broadway.

45TH ST.—Contracts have been awarded for mason and carpenter work to J. B. Acker, 25 West 42d st; roofing to Schuman & Lederman; structural iron to Aronsohn & Goldman, 806 5th st, for \$10,000 worth of improvements to the building 459 West 45th st, for Wessell, Nickel & Gross, on premises. Werner & Windolph, of 27 West 23d st, architects.

46TH ST.—The Libman Contracting Co., 1968 Broadway, has received the contract for alterations at 107 West 46th st, from plans by Nast & Springsteen, architects. The alterations consist of installing new stores on ground floor, lofts on the second story, and artists' studios on the two upper floors.

6TH AV.—The contract for the mason work on the mercantile building at 450-452 6th av, for Max Radt, has been awarded to the Libman Contracting Co., of 1968 Broadway.

BROADWAY.—W. L. Rouse and L. A. Goldstone, architects, 38 West 32d st, have awarded the general contract for the erection of the new Wilson Office Building at the southeast corner of Broadway and 33d st to J. A. Zimmerman, of 505 5th av. Contract for the steel work has been awarded to Messrs. Post & McCord, 44 East 23d st.

INWOOD, L. I.—Oliver Davidson, Cedarhurst, L. I., has received the general contract to erect the 3-sty brick and cement hall and stores, 45x90 ft., at McNeil av and Elizabeth st, for the I. O. O. F. Association Seaside Lodge. Frank Smith, Inwood, is chairman of the building committee. M. Christenson, of Cedarhurst, is the architect. The cost is estimated at about \$25,000.

37TH ST.—Wennemer Bros., 1920 Anthony av, have received the mason contract for the 12-sty store and loft building at 20-22-24 West 37th st, for Julius Sternfeld, of 114 East 23d st. George & Edward Blum, 505 5th av, are the architects. The Godwin Construction Co., 30 Church st, is the contractor for foundations.

WEST ST.—McDermott & Harrigan, Inc., 31 West 42d st, have received the general contract to make extensive alterations to the building at West, 3d and Greene sts, from plans by Chappell & Bosworth.

THEATRES.

PORT RICHMOND, S. I.—John Milne, of this place, has received the general contract to erect the new theatre building at this place for W. J. Burlee, James Whitford, Port Richmond, is architect.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

5TH AV, n w cor 17th st. 6-sty brick & stone tenement, 25x93, slag roof; cost, \$37,000; owner, Miss Julia M. Coffey, 325 West 137th st; architect, N. Serracino, 1170 Broadway. Plan No. 531. Not let.

PARK AV, n e cor 82d st. 12-sty brick apartment house, 139.8x90, slag roof; cost, \$650,000; owner, 969 Park Ave. Co., 103 Park av; architects, Pickering & Walker, 103 Park av. Plan No. 537.

127TH ST, n s, 392.8 w Broadway. 6-sty brick tenement, 100x143.2; cost, \$200,000; owner, Faultless Construction Co., 54 Lafayette st; architect, Chas. B. Meyers, 1 Union sq. Plan No. 538.

FACTORIES AND WAREHOUSES.

136TH ST, s s, 100 w Madison av. 1-sty brick oil storage, 19.4x24, slag roof; cost, \$800; owner, Pure Oil Co., 2171 Madison av; architect, Frank Hausle, 81 East 125th st. Plan No. 536.

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CLUBS AND HALLS.

CATHEDRAL PARKWAY, n s, 111th st, s s, 100 ft. w 5th av, 2-sty brick and stone restaurant and hall, 45x171.10; cost, \$40,000; owner, Edw Friedman, 2 West 45th st; architect, John C. Watson, 271 West 125th st. Plan No. 529. Olympic Leasing Co., premises, is lessee.

STABLES AND GARAGES.

5TH AV, n w cor 142d st, 1-sty brick garage, 15x27, tin roof; cost, \$1,230; owner, Henry & S. G. Lindeman, 140th st and 5th av; architects, Satterlee & Boyd, 1123 Broadway. Plan No. 533.

24TH ST, No. 421 W, 1-sty brick stable, 25x46, slag roof; cost, \$2,500; owner, Erastus E. Haft, Amityville, L. I.; architect, Paul C. Hunter, 191 9th av. Plan No. 535. McKeon Realty Co., 418 West 25th st, has contract.

STORES AND TENEMENTS.

CHRISTOPHER ST, Nos. 19-21, 6-sty brick store and tenement, 40.2x77, tin roof; cost, \$30,000; owners, Jacob Lippman, 481 West 159th st, and S. Root, 481 West 159th st; architect, C. B. Meyers, 1 Union sq. Plan No. 532.

STORES, OFFICES AND LOFTS.

36TH ST, Nos. 550-552 West, 6-sty brick loft, 50x93.3, concrete roof; cost, \$40,000; owner, Estate Samuel Booth, 359 7th av; architect, J. H. Knubel, 318 West 42d st. Plan No. 530. Not let.

THEATRES.

5TH AV, n w cor Cathedral Parkway, 2-sty brick store and theatre, 51.10x100; cost, \$75,000; owner, Edward Friedman, 2 West 45th st; architect, John C. Watson, 271 West 125th st. Plan No. 534.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

SO. BOULEVARD, e s, 200 n Jennings st, two 5-sty brick tenements, 50x88, plastic slate roof; total cost, \$100,000; owner, Sousin Wahlig Const. Co., Chas. Wahlig, 1322 So. Boulevard, pres; architects, Moore & Landsiedel, 148th st & 3d av. Plan No. 616.

167TH ST, s s, 100 w Prospect av, three 5-sty brick tenements, 40x88, tin roof; total cost, \$105,000; owner, Cioffi Co., Carmine Cioffi, 1116 Intervale av, pres; architect, Harry T. Howell, 149th st & 3d av. Plan No. 617.

BATHGATE AV, w s, 239.17 n Wendover av, 5-sty brick tenement, tin roof, 50x102; cost, \$45,000; owners, Jos. Diamond Con. Co., Jos. Diamond, 1139 Wyatt st; architect, Henry Nordheim, 1087 Tremont av. Plan No. 623.

DWELLINGS.

CRIMMINS AV, w s, 27.1 n 141st st, 1-sty brick dwelling, 21.4x66, tin roof; cost, \$2,200; owners, Commonwealth Realty Co., Jacob H. Rubin, 534 Willis av, pres.; architect, Harry T. Howell, 3d av & 149th st. Plan No. 615.

222D ST, n s, 305.8 e Barnes av, two 2-sty brick dwellings, 22x53, tin roof; total cost, \$12,000; owners, Brill Cont. Co., Louis Brill, 846 East 229th st, pres.; architect, Geo. P. Crosier, 222d st and White Plains av. Plan No. 619.

MAYFLOWER AV, w s, 150 n Alice, three 2-sty frame dwellings, tin roof, 22x42 each; total cost, \$11,100; owner, John Young, Mayflower av; architect, M. A. Buckley, 1513 Hone av. Plan No. 624.

STABLES AND GARAGES.

WALTON AV, w s, 158 n 157th st, 1 1/2-sty brick stable, 26x90, slag roof; cost, \$5,500; owners, Maguire Bros., on premises; architect, W. C. Reid, 1023 Summit av. Plan No. 622.

STARLING AV, s w cor Glebe av, 1-sty brick garage, 12x17, shingle roof; cost, \$200; owner, Wm. Buhl, Starling av; architect, Henry Nordheim, 1087 Tremont av. Plan No. 620.

FREEMAN ST, s w cor Vyse av, 1-sty brick garage, 10.8x16, tin roof; cost, \$1,000; owner, Martha Parna, on premises; architect, Geo. Hof, Jr., 1436 Webster av. Plan No. 618.

AQUEDUCT AV, n e cor 181st st, 1-sty brick garage, 19x20; cost, \$500; owner, Wm. C. Bergen, 187th st and Andrews av; architect, Serviss & Glew, 36 Kingsbridge rd. Plan No. 625.

STORES, OFFICES AND LOFTS.

168TH ST, s w cor Washington av, 2-sty brick stores and offices, 91.11x95.58, plastic slate roof; cost, \$8,000; owners, Tax Payers Realty Co., Ph. Wattenberg, 1203 Franklin av, pres.; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 621.

PLANS FILED FOR ALTERATION WORK.

Manhattan.

CHURCH ST, No. 149, enclose elevator shaft, skylight, to 5-sty brick store and office; cost, \$1,500; owner, Church & Warren Co., 165 Broadway; architect, Geo. H. Budlong, 117 Wadsworth av. Plan No. 2180.

CLARKSON ST, Nos. 39-41, erect tank, iron columns, to 6-sty brick loft and office; cost, \$700; owner, Diamond Match Co., 111 Broadway; architect, R. J. Mansfield, 49 Claremont av. Plan No. 2202. Hudson Street Steel Co., 136th st & Southern Boulevard, has contract.

CLARKSON ST, No. 44, partitions, iron stoop, to 3-sty brick tenement; cost, \$150; owner, M. H. O. Reilly, 44 Clarkson st; architect, O. Reissmann, 30 1st st. Plan No. 2213.

FULTON ST, No. 140, change doors, show windows, to 5-sty brick restaurant; cost, \$100; owner, Peter M. Ohmeis & Co., 140 Fulton st; architects, Schneider & Dieffentach, 220 Broadway. Plan No. 2221.

FULTON ST, Nos. 111-113, change entrance steps, vault, to 4-sty brick office and loft;

cost, \$1,500; owner, Collegiate Dutch Church, premises; architects, Bannister & Schell, 69 Wall st. Plan No. 2190.

GREENWICH ST, Nos. 444-446, windows, skylights, to 6-sty brick tenement; cost, \$350; owner, M. & M. Ottinger, 31 Nassau st; architects, Schwartz & Gross, 347 5th av. Plan No. 2172.

GRAND ST, No. 264, store fronts, bake oven, to 3-sty brick dwelling and store; cost, \$800; owner, H. Marcus, 264 Grand st; architect, H. Zlot, 230 Grand st. Plan No. 2179.

GRAND ST, No. 277, show windows, to 3-sty brick store and loft; cost, \$400; owner, John Conday, 277 Grand st; architect, Morris Schwartz, 194 Bowery. Plan No. 2214.

HORATIO ST, No. 102, fireproof stairways, skylights, doors, to 5-sty brick factory; cost, \$6,000; owners, Devoe & Reynolds, 100 Horatio st; architects, Haas & Millard, 110 West 34th. Plan No. 2173.

HUDSON ST, No. 388, change pier, install steel beams, to 5-sty brick store and loft; cost, \$1,800; owner, Trinity Corporation, 187 Fulton st; architect and builder, J. Odell Whitenack, 231 West 18th st. Plan No. 2191.

LAFAYETTE ST, No. 434, change steps, to 4-sty brick loft; cost, \$700; owner, Churchman Co., 434 Lafayette st; architect, Vernon Jarboe, 238 12th st, Brooklyn. Plan No. 2178. Cauldwell-Wingate Co., 381 4th av, has contract.

LAFAYETTE ST, No. 417, change vault walls to 7-sty brick loft; cost, \$750; owners, Caroline E B Condit & Olive W. Hall, 141 Broadway; architect, J. B. Snooks, 73 Nassau st. Plan No. 2188.

LAFAYETTE ST, Nos. 375-381, stairs, metal covered doors, sidewalk, to two 5 and 8-sty brick convent & home; cost, \$7,000; owner, Mission of Immaculate Virgin, 375 Lafayette st; architect, Wm. Flanagan, Ft 26th st, East River. Plan No. 2199.

LAWRENCE ST, Nos. 94-96, partitions, change tank, to 5-sty brick school and dwelling; cost, \$2,000; owner, Trustees of Teachers College, 120th st; architect, Edgar A. Josselyn, 3 West 29th st. Plan No. 2198.

MACDOUGAL ST, No. 95, windows, partitions, to 5-sty brick tenement; cost, \$700; owner, Antonio Musanti, premises; architect, A. V. Bourke, 220 Broadway. Plan No. 2195.

MACDOUGAL ST, No. 88, skylight, partitions, to 3-sty brick tenement; cost, \$100; owner, Estate N. Low, 208 Bleecker st; architect, Robert Teichman, 22 William st. Plan No. 2177.

PEARL ST, Nos. 334-336, change windows, doors, to two 5-sty brick tenements; cost, \$400; owner, H. V. C. Bassett, 11 West 31st st; architect, Max Muller, 115 Nassau st. Plan No. 2189.

RIDGE ST, Nos. 129-135, close brick openings, to 6-sty brick tenement and stores; cost, \$15; owners, H. & A. Cohen, 168 Park Row; architect, C. B. Meyers, 1 Union sq. Plan No. 2176.

RUTGERS ST, No. 27, windows, to 6-sty brick tenement; cost, \$25; owner, A. Seelig, 147 Hooper st; architect, Samuel Sass, 32 Union sq. Plan No. 2182.

7TH ST, No. 134 East, cut doors, to 5-sty brick tenement; cost, \$100; owners, Braustein Bros., 199 Canal st; architect, O. Reissmann, 30 1st st. Plan No. 2212.

14TH ST, Nos. 120-122 East, change vault walls, to 6-sty brick restaurant and loft; cost, \$700; owners, Caroline C. B. Condit & Olive W. Hall, 141 Broadway; architect, J. B. Snooks, 73 Nassau st. Plan No. 2187.

14TH ST, No. 208 East, partitions, store fronts, to 5-sty brick tenement; cost, \$2,000; owner, Anna L. B. Stewart, North Chatham, N. Y.; architect, C. H. Dietrich, 1112 2d av. Plan No. 2192.

17TH ST, Nos. 221-225 West, windows, elevator shaft, stairs, to 6-sty brick stable and loft; cost, \$30,000; owner, Monahan Express Co., 61 Greenwich av; architect, Geo. M. McCabe, 96 5th av. Plan No. 2193. Robert J. Mahoney, 1133 Broadway, has general contract.

23D ST, No. 109 West, erect sign to 3-sty brick store and loft; cost, \$150; owner, Isabella T. Robey, 31 Nassau st. Plan No. 2218.

23D ST, No. 210 East, change show windows, to 5-sty brick store and loft; cost, \$300; owner, S. Riegler, 210 East 23d st; architect, L. A. Sheinart, 194 Bowery. Plan No. 2207.

32D ST, Nos. 150-152 West, change stoop, vaults, to two 3-sty brick dwellings; cost, \$300; owner, Geo. W. Ellis, 149 Broadway; architect, O. Reissmann, 30 1st st. Plan No. 2201.

33D ST, No. 121 West, partitions, galvanized iron cornices, to 3-sty brick store and dwelling; cost, \$450; owner, G. A. Agercross, 102 Chambers st; architects, Glassberg & Gartner. Plan No. 2215.

34TH ST, Nos. 215-221 West, partitions, windows, to two 7-sty brick apartment houses; cost, \$2,000; owner, Walter Brooks, 938 Broadway, and Yorkville Realty Co., 753 5th av; architects, G. B. Post & Sons, 347 5th av. Plan No. 2208. Jones Const. Co., 1 Union sq, has contract.

42D ST, Nos. 216-218 West, erect sign to 3-sty brick store and loft; cost, \$250; owner, Joe Reinhorn, 1389 Broadway and Annie Dimond, 65 West 70th st; architect, Geo. M. McCabe, 96 5th av. Plan No. 2216.

43D ST, No. 600 West, erect tank to 6-sty brick factory; cost, \$2,000; owner, J. Burns & Son, 600 West 43d st; architect, E. C. Maxwell, 143 Liberty st. Plan No. 2183.

54TH ST, No. 316 East, windows, to 5-sty brick tenement; cost, \$1,000; owner, Estate Adolph Kerles, Windsor Arcade, 5th av and 46th st; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 2203.

58TH ST, No. 304 West, windows, girders, columns, to two 1, 2 & 5-sty brick hotel; cost, \$1,000; owners, Louis Fischer, 987 8th av &

John Reisenwefer, Far Rockaway, L. I.; architect, Walter H. T. Quest, 249 West 18th st. Plan No. 2194. A. G. Imhof, 249 West 18th st, has contract.

76TH ST, No. 46 West, 1-sty brick rear extension, 14.6x28.2, add 1-sty to 4-sty brick residence; cost, \$500; owner, Samuel H. Levy, 46 West 76th st; architects, Schwartz & Gross, 347 5th av. Plan No. 2175.

86TH ST, No. 347 East, windows, partitions, to 3-sty brick store and tenement; cost, \$100; owner, Herman A Schmidt, 291 Lenox av; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 2210.

124TH ST, No. 232 East, extend brick walls to 1-sty brick laundry; cost, \$105; owners, Henry Lichtenstein & Wm. Kashnar, 232 East 24th st; architect, Joseph S. Higbie, 359 4th av. Plan No. 2181.

125TH ST, Nos 154-164 East, 1-sty brick rear extension, 80x50.5, to 2-sty store and as-

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sembly room; cost, \$4,000; owner, Sarah R. Jenkins, 160 West 81st st; architect, E. S. Child, 29 Broadway. Plan No. 2200.

AMSTERDAM AV, n e cor 86th st, add 1-sty, partitions, windows, to 1 and 2-sty brick church; cost, \$30,000; owner, Trustees of the West Presbyterian Church, 40 Leonard st; architects, Ludlow & Peabody, 12 West 31st st. Plan No. 2211.

AMSTERDAM AV, No. 345, brick piers, partitions, windows, to 2-sty brick stable and shop; cost, \$500; owner, T. J. McLoughlin's Sons, 98th st and Broadway; architect, C. B. Brun, 1 Madison av. Plan No. 2220.

BROADWAY, Nos. 644-646, erect tanks, to 8-sty brick bank and loft; cost, \$1,650; owner, Manhattan Savings Inst., 644 Broadway; architect and builder, The Rushing Co., 39 Cortlandt st. Plan No. 2304.

BROADWAY, Nos. 524-528, erect tank to 10-sty brick store and loft; cost, \$2,800; owner, Interstate Land Holding Co., Boston, Mass.; architect and builder, The Rusing Co., 39 Cortlandt st. Plan No. 2197.

BROADWAY, No. 1627, rebuild walls to 3-sty brick garage and warehouses; cost, \$350; owners, Dietz & Clements, 60 Laight st; architect, J. J. Gavigan, 1123 Broadway. Plan No. 2186.

BROADWAY, Nos. 1441-1449, iron columns, piers, change gallery entrance, to 4-sty brick theatre, office and stores; cost, \$5,000; owner, Felix Isman, 1441 Broadway; architect, W. A. Swasey, 47 West 34th st. Plan No. 2185.

COLUMBUS AV, Broadway and 66th st, erect sign to 2-sty brick store and loft; cost, \$420; owner, M. Fleischman, 1 Madison av. Plan No. 2217.

LENOX AV, No. 285, bake oven to 4-sty brick tenement; cost, \$300; owner, Geo. Ehret, 1197 Park av; architects, Sommerfeld & Stecker, 31 Union sq. Plan No. 2184.

2D AV, w s, 17th to 18th sts, change curb, columns, girders, to 10-sty brick hospital; cost, \$10,000; owner, Society of Lying in Hospital, 2d av and 17th st; architect, Howard H. Peterson, 1325 Broadway. Plan No. 2305.

2D AV, No. 2060, change partitions, to 4-sty brick store and tenement; cost, \$250; owner, August G. Reims, premises; architect, Chas. M. Straub, 147 4th av. Plan No. 2206.

5TH AV, No. 536, partitions, show windows, to 5-sty brick lot; cost, \$1,000; owner, Mrs. Henriette C. S. Burley, 14 East 32d st; architects, Golner & Goldberg, 704 Jackson av. Plan No. 2219.

5TH AV, No. 628, raise elevator shaft, partition, to 6-sty brick store, office and loft; cost, \$400; owner, trustees of Columbia University, Morningside Heights & 116th st; architect, A. M. Welch, 11 East 42d st. Plan No. 2144. Wm. W. Hall, 11 East 42d st, has contract.

6TH AV, No. 669, new store fronts, to 3-sty brick store and dwelling; cost, \$400; owner, Wm. McDonald, 677 6th av; architect, David Morrison, 119 West 33d st. Plan No. 2209.

8TH AV, Nos. 740-742, change partitions, dumbwaiter, toilets, to 4-sty brick store, hotel & dwelling; cost, \$600; owner, J. Kadel, 107 Jervis, N. Y.; architect, Geo. Dress, 1436 Lexington av. Plan No. 2196.

Bronx.

FREEMAN ST, s w cor Simpson st, new stairs, new columns, new show windows, &c, to 3-sty frame stores and dwelling; cost, \$2,000; owner, John J. Tomich, on premises; architect, Carl J. Itzel, 1338 Wilkins av. Plan No. 372.

SIMPSON ST, w s, 22.6 s Freeman st, 1-sty brick extension, 17.6x5 and raise 4.9 to 2-sty frame store and dwelling; cost, \$2,000; owner, John J. Tomich, 902 Freeman st; architect, Carl J. Itzel, 1338 Wilkins av. Plan No. 373.

135TH ST, n s, 50 w Willow av, 1-sty built upon 1-sty coal bunker and storage; cost, \$400; owners, Ludwig & Co., 728 East 130th st; architect, Wm. H. Meyer, 1861 Carter av. Plan No. 370.

165TH ST, No. 697, new store front to 3-sty brick dwelling; cost, \$200; owner, Adolph Schoenert, on premises; architect, Chas. Spear, 126 Seuart av, Flushing. Plan No. 375.

BROOK AV, w s, 191.3 n 163d st, 3-sty brick extension, 129.7x16.7, to 1-sty brick warehouse; cost, \$30,000; owner, Geo. N. Reinhardt Co., 1243 Franklin av; architect, M. J. Garvin, 3307 3d av. Plan No. 376.

BROOK AV, No. 873, new partitions, etc., to 5-sty brick tenement; cost, \$800; owners, L. Hopp & Co., on premises; architects, Moore & Lansiedel, 148th st and 3d av. Plan No. 380.

DELAVILLE AV, s e cor Allen pl, increase by 3.7 inches height of 2-sty frame dwelling; cost, \$500; owner, Frank Petraglia, 1019 East 215th st; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 368.

OGDEN AV, Nos. 1047-9, new store fronts, &c, to two 3-sty frame stores and tenements; cost, \$1,500; owner, Abraham Slopp, Passaic, N. J.; architect, Abraham Ginsburg, Passaic, N. J. Plan No. 379.

INWOOD AV, No. 1564, 2-sty frame extension, 6x8.6 and move 2-sty frame store and dwelling; cost, \$1,500; owner, Francis Kase-meyer, 1562 Inwood av; architect, Arthur Boehmer, Arthur av and 178th st. Plan No. 371.

MORRIS PARK AV, s e cor Adams st, move 2 1/2-sty frame dwelling; cost, \$1,500; owner, Mary Childs, 502 Morris Park av; architect, Henry Nordneim, 1087 Tremont av. Plan No. 381.

ST PETERS AV, n w cor Maclay av, move 2-sty frame dwelling; cost not given; owner, Mary E. Eaton, 2489 Maclay av; architect, M. A. Buckley, 1513 Hone av. Plan No. 378.

TINTON AV, No. 772, 1-sty frame extension, 12.8x10, to 3-sty frame store and dwelling; cost,

\$50; owner, Betsey Brauer, on premises; architect, Albert Gerhards, 725 Manida st. Plan No. 382.

WHITLOCK AV, e s, 178.18 n Leggett av, build 2 stories of brick upon 1-sty brick factory; cost, \$4,000; owner, Ellen Quinlan, Whitlock and Leggett avs; architect, Kingsley Lloyd, Westfield, N. J. Plan No. 369.

WEBSTER AV, No. 1922, new store front to 2 1/2-sty frame cafe and hotel; cost, \$500; owner, Adolph Freund, on premises; architect, Geo. Hof, Jr., 1436 Webster av. Plan No. 374.

WASHINGTON AV, w s, 235.7 s 170th st, new vault, 22.6x38, to 2-sty frame stable and storage; cost, \$300; owner, Geo. W. Brewster, on premises; architect, Wm. H. Meyer, 1861 Carter av. Plan No. 377.

Bids Opened.

BRONX.—Bids were opened by the Board of Education for the installation of heating and ventilating apparatus in public school No. 40. The lowest bidder was Grimshaw & Sturgis, \$10,785. Other bidders were: Frank Dooson Co., \$12,388; Daniel J. Rice, \$11,733; Raister Heating Co., \$12,489; James Curran Mfg. Co., \$12,201; R. J. McKinnon, \$13,959; E. Rutzler Co., \$11,322; William J. Olvany, \$11,985.

QUEENS.—Bids were opened for the general construction, etc., of portable buildings to Public School No. 32. The lowest bidder was Louis Koenig, \$4,659. Other bidders were: John B. Hansen, \$4,457; Jos. Balaban Co., \$6,996; Thomas McKeown, \$7,173; Edward Stapleton, \$7,320; William D. Moore, \$6,500; Gabler Construction Co., \$8,597; Paul J. Exner Co., \$9,400; Peter Kuran, \$10,440.

BRONX.—Bids were opened by the school board, 500 Park av, Monday, Aug. 14, for the construction of public school No. 20. The Botticoruss-Dickinson Co., \$48,410, submitted the lowest bid. Other bidders were: Paul J. Exner Co., \$57,700; James McArthur, \$63,000; J. I. Valentine, \$8,834; H. C. Stowe Construction Co., \$90,500; J. F. Walsh, \$8,447; Frymier & Hanna, \$8,209; William Werner, \$8,266.

QUEENS.—Bids were opened for the general construction, etc., of portable buildings to Public School No. 46. The lowest bidder was Jos. Balaban Co., \$9,387. Other bidders were: John B. Hansen, \$4,691; Louis Koenig, \$7,491; Thomas McKeown, \$4,477; Edward Stapleton, \$9,110; William D. Moore, \$4,000.

BRONX.—Bids were received for removing the Pelham Bridge over Macombs Bay as follows: Harry B. Fox, 51 East 120th st, \$10,000, low bidder. Other bidders were: Godwin Construction Co., 59 Church st, \$14,058; Riverside Contracting Co., 59 Cortlandt st, \$15,418; John C. Rogers, Jr., 121 East 120th st, \$16,126; McHarg-Barton Co., 165 Broadway, \$17,500; The Snares & Triest Co., 143 Liberty st, \$25,600.

ELIZABETH, N. J.—Bids for the construction of the new public library have been opened, but no contracts awarded. The lowest bidder on the general contract was Charles H. Peckworth, N. Y. C., \$18,431. Other bidders were: The Oseawanna Building Co., N. Y. C., \$79,910; Hedden Construction Co., N. Y. C., \$81,937; William H. Fissen, N. Y. C., \$84,900; V. J. Hedden & Sons' Co., N. Y. C., \$89,719; the M. Byrnes Building Co., Elizabeth, N. J., \$94,641; Ross Bush Co., N. Y. C., \$101,907. The Industrial Engineering Co., of N. Y. C., submitted a bid of \$64,349, \$14,000 below the bid of Mr. Peckworth, but later withdrew because of a mistake that had been made. The lowest bidder for the heating and ventilation was John H. Cooney, of Harrison, at \$4,774.

Government Work

GRAND RAPIDS, MICH.—Sealed proposals will be received by the Supervising Architect, James Knox Taylor, Washington, D. C., until Aug. 31, for the completion of the fourth story (including plumbing, gas piping, heating apparatus, electric conduits and wiring and lighting fixtures) of the U. S. Post Office and court house at Grand Rapids, Mich., in accordance with drawings and specifications, copies of which may be had from the Custodian of site at Grand Rapids, Mich., or at the office of the supervising architect.

ATHOL, MASS.—Sealed proposals will be received by the supervising architect, Washington, D. C., until Sept. 12, for the construction, complete (including plumbing, gas piping, heating apparatus, electric conduits and wiring and lighting fixtures), of the U. S. Post Office at Athol, Mass., in accordance with drawings and specifications, copies of which may be obtained from the Custodian of site at Athol, Mass., or at the office of the supervising architect.

NEWPORT, R. I.—Proposals will be received at the bureau of yards and docks, Navy Department, Washington, D. C., until Aug. 26, for pavement and granolithic floor at the naval training station, Newport, R. I. Plans and specifications can be obtained on application to the bureau or to the commandant of the naval station named. R. C. Hollyday, chief of bureau.

BOSTON, MASS.—Proposals will be received at the bureau of yards and docks, Navy Department, Washington, D. C., until Aug. 19 for six switchboard feeder panels for the navy yard, Boston, Mass. R. C. Hollyday, chief of bureau.

OKLAHOMA CITY, OKLA.—The contract with the M. J. Gill Const. Co. for the construction of the U. S. public building at Oklahoma City, Okla., has been abrogated and instructions issued to the sureties to complete the work. This will be done by the National Surety Co. of 115 Broadway, N. Y. C., and the Southern Surety Co. of Muskogee, Okla., jointly for the sum of \$129,258.48. The amount of the contract as awarded to the Gill Company was \$209,196.

Personal and Trade Notes.

R. A. WALKER, architect, formerly of 225 5th av, has moved his office to 3 East 33d st.

MANN & MACNEILLE, architects, have moved their offices from 12 East 45th to 70 East 45th st.

LAWRENCE J. RICE, mason and builder, formerly of 103 Park av, has moved his office to 149 West 35th st.

E. JACKSON, architect, is opening a branch office at 1837 Myrtle av, Ridgewood, L. I., and desires catalogues, samples, etc., of building material.

MYRON W. FALK and ALBERT B. HAGER are the consulting engineers for the design of steel work for the new Wilson building at 33d st and Broadway.

JAMES RODDY, general contractor, has moved his office from 9 East 8th st to 53 Christopher st, near 8th st. Telephone, 7840 Spring.

JOHN M. MONTFORT, office manager for Buchman & Fox, architects, 11 East 59th st, is recovering from an attack of malarial fever and will probably be able to resume his position some time in September.

J. B. AUSTIN, JR., formerly engineer of maintenance-of-way of the Long Island R. R., at Jamaica, N. Y., has been appointed superintendent of the same road, with headquarters at Long Island City, N. Y.

GRIGGS & HOLBROOK, consulting engineers, designed the power plant, steam heating, ventilating and electrical equipment for the Wilson Building at 33d st and Broadway. W. L. Rouse & L. A. Goldstone, architects.

S. C. WEISKOUF, 68 William st, has been retained as consulting engineer to design the steelwork for the new Montana Apartment, occupying a plot of 200x190 ft. on the easterly side of Park av extending from 52d to 53d sts, for which plans are now being prepared by W. L. Rouse & L. A. Goldstone, architects.

CHARLES H. PECKWORTH has withdrawn his bid for the construction of the section of the Lexington av subway between 40th and 53d sts. He has asked the commission to return his check for \$10,000 submitted with his bid. Unreasonable delay in awarding the contract is given as the reason for withdrawing the offer. This contract was one of the five approved by the commission last July, the other four sections being awarded to the Bradley Contracting Company, and upon these work is now progressing. The amount of Mr. Peckworth's bid was \$2,750,463, which was \$1,119,870 below the next bid.

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, boiler felters, pipe coverers, insulators, \$4.50; asbestos workers' helpers, \$2.50; bluestone cutters, flaggers, bridge and curb setters, \$1.50; bluestone cutters' helper, \$3; boilermakers and iron ship builders, \$4.25; boiler-makers' helper, \$3.50; carpenters and framers, \$5; cabinetmakers, \$5; cement and concrete masons, \$5; cement, concrete and asphalt laborers, \$3; derrickmen and riggers, \$3.75; decorators and gilders, \$4.50; decorative art glass workers, \$5; elevator constructors, \$5; elevator constructors' helper, \$3.20; electrical workers, \$4.50; electricians' helper, \$2.20; electrical fixture workers, \$4.50; engineers (stationary, \$4.50; *engineers (portable, hoisting, etc.), \$27.50 weekly; by the day, \$5.50; granite cutters, \$4.50 yard; bridge, \$5; house shorers, mover and sheath piler, \$3.50; house shorers' helper, \$2.65; house-smiths and bridgemen, \$5; ironworkers, \$5; ironworkers' apprentice, \$3; ironworkers, helpers, \$3.50; metallic lathers, \$5; *marble cutter and setter, \$5; marble carver, \$5.50; *marble polishers, \$4; *marble sawyer, \$4.25; *marble bed rubber, \$4.50; *marble cutters' helper, \$3; on derrick work, \$3.75; mosaic workers, \$4.50; mosaic workers' helper, \$3; machine stone workers, \$4; machinists of all description, \$5; paper hanger, price list; plate and sheet glass glaziers, \$3.50; plasterers, plain and ornamental, \$5.50; plasterers' laborers, \$3.25; plumbers and gasfitters, \$5.50; *painters, \$4; decorators and gilders, \$4.50; riggers on machinery, dynamos, boilers, etc., \$4; roofers (tar, felt, composition, damp and waterproofers), \$4; rockmen, \$2.50; rock drillers and tool sharpeners, \$3.50; sheet metal workers, coppersmiths, tinsmiths, metal roofers, \$4.75; slate and tile roofers, \$5; steam and hot water fitters, \$5.50; steamfitters' helper, \$3; tile layers, \$5; tile layers' helper, \$3; *tunnel and subway constructors, \$3.50; upholsterers of all description, \$4.50; 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, 154 East 54th street, New York City.

*Industries marked are subject to an increase.

DEPARTMENT RULINGS.

STORM-WATER SEWERS.

Bulletin No. 27.—1911.

It has been determined to install a separate system of sewers for the district bounded by Isham street on the west, Broadway on the east, the Harlem Ship Canal on the north, and Broadway and Isham street on the south, Borough of Manhattan. The bottom of the storm sewer will be about five feet below the curb level. It will be necessary hereafter to provide separate systems of drainage in all buildings to be erected or altered within the district affected. Both drainage systems must be described in the application and shown on the plans for all new buildings and alterations. Both systems must comply with the present Plumbing and Drainage Rules.

Separate sewer connections at the proper levels must be provided.

The area served by this separate system is shown on the accompanying map.

Dated: July 25, 1911.

RUDOLPH P. MILLER,
Superintendent of Buildings.

ROLLING STEEL SHUTTERS.

Bulletin No. 28.—1911.

To remove an apparent existing doubt, attention is hereby called to the fact that rolling steel shutters are not accepted in lieu of fire shutters specified in Section 104 of the Building Code, except in the first story of any building, and then only on the conditions set forth in that Section.

Dated: July 24, 1911.

RUDOLPH P. MILLER,
Superintendent of Buildings.

REGULATIONS GOVERNING THE CONSTRUCTION, INSPECTION AND OPERATION OF ELEVATORS IN THE CITY OF NEW YORK.

Bulletin No. 29.—1911.

At a conference of the Superintendents of Buildings the following regulations were adopted to apply uniformly to the five Boroughs of the City of New York. These regulations shall become effective in the Borough of Manhattan on September 1, 1911.

All elevators installed or altered on or after that date shall conform with these regulations, except that in cases where contracts for the installation of new elevators or the alterations of existing elevators have been made prior to that date, the same may be made to conform to the regulations now in force, provided, however, that notice of such contracts made prior to September 1, 1911, shall be sent to the Superintendent of Buildings before that date.

1.—The term "Elevator," as used in these regulations, shall include all elevators or lifts used for the carrying of passengers or employees. The term "dumbwaiter" shall include such special form of elevator, the dimensions of which do not exceed nine square feet in horizontal section, and four feet in height, and which is used for the conveyance of small packages and merchandise. So far as practicable, these regulations shall also apply to escalators. Where freight elevators are placed within the same shaft enclosure as passenger elevators, such elevators must conform in all particulars to the regulations for the construction, inspection and operation of passenger elevators. All other freight elevators must comply with Sections 3, 4, 6, 7, 10, 12, 13, 14, 15, 17, 18, 19, 20, 21 and 22 of the regulations for passenger elevators. Any handpower elevator having a rise of more than thirty-five feet shall comply with all the requirements of these regulations. No belt elevator driven from a countershaft shall be installed for passenger service.

2.—All elevators must be inspected as often as possible by an inspector of the Bureau of Buildings known and designated as Inspector of Elevators, in accordance with the rules and regulations of the Bureau prescribing the duties and governing the actions of the employees.

3.—Before any elevator shall hereafter be installed or altered in any building, the owner or his agent, architect or contractor shall submit, on appropriate blanks furnished therefor, to the Superintendent of Buildings, an application in triplicate stating the construction and mode of operation of such elevator to be installed or altered, and shall obtain his approval therefor. This application shall be accompanied by such plans and drawings as may be necessary. Before any such elevator shall be put into service, the same shall have been duly tested and inspected under the supervision of an Inspector of Elevators and a certificate of such inspection issued and a formal approval obtained from the Superintendent of Buildings. In making any changes or alterations to elevator shafts, rails, overhead machinery or power, all the work changed or altered must be made to conform to the present law and regulations.

4.—The owner, lessee, manager or other person having charge or control of any elevator now in operation and the manufacturer of any such elevator hereafter placed in any building, shall cause to be fastened in a conspicuous place in said elevator a metal plate, having suitable raised letters on same, which shall designate the number of pounds' weight which said elevator shall be permitted to carry, but in no case shall a carrying capacity of less than 75 lbs. per square foot of platform area inside the car be permitted on any passenger elevator.

5.—Every elevator, except full automatic push button elevators, in private dwellings occupied by one family, must be in charge of a competent operator of reliable and industrious habits, not less than eighteen years of age, with at least one month's experience in running an elevator under the instruction of a competent person. In case the Superintendent of Buildings shall become satisfied that the person engaged in running any elevator is incompetent or disqualified from any cause to continue to run the same the owner or person managing or controlling the elevator shall, upon notice from the Superintendent of Buildings, at once replace the said operator by a competent operator.

6.—Elevator shafts and doors of same in non-fireproof buildings must be constructed fireproof and made solid for their full height. Any

lights that may be desired in these doors must be provided with wire glass. No one pane of wire glass shall exceed five square feet in area. No more than one opening in the elevator shaft will be allowed on each floor, and all openings in the several stories shall be one above the other, unless the elevator is used exclusively for freight purposes, except that where the operating device of the elevator is so placed that the operator can readily control all doors without leaving the car control, more than one opening will be permitted on a floor.

7.—In all cases where the law or regulations permit grille-work enclosing the shaft or car, it shall be of substantial material and construction, properly braced and carried the full height of openings, and there shall not be more than one and one-half inch space between any two members of said grille-work except where plain straight bars are used, not filled in with scroll, when there shall not be more than one inch space between members.

8.—All doors or gates leading to any elevator shaft shall be locked or bolted on the shaft side so as to be opened only by the operator of the car, and said shaft doors or gates and car gates shall be closed before the car is put in motion.

9.—All entrances to elevator cars must be provided with substantial folding or sliding gates or doors, and where floor tracks are used the same must be countersunk. All folding gates over three feet wide at entrance to shaft or car shall have top and bottom centre braces.

10.—All counterweights shall have their sections strongly bolted together. There shall not be less than three feet clearance between the top of counterweights and the underside of overhead beams when the car is resting on the bumpers. No continuous forged straps shall be permitted on counterweights.

11.—Where counterweights run in the same shaft as the car, they must be protected with a substantial screen of iron from the top of rail to a point fifteen feet below, except where the plunger or traction type of elevator is used.

12.—All elevators, except direct plunger elevators and freight elevators having a rise of fifteen feet or less, shall have a governor or speed regulator properly connected to the safety device on the car, in such a manner that the car will be brought to rest with an easy and gradual stop, or in a distance not greater than eight feet for a speed of seven hundred feet per minute, except that on elevators having a speed of 100 feet per minute or less safety of the instantaneous type may be used. Every elevator operating on alternating current electricity, shall be equipped with an electric mechanical or some such device as will insure the brake being applied at any time should the current be interrupted from the service. All electric car controlling devices shall be self-centering and self-locking in inoperative position. All hoisting machines of the drum type shall have an automatic slack cable device that will stop the machine if the hoist or drum weight cable shall become slack from any cause. All elevators shall have upper and lower limit devices on the machine or in the shaft. No elevator shall be used for the carrying of safes or other material of a greater weight than the normal lifting power of such elevator, unless the car is equipped with a locking device which will hold it fixed at any landing independent of the ropes while such safe or other material is being loaded or unloaded.

13.—The car of all elevators must be constructed of incombustible materials, except that interior trim and flooring may be of hard wood. There shall be not more than one and one-quarter inches space between the floor of the car and the floor saddles, and where the saddles project into the shaft, the same shall be properly beveled on the underside. The underside of the car must be of incombustible materials. Cars for all elevators shall be properly lighted.

14.—All guide rails for both car and counterweights shall be of iron or steel, and shall be fastened to the sides of the shaft with wrought or cast iron brackets, so spaced that the guide rails will be rigid.

15.—There shall be not less than two cables independently connected to the car and to each set of counterweights. The lifting and weight cables shall have at least one full turn of cable on the drum when they have reached the limit of travel. Such cables shall be of a diameter to insure a factor of safety of five. All cables used in the operation of elevators shall be of steel, iron or "Marlin" covered. Where overhead machines are installed, the use of equalizer arms will be permitted on the car and counterweights.

16.—No elevator shall be permitted to have attached above, below or on the inside of the car, a freight compartment or similar device.

17.—Immediately under the sheaves at the top of every elevator shaft in any building, there shall be provided and placed a substantial grating of iron or steel having not more than one and one-half inch space between any two members of said grating, and of such construction as shall be approved by the Bureau of Buildings.

18.—A clear space of not less than three feet must be provided between the bottom of the shaft and the lowest point of the underside of the car floor when the car is at its lowest landing, and between the top of the crosshead of the car and the underside of the overhead grating when the car is at its top landing, provided that for elevators of greater speed than 350 feet per minute, the distance between the top of the crosshead of the car and the under side of the overhead grating, when the car is at its top landing, shall be not less than five feet, except in the case of elevators where the rise does not exceed thirty feet, and the speed of the elevator is not more than one hundred feet per minute, such clear space at the top of the shaft shall be not less than two feet between the top of the car and the underside of the overhead grating when the car is at its top landing.

19.—All parts of the elevator machinery must be properly inclosed by suitable partitions of incombustible materials, and such inclosures must be lighted. Free and safe access must be provided to all parts of elevator machinery. Where the machine is located at the bottom of

the shaft, the same shall be protected with a substantial pit pan.

20.—The speed of all elevators must not exceed five hundred feet per minute, except that express elevators may run seven hundred feet per minute for that portion of the shaft in which no intermediate stops are made. Express elevators shall mean only such elevators as run eighty feet or more without stop. The speed of mechanically controlled electric elevators must not exceed one hundred and fifty feet per minute.

21.—At the bottom of all elevator shafts there shall be placed substantial buffer springs for car and counterweights. Where the car does not travel to the bottom of the shaft, the bumper beams shall be supported independently of the car rails. All plunger or traction type of elevators shall be provided with substantial oil buffers at the bottom of the shaft for both car and counterweights.

22.—The carrying beams for all machinery shall be of wrought iron or steel.

23.—Every passenger elevator shall have a trap door in the top of the car of such a size as to afford easy egress for passengers, or where two cars are in the same shaft, such means of egress may be provided in the side of each car.

24.—Any infraction of these regulations, or failure to comply with their provisions after due notice from the Superintendent of Buildings, shall be treated the same as a violation of the Building Code, and shall subject the owner to the same penalties as prescribed in Section 150 of the Building Code for such violation.

Dated, August 3, 1911.

RUDOLPH P. MILLER,
Superintendent of Buildings.

HOLLOW CONCRETE BUILDING BLOCKS.

Bulletin No. 30.—1911.

At a conference of the Superintendents of Buildings the following regulations were adopted to apply uniformly to the five Boroughs of the City of New York:

Hollow Concrete Building Blocks may be used for buildings not more than three (3) stories nor more than thirty-six (36) feet in height under the following conditions:

No hollow concrete blocks shall be used unless made of the following composition: One part Portland cement and not more than five parts of clean, coarse, sharp sand and gravel, or a mixture of at least one part of Portland cement and not more than five parts of crushed trap rock or other suitable aggregate approved by the Superintendent of Buildings. The aggregate shall be of such fineness as to pass through a half-inch ring and be free from dirt or other injurious matter, and Portland cement shall be a true Portland and be up to the standard requirements set by this bureau.

All concrete blocks shall be cast true and square and be of uniform shape and thickness when laid in courses. No such blocks shall be used until complete and satisfactory tests have been made by the manufacturer under the direction of the Superintendent of Buildings, and until an approval for the use of such blocks has been obtained.

No blocks shall be approved that do not at the age of twenty-eight days develop a compressive strength of at least 1,000 pounds per square inch of net section.

In no cases shall the hollow spaces of a concrete block exceed 33 1/3% of the cross section of the block. The thickness of walls or webs of such blocks shall not be less than 1/4 of the height of the blocks, but in no case less than 1 1/2 inches.

The thickness of walls for any building where hollow concrete blocks are used shall not be less than is required by the Building Code for brick walls. All such walls shall be laid in Portland cement mortar. All outside walls below grade must be filled in solid. No wall composed of hollow concrete blocks shall be loaded in excess of 100 pounds per square inch of the gross section of the wall, i. e., no deduction being made for hollow spaces in figuring the area.

Where beams or girders rest on such walls, suitable templates of iron, steel or stone shall be provided under their ends, or the blocks under them shall be solid. Concrete lintels spanning an opening over 3 ft. 6 inches wide shall be reinforced by steel bars.

Every block must have stamped thereon the name of the manufacturer or manufacturer's mark.

All walls of hollow concrete blocks and beams used in same must be anchored in accordance with Sections 41 and 60 of the Building Code.

Dated August 7, 1911.

RUDOLPH P. MILLER,
Superintendent of Buildings.

ROLLER COASTERS.

Bulletin No. 31.—1911.

At a conference of the Superintendents of Buildings the following regulations were adopted to apply uniformly to the five Boroughs of the City of New York:

1.—Platform must be built alongside of the track the entire length of the structure and protected with proper and substantial guard rails.

2.—Permanent descending stairways to the ground must be provided at various points on the structures.

3.—All descent platforms and steps must be built in a substantial manner and provided with proper guard rails to enable persons to descend in safety.

4.—Proper brakes must be installed at various sections of the road to prevent collision in the event of the stoppage of a car.

5.—Cars must be provided with rubber bumpers, front and rear, and the connection between trains must be impact springs, so as to reduce concussion in the event of a collision.

6.—Dogs must be put on cars to prevent same from going backwards in case of car failing to make the rise.

7.—Catches must be provided to make safety rail in front of seats in cars stationary.

Dated August 7, 1911.

RUDOLPH P. MILLER,
Superintendent of Buildings.

THE
LAND VALUE MAPS
OF
Greater New York for 1911

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As a Supplement to Its Issue for September 9, 1911

There will be 140 maps and an index map, showing the front foot values of inside lots on each side of every block and of acreage where the land has not been subdivided into blocks and lots, in the Boroughs of Manhattan, Bronx, Brooklyn, Queens and Richmond, as assessed for the year 1911.

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THE BUILDING MATERIAL MARKET,

Brick, Lumber and Steel Trades Reporting Steady Gains.

An Advance in Hudson River Brick Quotations—A Large Outgo of Cargoes—Steel Orders Keeping Pace with Production—Hardwoods in Strong Demand.

A very general comment in the building material markets this week is that "things are looking better." Current business is unquestionably making progress from the low levels of the early summer, and the outlook is bright, though perhaps the realization is in some cases far away. The new subways, the water tunnel and large suburban projects, besides an unusual amount of business construction just starting in the city, will some time be taking immense quantities of lumber and timber, cement, steel and brick. Steel orders are reported to be close on the heels of production in fundamental lines for the time being at least, but with the mills running at only about three-quarters capacity. The most important orders for fabricated steel are coming from the interior States.

BRICK PRICES ADVANCE.

Under a larger demand for building brick, quotations to dealers for Hudson River common hards have been advanced 25 cents per M. since last report. The total of last week's sales was 78, which would be considered good business even in a big year. Not all of this outgo was for immediate needs, judging from the number of barges to be seen at distributing points this week and a considerable part, therefore, must have been in anticipation of the expected advance in price.

Quotations from first hands to dealers for good Hudson River hards now range from \$5.87½ to \$6.25 per M. Five years ago, in June, 1906, manufacturers were getting \$11 and even more for material of no better quality. In August of that year the price had fallen to \$7 per M. This marked the end of the remarkable building boom which began in 1904, succeeding a year full of labor troubles, during which but little work was done. In the year 1902 there had been an almost complete cessation of tenement house construction, owing to changes in the building laws. In consequence of the interruptions to building, when the season of 1904 opened there was a large shortage of housing accommodations.

This shortage, taken with the opening of the Subway, which brought new territory on Washington Heights and in the Bronx within accessible distance, was the great force behind the wonderful activity in real estate and building for the next few years. Since 1907 brick building has never succeeded in regaining normal activity, and the market for brick has been correspondingly sluggish. The outlook at the present moment is brighter for manufacturers than at any time since the panic. Real estate agents are reporting a successful renting season, a fact which is expected to induce more activity in apartment house work. An unusual number of large business buildings have been started or projected, and will soon be taking a larger quantity of brick than this class of operations has needed in the last five years.

Left over Aug. 5: 26 cargoes.

	Arrivals.	Sales.
Monday, August 5	22	14
Tuesday	3	10
Wednesday	13	11
Thursday	13	20
Friday	5	13
Saturday	14	10
Totals	70	78

Left over Aug. 12: 18 cargoes. Sales in corresponding week last year — Prices a year ago, \$5.37½. Current quotations for Hudson River common hards, \$5.87½ to \$6.25.

The week in the cement market has not been eventful. Reports from the West are to the effect that dulness has been creeping over that territory this summer. Throughout the period of years during which the Atlantic States have been undergoing the consequence of the Wall Street panic of 1907 the Middle West has been fairly prosperous. Companies supplying the Eastern territory note a general improving tone. Locally, the market is without great force, though the current price which has prevailed for some time is more easily maintained, namely, \$1.48, in cargo lots to dealers, alongside, within lighterage limits. (This corrects an inversion of the types last week.)

More structural steel mills are running to capacity than for a long time. The Carnegie Steel Company has six mills

running on a 100 per cent. basis. The Republic Iron & Steel Company is running its mills nearly full. The United States Steel Corporation is producing steel ingots at the rate of 80 per cent. capacity.

The George A. Fuller Co., which recently obtained the general contract for the Kansas City Union Depot, will need about 14,000 tons of steel. The hotel at Montreal, which the Fuller Company will also build, will require 2,000 tons. The general contract for the improvement of the Capitol at Albany having been awarded on a percentage basis to Callahan & Prescott, the Trustees of Public Buildings are now taking bids for the material required. The addition to the Ritz-Carlton Hotel in this city will require over 2,000 tons, bids for which went in this week.

MORE ACTIVITY IN LUMBER.

The improvement in the lumber market is believed to be something more than the usual increase of activity which comes toward the close of summer. The announcement that a Philadelphia building company will erect for New York parties 192 semi-detached dwellings at South Brooklyn is one of the proofs to material men that business is ascending to a permanent level higher than the lumber trade has seen in several years.

Local business is considered by some dealers and manufacturers as fair. Large yards and mills depending mainly upon Manhattan still report unsatisfactory conditions. In the local wholesale offices the general expression is that local business is fair. The amount of construction going on in the suburbs greatly exceeds last year's record. In Queens borough the plans filed this year up to August 10 provide for buildings to cost \$15,700,000, as against \$9,500,000 last year. In Manhattan only 15 fewer buildings have been planned than last year up to the corresponding date.

Hardwoods are all firmly held and in strong demand, but there has been no changes in quotations. Some wholesale dealers report that their sales of North Carolina pine in this territory are larger than they have been in three years. Yellow pine and white pine are moving moderately. As reflecting suburban construction, it can be said that hemlock is being well taken and that full prices are easily obtainable.

Warehousemen and the New Fire Law.

Warehousemen are objecting to the provisions in the proposed new charter which establishes a Fire Prevention Bureau, on the ground that it confers arbitrary powers on the Fire Commissioner. A bill awaiting the Governor's signature confers the same powers on the Fire Commissioner. The warehousemen some months ago formed a protective association. One of their number, presumably speaking for the association, has made this criticism of the charter amendments through a daily paper:

"Suppose the fire officials issue an order for the installation of sprinkling equipment where there may be a fair difference of opinion as to the necessity or advisability of installing it under the conditions, and the duty of installing such equipment does not devolve on the tenant, but the owner refuses to execute the order.

"In that case the cost of installation becomes a personal charge on the owner or occupant, though it is difficult to see how it could be recovered if there were no rent due. If a survey is made, why should the occupant be made equally liable for the cost with the owner? The burden of proof is put upon the owner or occupant to show reason why the survey should be ordered, and the reason and validity of the order is to be tested by three officers named or approved by the Commissioner himself—namely, an officer of the Fire Bureau, a representative from the Board of Underwriters, and an architect or builder named by him.

"Here there is another chance for the employment of partisan referees and the way is opened for the employment of a horde of officers getting \$25 for each survey. The owner has no right to call witnesses, but only the right to be heard. The occupant is going to be stuck anyhow, if the owner refuses to comply. All the expenses of enforcing the order are to be made a joint and personal charge against the owner and occupant. If a survey is demanded the sum of \$100 must be put up, and if the judgment is given against him he may have to pay a fine of \$250, as there is a heavy penalty for daring to try out the case."

In partial reply to the foregoing it can be said that the bill now awaiting the Governor's signature provides for a review of the Commissioner's orders and penalties by the courts.

MARBLE INDUSTRY TROUBLE.

Strikers Explain Why They Resorted to Walkout in Order to Enforce Demands

A statement issued this week by a committee of the unions involved in the present strike in the marble industry asserts that the question of a new agreement as to wages and conditions of work was taken up eighteen months ago, and at that time the Building Trades Employers' Association ordered the unions in the marble trades, and the Marble Industry Employers' Association, against whose members the present strike was declared, to come together on a new agreement, and all matters, save the wage question, were practically agreed on.

The unions, the statement adds, were then ordered to re-establish the conditions under the old agreement, failing in which the open shop was threatened in the trade by the Marble Industry Employers' Association. In some way the unions and the employers got on good terms again, but the employers, it is declared, would not consider the wage question at all, and eventually it became necessary, in order to enforce the demands, to call out the marble workers.

In behalf of the committee of the Marble Industry Employers' Association, it was said:

"The strike of the Reliance Labor Club because of the filling of the places of the striking polishers is an ill-advised one. We have secured union men from other cities who are willing and ready to do the work on the same conditions as exist in other cities. In every city except New York the polishers are employed on piece-work on the open shop plan.

"The open shop will now be the rule in the trade of marble polishers in this city. The cutters, carvers and setters who struck will have their places filled by union men who will work under the same conditions under which they have always worked; that is, handling marble polished on the open shop plan, but they will receive New York wages, which are higher than they were getting.

"We talked to the men before the strike and explained that on account of the cost the use of marble was being eliminated on a number of buildings in this city, and if at some future time we could increase wages safely we might do so. At present we told them we could not increase wages if we wanted to preserve the industry in New York."

The members of the Reliance Labor Club of Marble Cutters, Carvers and Setters declared a strike against the Associated Employers in the marble industry on Monday. This was the result of the Marble Industry Employers' Association starting in to fill the places of the 600 marble polishers who went on strike last week for a raise of 50 cents a day.

There are now 2,200 marble polishers, setters, cutters, carvers and helpers on strike in the shops and on buildings in course of erection. About sixty buildings all over town are involved.

The employers announced that they would fill the places of all the strikers. They have decided on the open shop in the case of the polishers but will put union men from other cities in the places of the striking marble cutters, setters and carvers.

All Workmen Involved Under Eight-Hour Law.

Organized labor has won a victory through the rendition of an opinion by the Government authorities, which, in substance, makes it an absolute condition that every employe in a private shipyard where a government vessel is building under the provisions of the last naval appropriation act authorizing the construction of four submarine boats shall not work longer than eight hours daily.

An opinion by the Attorney General last year, construing a somewhat similar provision of a former appropriation act, was to the effect that the requirements of the eight-hour law applied only to the work being done upon the government vessel at her situs, or the exact place where she was under construction, and did not extend to the employes in other parts of the shipyards.

Slight as was the change in the phraseology of the two acts, it was sufficient to convince the Comptroller that the purpose was to improve the condition of all employes engaged in the shipbuilding.

Naval officers are dismayed at the suggestion that the application of this decision will add greatly to the cost of naval construction, and may deter many shipbuilders from building for government work.



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INDEX

TO THE

RECORD AND GUIDE

Vol. LXXXVII.

JANUARY 7 to JULY 1, 1911, Inclusive

PRICE, \$1.00

The Index Covers ALL

CONVEYANCES MORTGAGES LEASES AUCTION SALES
PROJECTED BUILDINGS MANHATTAN AND BRONX BOROUGHS

Record and Guide Co., 11 East 24th St., New York

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 19, 1911

(86) No. 2266

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.

19-6-7	732-72	1196-46	1580-52	1819-22 & pt Lt 19
48-pt Lt 3	761-64-65	1201-6	1594-13	1825-12-16
157-25	779-45-46	1207-52-53	1598-55-56	1832-46
200-29	787-67-69	1208-32	1605-38	1855-59
253-76-98	799-8	1229-23-28	1606-38	1875-60
281-1 & 6	801-14	1233-61-64	1610-13 & 34½	1884-42-42½
284-16	814-35	1236-63	1613-33½-36	1889-66
286-13	833-22	1244-85	1621-48 & 68½	1902-52
304-19	858-59-61	1280-pt Lt 1	1630-66½-72	1911-41½
326-3	871-7	1295-60-61	1634-59½-61	1920-44-44½
333-26	907-9	1304-32-33½	1639-46	1936-62
360-30	910-35	1334-4	1640-22½-23	1945-52
393-41	912-51	1339-35	1649-8	1954-26-27
429-34	946-20	1347-16	1650-17	1968-23-27 & 29
456-39	1000-47½	1390-59½	1655-16-17	1970-59-60
464-19	1073-53	1413-3	1657-21	2027-9
474-1 & 26	1086-1b	1432-42½	1667-39	2031-38-41
477-47	1125-7	1449-26-27	1671-23, 25 & 30	2039-61
487-12, 14, 16	1142-29½	1466-17	1672-15	2051-85
524-26	1148-56	1472-6	1676-28	2053-72
525-53	1152-40	1482-12	1688-39	2070-37-38
527-3	1161-31	1508-25	1689-15	2116-19 & 21
557-11	1185-49	1515-70-72	1745-42, 55-58	2129-50 & 37
704-31	1195-52-52½	1522-16	1746-14	2242-43-51
720-5		1558-23, 25 & 26	1791-8-8½	

EXPLANATION OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

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

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

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

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

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

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

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

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

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

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

Flats and apartment houses are classified as tenements.

Residences as dwellings.

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

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

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

KEY TO ABBREVIATIONS USED.

A.L.—all Liens
ano—another
av—avenue
adm—administrator
admtr—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
indiv—individual
irreg—irregular
impt—improvement
installs—installments
mtg—mortgage
nos—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.

7TH av, 200, (3:771-44) ws, 49.7 s 22d, 24.7x100, 6-sty bk tnt & str; Solomon Goldenkranz to Salo Cohn, 62 E 83; Mtg \$48,000; Aug 3; Aug 11'11; A\$20,000-45,000. nom

8TH av, 2906-8, (7:2039-61) sec 154th, (Nos 270-2), 40x100, 6-sty bk tnt & str; Jos M Goldberg to Harry N Kohn, 3 W 39; Aug 11'11; A \$17,000-62,000. O C & 100

8TH av, 2442, (7:1936-62) es, 25 s 131st, 24.1x176.3, 5-sty bk tnt & str; Matilda Schwartz & ano to Nathan Fromm, 1234 Dawson; Mtg \$24,500; July 24; Aug 17'11; A \$16,000-26,000. nom

9TH av, 500, (3:761-60) sec 38th, (Nos 354-8), 24.9x100, 5-sty bk tnt & str; Helena M E Lindemann, EXTRX Jno G Lindemann to Kath F Lindemann, of Yonkers, NY; Aug 10; Aug 17'11; A\$32,000-47,000. nom

9TH av, 498, (3:761-65) es, 24.9 s 38th, 24.8x100, 3-sty fr tnt & str; Helena M E Lindemann to Kath F Lindemann, of Yonkers, NY; Aug 10; Aug 17'11; A\$20,000-24,000. nom

10TH av, 442, (3:732-72) es, 49.5 s 35th, 24.8x100, 5-sty bk tnt & str; Jos M Goldberg to Harry N Kohn, 3 W 39; 1/2 pt; Mtg \$33,000; Aug 11'11; A\$15,000-25,000. 100

10TH av, 383, (3:704-31) nwc 32d, 24.9x100, 5-sty bk tnt & str; Mary E Carroll, 337 W 55 to N Y State Realty & Terminal Co at Grand Central Terminal, Lex av & 45; Aug 15; Aug 16'11; A\$16,000-27,000. O C & 100

MISCELLANEOUS CONVEYANCES

Borough of Manhattan.

General release; Nevada-Utah Mines & Smelters Corp to Ernest R Woolley, at Salt Lake City, Utah; Aug 14; Aug 17'11. nom

Power of attorney; W Clarence Martin to Clarence Martin; Aug 7; Aug 12'11. —

Power of attorney; Eleanor R De Bertier, of Paris, France to Henry B Closson, Tompkins Melville & Wm E Carnochan, all at 52 Wm; May 14'07; Aug 11'11. —

Power of attorney; Geo J Smith to Edgar S McKnight, at Bayside, LI; June 12; Aug 14'11. —

Power of attorney; Laura N wife Geo J Smith to Mark M Salomon, 852 Eastern Parkway, Bklyn; June 12; Aug 14'11. —

Power of attorney; Daisy E Booss to Jas B Kissmeier; June 11'09; Aug 15'11. —

Power of attorney; Arthur M Jones to Artur C Blagden, 116 E 70; Oct 13'10; Aug 15'11. —

Power of attorney; Frank J Cassidy to Chas Stuger, 100 Wm st; June 10; Aug 15'11. —

Power of attorney; Bernard J Salomon to Edw M Salomon; May 21'05; Aug 15'11. —

Power of attorney; Henry C Lytton of Chicago, Ill, to Artur C Levi, Hotel Astor, Bway & 44th; July 21; Aug 15'11. —

CONVEYANCES

Borough of the Bronx.

Beck st, 681, (10:2685) ns, 274.1 e Av St John 33.4x125, 4-sty bk tnt; The Maze Realty Co to August Lauter, 616 E 161; Mtg \$20,000; Aug 4; Aug 16'11. O C & 100

Faile st, see Seneca av, see Seneca av, see Faile. —

Fox st, 960-8, (10:2724) es, 220.6 n 163d 120x109.2x120x110.5, 3 5-sty bk tnts; Wm C Oesting Co to Jerome Bieth, 980 E 18; Mtg \$12,000; Aug 15; Aug 16'11. O C & 100

Hoffman st, (11:3066) nec, 187th, strip 2.7x110.3; Mary Windsor to Giuseppe Carozza, 2475 Belmont av; Aug 11; Aug 15'11. 100

Hoffman st, 2404, (11:3066) es, 271.9 s 185th, 25x118.3x25x118.2, 2-sty fr dwg; Kate Wain widow et al heirs & C Thos Wain to same; Mtg \$2,500; Aug 9; Aug 15'11. O C & 100

Kingsbridge Terrace (Nathalie av), (12:3256) ws, 50 n Nindham pl, 25x101x 25.2x98, vacant; Jno H Magonigle & Cath C nis wife to Florence Magonigle; May 13'10, Aug 15 11. 100

Kingsbridge Terrace, (12:3256) ws, 110 n 230th, runs n 9.7xw 96x83xw 25x86x—xs 3.1xw—xs—x 119.9 to beg, vacant; University Heights Realty Co to Loring Realty Co, 2229 Andrews av; Mtg \$6,500 & AL; June 15; Aug 11'11. O C & 100

Lane, (12:3257) es, 157 ne Kingsbridge Terrace or rd, from Kingsbridge to Wmsbridge, 100x98.2x100x99.4; Carrington Pheips to Geo L Lucas, Earle pl, New Rochelle, NY; Harold Lucas, 2896 Heath av; Edw Lucas, Jr, 710 W 179; Walter H Lucas, 200 W 81 & Eliz L Scofield, 534 W 179; AT; QC & confirmation deed; June 1, Aug 15'11. 50

Lane, (12:3257) es, 157 ne Kingsbridge Terrace or rd from Kingsbridge to Wmsbridge, 100x98.2x100x99.4, vacant; Carrington A Phelps to Geo L Lucas, Earle pl, New Rochelle, NY; Harold Lucas, 2896 Heath av; Edw Lucas, Jr, 710 W 179; Walter H Lucas, 200 W 81 & Eliz L Scofield, 534 W 179; AT; QC & confirmation deed; June 1, Aug 16'11. 50

Lafayette st (*) ws, abt 300 n Railroad av, 25x108; Fredk Hertfelder to Eugenie Govey, 250 E 32; 1/2 pt; Aug 11, Aug 12'11. O C & 100

Leggett pl (*), ws, 200 n McGraw av, 25x125; Margt McGrath to Emma D'Ottillje, 214 E 20; Aug 16; Aug 17'11. O C & 100

Leggett pl (*); same prop; Emma D'Ottillje to Jos W Bersin, 1337 Wilkins av; Mtg \$500; Aug 16; Aug 17'11. 100

Rose pl (*), nec Grace av; see Grace av (*), nec Rose pl. —

Shiel st (*) ss, 251.1 e Barnes av, 33.4x100, Laconia Park; Geo W Thompson to Chas A Smythwick & Jno W H Askew, both at 727 E 218; Mtg \$2,500; Mar 16; Aug 16'11. O C & 100

Washington st (*), sec Starling av, 53.4x108, Unionport; Isaac E Abbott et al to Aug Vos, 915 Mad av, Covington, Ky; AT; Mtg \$3,200 & AL; Aug 16; Aug 17'11. O C & 100

3D st (*), ns, 105 w Av D, 100x108, Unionport; re mtg; Henry H Grote to Ernestine Geffe, 905 Olmstead av; Aug 12; Aug 17'11. 2,000

12TH st (*) ns 305 w Av C, 25x103, Unionport; Giuseppe Macaluso et al to Jos Kehl, 2224 Metropolitan av, Middle Village, B of Q; AL; Aug 10, Aug 16'11. nom

134TH st, 293-7, (9:2310) ns, 225.1 e Lincoln av, 49.1x100x50x100, 2 5-sty bk loft & str bldgs; Fred E Butters to Mary E Butters, his wife, 613 Boyd, Watertown, NY; Mtg \$27,000; Aug 7; Aug 12'11. O C & 100

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

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

146TH st, 346, (9:2326) ss, 200 w 3 av, 25x100, 5-sty bk tnt; Amelia Oppenheimer to Jno Happersberger, 346 E 74; Mtg \$14,000; Aug 15; Aug 16'11. O C & 100

150TH st, nec Mott av; see Mott av, 586.

153D st, 401 E, see Melrose av, 668.

154TH st, 288, (9:2413) ss, 220.3 e Morris av, 25x100, 3-sty fr tnt & 2-sty fr dwg in rear; Cornelia Ganz to Louisa Straub, 288 E 154; Aug 16; Aug 17'11. 100

154TH st, 288, (9:2413); Louisa Straub to Ferdinand Ganz & Cornelia his wife, 288 E 154; Aug 16; Aug 17'11. 100

155TH st, 290, (9:2414) ss, 195.3 e Morris av, 25x100, 3-sty fr tnt & 2-sty fr stable in rear; Barbara Zender to Chas Wilhelm, 388 E 155; AL; Aug 10; Aug 11'11. nom

157TH st, nec Gerard av; see Gerard av, 800-20.

157TH st, nwc Walton av; see Gerard av, 800-20.

160TH st, (9:2382) ns, 125 w Elton av, a strip 9'x— to old ns Findlay st; Annie Rowan widow et al heirs & Jas Rowan to Tuchman Bros Constn Co, 1426 Glover st; 1/2 pt; QC; Aug 1; Aug 16'11. nom

160TH st, 423 E, (9:2382) nes, 150 nw Elton av, 25x100, 3-sty & b fr dwg; Wm Sherwood to Jas M Hayes, 355 E 165; 1/2 pt; AT; Aug 4; Aug 14'11. O C & 100

160TH st, 423 E, Fanny E & Robt Sherwood by Wm Sherwood GDN to same; A F; B&S; Aug 4; Aug 14'11. 2,000

160TH st, 423 E, Wm Sherwood to same; 1/2 pt; QC; Aug 4; Aug 14'11. nom

165TH st, 697 E, (10:2640) ns, 58 e Trinity av, 16.8x78, 3-sty bk dwg; CONTRACT; Adolph Schoenert, 697 E 165 with Jos Solominsky, 697 E 165; mtg \$4,500; Aug 11; Aug 14'11. 6,500

169TH st, 351 E, see Findlay av, 1290.

175TH st, (11:2876) ns, 141.11 w Macombs rd, 75x97.4x78.9x120.11, vacant; Marian R Mainhart to Lavelle Constn Co, 271 Bway; mtg \$6,000; Aug 10; Aug 11'11. nom

178TH st, swc Daly av, see Daly av, 1987.

179TH st, see Mapes av, see Mapes av, see 179th.

179TH st, nec Hughes av; see Hughes av, nec 179.

179TH st, nwc Belmont av; see Hughes av, nec 179.

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

183D st, swc 3 av; see 3 av, 4529.

183D st, (11:3114) ns, 100 e Prospect av, 16.6x—x12.9x50.1, vacant; Re mtg; Hannah Wilhelm to Wolf Burland, 801 Cauldwell av; July 31, Aug 16'11. nom

183D st, (11:3114) ns, 100 e Prospect av, vacant; Wolf Burland to David Wolin, 773 E 183; Aug 10, Aug 16'11. O C & 100

187TH st, nec Hoffman; see Hoffman, n ec 187.

191ST st, 579, (12:3273) ns, abt 335 w Hughes av, 25x158x25x157.10, two 2-sty fr dwgs; Edw Leahy HEIR Kate Leahy to Estner, Mamie, Lucy, Cath & Columban Leahy, all at 579 E 191, & Ida Chambers, 133 W 62, all heirs of Kate Leahy; B&S & C a G; Aug 16; Aug 17'11. O C & 100

198TH st, 300 W, see Bainbridge av, sec 198th.

202D st, 201, (12:3308) ns, 964.3 w Williamsbridge rd, now Briggs av, 25x100, except part for Grand Boulevard & Concourse, 2-sty fr dwg; August Sauer to Lawrence P Powers, 2873 Briggs av; mtg \$6,000; July 10; Aug 11'11. O C & 100

214TH st (*), ns, 250 w Tilden av, 25x100, Laconia Park; re mtg; Frank C Mayhew & ano, TRSTES Levi H Mace & Carlo Siriani, 312 W 69; Aug 17'11. 255

221ST st (*), ns, 50 e Carpenter av, 27.6x105, Wakefield; Julius Wolf to Wilhelmina Schmidt, 324 E 157; Aug 16; Aug 17'11. 100

223D st, (*) ns, 80.6 w Barnes av, 25x100, Wakefield; Fredk K Morris to Ralph Hickox, 3832 White Plains rd; Aug 12, Aug 16'11. nom

223D st (9th av) (*) ns, 400 e 3 av, 100 x114; Ernestine Voss to the Morris Impt Co, 761 E 223; Mtg \$3,000; Aug 14, Aug 15'11. O C & 100

225TH st, (*) ss, 205 w White Plains rd, 25x114, Wakefield; Etta Mahoney to Wm Greenhalgh, 435 E 165; Aug 11; Aug 12'11. O C & 100

225TH st, (*), same prop; Wm Greenhalgh to Etta Mahoney, 435 E 165; Aug 11; Aug 12'11. O C & 100

226TH st (*) ss, 146.8 e Bronxwood av, 25x109; Michl Romeo to Richd R Maslen 2312 Aqueduct av; July 24, Aug 15'11. O C & 100

226TH st, (*) ss, 146.8 e Bronxwood av, 25x109; Richd R Maslen to Jas Di Benedetto, 630 E 222; Mtg \$500; July 24, Aug 15'11. O C & 100

228TH st (*), ss, 255 w Bronxwood av, 25x114, Wakefield; Arthur J Mace to Malke Kramer at Cuddebackville, NY; AL; Aug 10, Aug 15'11. 100

228TH st, (*) ss, 230 w Bronxwood, 25x114, Wakefield; Same to Malke Kramer at Cuddebackville, NY & Alter Liberman, 176 Forsyth; AL; Aug 10, Aug 15'11. 100

229TH st (*) ss, 75 e White Plains rd; Wakefield; Re mtg; Cath C Hill to Teresina wife Frank P Dursie, 181 Kingsbridge rd, Mt Vernon, NY; Aug 9, Aug 15'11. nom

229TH st (15th av) (*) ss, 75 e White Plains rd, 50x128, Wakefield; Re mtg; Daisy E Booss to same; Aug 14, Aug 15'11. 2,000

229TH st (*); same prop; Re mtg; Jno H Post to same; Aug 14, Aug 15'11. nom

229TH st (*) same prop; Teresina Dursie to Peter Whittle, 918 E 214; Aug 14, Aug 15'11. 100

Av St John, 1024 (10:2683) nwc So Boulevard, 50x100, 5-sty bk tnt & str; Emily M Roemer to McKeon Realty Co, 418 W 25; Mtg \$55,000; July 27, Aug 15'11. O C & 100

Bryant av, 1548, see Bryant av, 1552.

Bryant av, 1552, (11:3001) es, 145 s 173d, 20x100; also BRYANT AV, 1548, es, 185 s 173d, 20x100, 2 3-sty bk dwgs; Lavelle Constn Co to Marian R Mainhart at Brookdale pl, Rye, NY; mtg \$16,000; July 31; Aug 11'11. 100

Bryant av, 1548, (11:3001) es, 185 s 173d, 20x100, 3-sty bk dwg; Cath A Lavelle to Lavelle Constn Co, 271 Bway; mtg \$5,000; June 15; Aug 11'11. O C & 100

Briggs av, 2873, (12:3302) nws, 377.4 ne 198th, 25x100, 4-sty bk tnt; Lawrence P Powers to Peter Lahm, 2110 Walton av; mtg \$14,250; July 10; Aug 11'11. O C & 100

Bainbridge av, (12:3290) sec 198th (No 300), 130x107.4x124.7x89.5, vacant; Farmers Loan & Trust Co TRUSTEE Chas J Coulter to Wilbur L Varian, 741 E 232; Aug 5; Aug 11'11. 20,000

Benedict av (*) ns, 151.11 e Storrow, 25 x80; Wm Kelleher to Philip Rogers, 225 E 124; Aug 14, Aug 15'11. O C & 100

Barnes av (*) es, 52.2 n 213th, 26.1x—x 25x137, Laconia Park; Arthur J Mace & ano EXRS; Malinda G Mace to Paulo Sussano, 1639 Melville, Van Nest; AL; Jan 19, Aug 15'11. 487.53

Broadway, (13:3421) ws, abt 157 s 256th 52x98.5x53x97 & also NEWTON AV, (13:3421) es, 169.6 s 256th, 50x35.9x53x92.11; vacant; owned by Henry Kress; agmt as to constn of 2 inch iron gas service pipe, etc; Wm C Schmidt, 1253 St Nicholas av & Henry Kress, 154 E 50, with Westchester Lighting Co at 1st st & 1st av, Mt Vernon, NY; July 6, Aug 16'11. nom

Belmont av, nwc 179; see Hughes av, nec 179.

Brady av (*), sec Muliner av, 25x100; Morris Park Land & Development Co to Benj Denihan, 304 E 42; Aug 15; Aug 17'11. O C & 100

Brady av (*), sec Muliner av, 25x100; re mtg; Van Nest Land & Impt Co to Fidelity Development Co; July 23; Aug 17'11. nom

Bryant av, (10:2756) es, 110 s Bancr Ct, 200x100, vacant; American Real Estate Co to Usona Constn Co, 989 So Boulevard; Aug 17'11. O C & 100

Bryant av, (10:2756) es, 100 s Bancroft, 275x100, vacant; re mtg; Mutual Life Ins Co of NY to American Real Estate Co, 527 5 av; Aug 14; Aug 17'11. 20,000

Cauldwell av, 729, (10:2624) ws, 60 s 156th, 20x52.6, 2-sty & b fr dwg; Vito Calzagno to Paolo Guagliardo, 202 Av A; AL; Aug 11; Aug 14'11. O C & 100

Cornell av, (*) ns, 25 e Cedar, 25x100, Westchester; John Goergen to John H Behrmann, 832 E 226; 1/2 pt; B&S & C a G; Aug 9; Aug 14'11. 100

Cruger av (*) ws, 206.7 s Bear Swamp rd, 25x100; North Bronx Realty Co to Louis C Rose, 1988 Cruger av; Mtg \$1,450; Aug 8, Aug 11'11. nom

Cornell av (*) nwc Harrington av; see Harrington av (*) nwc Mapes av.

Courtlandt av, 927, (9:2409) ws, 150 n 162d, 25x137x25.3x141, 5-sty bk tnt; Jno Becker to Curtiss P Byron, 2224 Ams av; Mtg \$17,000; Aug 14, Aug 16'11. 100

Columbus av (*) swc Unionport rd; see Unionport rd (*) swc Col av.

Courtlandt av, 927, (9:2409) ws, 150 n 162d, 25x137x25x141, 5-sty bk tnt; Curtiss P Byron, 2224 Ams av, to Harry Cahn, 2540 Grand av, & Junius J Pittman, 1888 Bathgate av; Mtg \$22,000; Aug 15; Aug 17'11. O C & 100

Cromwell av, 1448, (11:2857) es, 481.8 n 170th, 25x111, 2-sty fr dwg; Chas L Hoffman, ref, to Ernest Rosien, 525 E 82; PARTITION, June 30; Aug 16; Aug 17'11. 2,600

Clarence av (*), swc Fairmount av, see Town Dock rd (*), ns, 25 w Vincent av.

Daly av, 1987, (11:3121) swc 178th, 50x 80, 4-sty bk tnt; Mary E Leek to Chas M Whitney, Jr, at Centreport, LI; mtg \$38,-500 & AL; May 31; Aug 11. O C & 100

Decatur av, 3980-2 (12:3331) es, 300 s Woodlawn rd, 50x120; Mtg \$12,000; also DECATUR AV, 3219-23, (12:3350) nws, 366.7 ne 205th, 50x100; Mtg \$14,700; Annie D'Ambro to Ada Realty & Mtg Co, 2977 Decatur av; Aug 12, Aug 15 '11. O C & 100

Decatur av, 3219-23; see Decatur av, 3080-2.

Elton av, 762, (9:2378) es, 50 s old line Prospect st, now 157th, 25x124.10x25x126.6, 5-sty bk tnt; Bernard Stock to Anthony B & Helen Stock, 762 Elton av; mtg \$11,-000; Aug 10; Aug 11. O C & 100

Fordham av, (11:3043) nwc Tremont av, a strip, runs n62.3xe1.11 to ws 3d av xs62x w1.5 to beg; Henry L Morris & ano TRUSTEES, &c, Gouverneur Morris to Chas H Barson, 2366 Crotona av & Mary M Barson, 260 Monroe, Bklyn; AT; QC; July 7; Aug 11. 1,343.75

Findlay av, 1290, (11:2783) nec 169th (No 351), 90x19.10, 3-sty fr tnt; Chas Eisele to John Geiger, 419 E 16; mtg \$7,000; Aug 12 '11. O C & 100

Fairmount av (*), swc Clarence av, see Town Dock rd (*, ns, 25 w Vincent av).
Grace av (*), nec Rose pl, 25x100; Isaac E Abbott to Albert J Schwarzler, 2990 Perry av; Mtg \$600; Aug 14; Aug 17 '11. O C & 100

Grand Boulevard & Concourse, 2268, (11:3158) es, abt 93 s 183d as on map Prospect Hill Est, 50x100, except part for Grand Boulevard & Concourse, 2-sty fr dwg; Wm Coogan to Eliz M & Julia A Coogan, 367 E 187; Aug 12, Aug 14 '11. nom

Gerard av, 800-20, (9:2474) es, 100 s 158th, runs e 178 to ws Walton av (No 801) xs202.10 to ns 157th, xw177.3 to Gerard av, xn202.10 to beg, 2-sty fr dwg & several 1 & 2-sty fr bldgs & vacant; Helen E Maguire indivd & devisee; Jno F Maguire, Jr to Leo Bishop, 956 Anderson av; ½ pt; AT; Mtg \$24,000; July 31, Aug 15 '11. 11,000

Gerard av, nec 157th; see Gerard av, 800-20.

Grant av, 1052, (9:2448) es, 257 s 166th, 25x102x25x101.11, 3-sty bk dwg; Maze Realty Co to Pauline Kaplan, 72 E 116; Mtg \$7,000; Aug 14, Aug 16 '11. O C & 100

Hoe av, (11:2980) ws, 258.7 n Freeman, 50x100, vacant; Fredk T Hoffmann to Louis F Kuntz, 192d & Grand Blvd & Concourse; May 19; Aug 11 '11. nom

Hoe av, (11:2980), same prop; Louis F Kuntz to Kay Co, 2796 3 av; Aug 8; Aug 11 '11. nom

Hoe av, (11:2988) es, 275 n Jennings, 25x100, vacant; Richd R Maslen to Michl Romeo, 752 E 226 & Jos Serra, 594 Boulevard, L I City; Mtg \$1,000; July 24, Aug 15 '11. O C & 100

Hughes av, (11:3080) nec, 179th, 66.5x95 x80.9x96, vacant; also BELMONT AV, nwc 179th, 81.7x11.9x80.9x1.8, vacant; Bronx Investing Co to Salvatore Varisco, 170 Forsyth; Mtg \$11,500 & AL; Aug 7, Aug 16 '11. nom

Harrington av (*), nwc Cornell av; see Harrington av (*), nwc Mapes av.

Hughes av, (11:3080) nec, 179th, 66.5x95 x80.9x96, vacant; also BELMONT AV, (11:3080) nwc 179th, 81.7x11.9x80.9x1.8, vacant; Sophie Knepper to Bronx Investing Co, 99 Nassau; Aug 7, Aug 16 '11. nom

Harrington av, (*) nwc Mapes, 25x100, also Harrington av, nwc Cornell av, 25x 100, Westchester; Isaac E Abbott to Edw J Mayes, 95 & Col av; Mtg \$1,100; Aug 16 '11. O C & 100

Intervale av, 1234, (11:2974) ses, 219.4 ne Home, 24.10x51.1x26.9x59.7, 3-sty bk tnt; Neil P Duross & ano to John C Dandolph, 517 10 av; B&S & C a G; AL; Aug 3; Aug 11 '11. omitted

Jerome av, (9:2503) es, 408.5 n 165th, 113.4x90, vacant; Louis Behrman to Moses Hodes, 245 E 200; AL; Aug 14, Aug 15 '11. nom

Lafontaine av, (11:3061) swc 179th, 97.5 x100x112.9x101.11, vacant; Junius J Pittman et al to Jno Becker, 1763 Clay av; Mtg \$11,000; Aug 15, Aug 16 '11. O C & 100

Lincoln av, 182-94, (9:2312), nec 136th, (No 271), 200 to ss 137th, (No 270) x100, 5 6-sty bk tnts & str; Lillian B Leavitt to Giovanni Lordi, 26 1st pl, Bklyn; AT; B&S; Aug 16; Aug 17 '11. O C & 100

Lincoln av, 182-94; Benj M Solomon, EXR Jos A Solomon to same; Aug 16; Aug 17 '11. 9,600

Lincoln av, 182-94; Rachel Solomon to same; QC; Aug 16; Aug 17 '11. nom

Mapes av, 2130, (11:3111) ses, 399 ne 180th, 31x150, except part for av, 2-sty fr dwg; Mary I Sheehan or Rena McDevitt to Wm H Schoettle, 1095 Union av; Aug 16; Aug 17 '11. O C & 100

Mile Sq rd, sec Unnamed st, see Town Dock rd (*), ns, 25 w Vincent av.

Mulliner av (*), see Brady av, see Brady av, (*) see Mulliner av.

Mott av, 586, (9:2348) nec 150th, runs n 18xe100xn82xe40xs— to st, xw140 to beg, 3-sty & b bk dwg; Mary J Wilkin to Frank G Wilkin her husband, 586 Mott av; Apr 28 '06; Aug 16 '11. nom

Mapes av, (*) nwc Harrington av; see Harrington av, (*) nwc Mapes av.

Mapes av, (11:3107) sec 179th, 48.1x95.2x 48x95.2, vacant; Louis D Livingston et al to Edw Muller Bldg Co, 154 Nassau; mtg \$2,750 & AL; Aug 1; Aug 11 '11. nom

Melrose av, 668, (9:2375) nec 153d (No 401), 100x20, 4-sty bk tnt & str & 2-sty fr tnt; Barbara Zehder to Chas Wilhelm, 388 E, 155; AT; B&S; Aug 10; Aug 11 '11. nom

Morris av, 695, (9:2442) ws, 100 s 155th, 25x99.6 to es Park av (No 3002) x28.8x85.7, 4-sty bk tnt & str & 1-sty bk shop; Bernard Stock to Anthony B & Helen Stock, 762 Elton av; mtg \$8,000; Aug 10; Aug 11 '11. O C & 100

Morris av, 684, (9:2413) es, 25 s 154th, 25x95.3, 1-sty bk shop; Bernard Stock to Anthony B & Helen Stock, 762 Elton av; mtg \$2,000; Aug 10; Aug 11 '11. O C & 100

Morgan av (*), ss, lot 91 map of Greene, Owens & Gelston at Throggs Neck; Jacob Kohlman to Robt G Swift at Fort Schuyl-er road, Penneyfield, NY C; Aug 15; Aug 16 '11. nom

Nelson av, (9:2485) ws, abt 371 n Featherbed lane, 25x111.8x25x113.4; Benj C Brown to Thos Longstaff, 1699 Nelson av & Chas E Bachman, 394 St Nicholas av; ½ pt; Aug 11, Aug 15 '11. O C & 100

Newton av, es, 169.6 s 256; see Bway, ws abt 157 s 256.

Newton av, (13:3421) es, 169.6 s 256th, 50 x85.9x53x97.8; agmt subordinating mtg to agmt; Nicholas Kessler with Westchester Lighting Co 1st & 7 av, Mt Vernon, NY; July 29; Aug 16 '11. nom

Prospect av, 955, (10:2678) ws, 71.3 n 163d, 40.2x195, 5-sty bk tnt; Jerome Bieth to Wm C Oesting Co, 833 E 165; Mtg \$30,-000; Aug 15, Aug 16 '11. O C & 100

Park av, 3002, see Morris av, 695.

Park av, (11:3031) ws, 437.8 s 187th, 100.2x93.3x100.5x98.3, vacant; Liberty Investing Co to Hamilton Securities Co, 165 Bway; Mtg \$16,450; Aug 14, Aug 15 '11. O C & 100

Pilgrim av, (*) ws, 200 s Tremont rd, 50x95; Frank M Abbott to Steven B Ayres, at Kappock st, Spuyten Duyvil; Mtg \$550 & AL; Aug 14 '11. O C & 100

Prospect av, 2137, (11:3097) ws, 88.1 n 181st, 22x100; 2-sty fr dwg; Gaetano Laporta to Cirino Turrissi, 1559 Lenox av; Mtg \$5,600 & AL; Aug 7; Aug 11 '11. nom

Randall av (*) ss, 50 e Hill av, 25x100, Edenwald; Harold Walsee to Anna Fritz, 110 St Nich av cor Stockholm, Bklyn; July 5, Aug 16 '11. nom

Road (*) or highway ns, leading by Alexander Woods towards Geo D Coopers land until it comes to lands of Jas Briggs xe along lands of Jas & David Ferris xn— xw— to lands of Woods x— to beg at Throggs Neck; Mary E wife & Wm J Hyland to Chas A Deshon at Ridgewood, NJ; ½ pt; AL; B&S; June 20 '10; Aug 16 '11. nom

So Boulevard, nwc Av St John, see Av St John, 1024.

Spuyten Duyvil rd (13:3407) nws, 39 sw 230; also 39 sw from land now or formerly Jas A Church, runs nw75xsw60xse75 to rd, xn60 to beg, vacant; Edgehill Terrace Co to Underwriters Press, a corpn, 84 Wm; Aug 10, Aug 14 '11. nom

Sylvan av, (13:3421) ws, 350 n 254th, 25 x99, vacant; Lidwina Wittig to Margt Brandreth, 63 Audubon av; Mtg \$520; Aug 16 '11. O C & 100

Stebbins av, 1048, (10:2691) es, 338.4 n 165th, 25x141.8x25.4x137.6; 2-sty fr dwg; Grittle Wild heir Frank Wild to Johanna Heilenday, 1046 Stebbins av; AT; B&S & C a G; AL; Feb 8; Aug 12 '11. nom

Stebbins av, 1048; Same prop; Adolph C Hottenroth, EXR, Emily Wild to same; QC; Aug 10; Aug 12 '11. 2,339.10

Stebbins av, 1048; Same prop; Conrad Rechsteiner heir Emily Wild to same; AT; B&S & C a G; AL; June 29; Aug 12 '11. nom

Stebbins av, 1048; Pauline W Hoer heir Frank Wild to same; AT; B&S & C a G; AL; May 3 '10; Aug 12 '11. nom

Stebbins av, 1048; Wilhelm Wild heir Frank Wild to same; AT; B&S & C a G; AL; Aug 8 '10; Aug 12 '11. nom

Stebbins av, 1048; Emil Hermann et al heirs, &c, Frank Wild to same; AT; B&S & C a G; AL; Oct 22 '10; Aug 12 '11. nom

Stebbins av, 1048; John Hassler heir Emily Wild to same; AT; B&S & C a G; AL; June 29; Aug 12 '11. nom

Stebbins av, 1048; Sophie W Schumacher heir Frank Wild to same; AT; B&S & C a G; AL; Feb 14; Aug 12 '11. nom

Stebbins av, 1048; Margaretha Wild heir Frank Wild to same; AT; B&S & C a G; AL; Apr 4; Aug 12 '11. nom

Stebbins av, 1048; Johannes Wild heir Frank Wild to same; AT; B&S & C a G; AL; Sept 22 '10; Aug 12 '11. nom

Stebbins av, 1048; Benj Wild et al heirs Frank Wild to same; AT; B&S; AL; Sept 8 '10; Aug 12 '11. nom

Seneca av, (10:2761) sec Faile, 50x100, vacant; Fredk McCarthy to McCarthy-Macey Co, 977 Prospect av; Aug 9; Aug 11 '11. O C & 100

Seton av, (*) ws, 225 n Jefferson av, 37.6 x100, Edenwald; Mary A Hayes to Thos W Hayes, 739 Mad av; Aug 12; Aug 14 '11. nom

Seton av, (*) ws, 262.6 n Jefferson av, 37.6x100; Mary A Hayes to Arthur E Hayes, 739 Mad av; Aug 12; Aug 14 '11. nom

Starling av (*), see Washington st, see Washington st (*), see Starling av.

Seton av (*), ws, 425 s Randall av, 50x 100; Josiah A Briggs to Annie Metzler, 2878 Heath av; Aug 16; Aug 17 '11. nom

Tremont av, nwc 3 av, see Fordham av, nwc Tremont av.

Tremont av, nwc Fordham av, see Fordham av, nwc Tremont av.

Town Dock rd (*), ns, 25 w Vincent av, 125x100; also FAIRMOUNT AV (*), swc Clarence av, 50x100; also MILE SQ RD, sec Unnamed st, runs s147.5 to land Jas

M Prescott xe930 to N Y & Putnam R R xn on curve 335 x w 399xs176.6xw343.7 with all title to 50-ft right of way, Yonkers; Wm Cox et al to Marie E Cox, wid 310 W 121; AT; B&S & C a G; Aug 7; Aug 17 '11. gift

Union av, 708, (10:2675) es, 45.10 n Dawson or 155th, 20.10x92.6, 4-sty bk tnt; Chas Burger to Annie Burger, his wife, both at 708 Union av; ½ part; Mtg \$5,500; Aug 2; Aug 11 '11. O C & 100

Undercliff av, (11:2880) ws, 69.11 n Washington Bridge Park, 158x143.7x158x 146.2, vacant; Liberty Investing Co to Hamilton Securities Co, 165 Bway; Mtg \$9,180; Aug 14, Aug 15 '11. 100

Unionport rd (*) swc Col av, 52x—x50x 92; Ferdinand C Bamman to Michl Cahill, 176 W 137; AL; Aug 1, Aug 15 '11. nom

Unionport rd (*) swc Col av, 52x—x50x 92; Michl Cahill to Jno M Barry, 176 W 137 & Danl F Mahoney, 128 W 136; Mtg \$3,586.05 & AL; Aug 14, Aug 15 '11. nom

Union av, 1095,* (10:2671) ws, 89.6 n 166th, 21.2x90.9, 3-sty fr tnt; Wm H Schoettle to Mary I Sheehan, 165 W 97; Aug 16; Aug 17 '11. O C & 100

Union av, 684, (10:2675) es, 275 n 152d, 18.9x95, 2-sty & b bk dwg; Julia Craven, 269 Alexander av, Bronx, to Josephine O'Rourke, 963 Cauldwell av; Mtg \$9,000; Aug 16; Aug 17 '11. 100

Walton av, nwc, 157; see Gerard av, 800-20.

Walton av, 801; see Gerard av, 800-20.

Watson av (*) ss, 155 e Pugsley av, 50x 108, Unionport; Augusta Glanz to Jas Beaver, 29 Hancock pl; Aug 15, Aug 16 '11. nom

Weeks av, 1654 (1658) (11:2792) es, 95 s 173d, 20x95, 2-sty bk dwg; Whipple Security Co to D L Block Co, 611 W 135; Mtg \$7,000 & AL; Aug 14, Aug 16 '11. nom

Walton av, 1752, (11:2825 & 2826) es, 25 n 175th, 25x95, 2-sty fr dwg; Geo E Buckbee to Annie E Garbe, 1752 Walton av; Mtg \$5,000; Aug 10; Aug 11 '11. O C & 100

Webster av, 2431 (Thomas av), (11:3025) ws, abt 143.3 s 189th, runs s84.1xw100 xn83.7xe100 to beg, except part for av; 2-sty fr dwg & vacant; Frank Craven EXR Maria L Thomas to Marie L T Inglis, 235 Derrom av, Paterson, NJ; Aug 10; Aug 12 '11. 11,250

Webster av, 2431, Marie L T Inglis to Jno P, Mary E & T Jos Dunn, nec 192d & Creston av; Mtg \$3,440; July 31; Aug 12 '11. 100

Webster av, (12:3354) ns, 30.1 ne 205th, 100.9x124.8x100x130.8, vacant; Fanny Hess, 2345 Bway to Simon Hess, 2345 Bway; Aug 11; Aug 14 '11. nom

3D av, nwc Tremont av, see Fordham av, nwc Tremont av.

3D av, 4529, (11:3051) swc 183d, 94x58, 1-sty fr str & vacant; Alexander Development Co to Pocano Realty Co, 15 Broad st; AL; Aug 11, Aug 16 '11. O C & 100

Plot (*), begins 990 e White Plains rd at point 795 n along same from Morris Park av, runs e100xn25xw100xs25 to beg, with right of way over strip to Morris Park av; Carmela Cortese to Biagio Cortese, 160 W 100; AT; Mtg \$3,000; Aug 17 '11. O C & 100

LEASES

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

Borough of Manhattan.

AUG. 11, 12, 14, 15, 16 and 17.

Crosby st, 49, (2:482), two lofts above str; Morris Byk to The Suderland Paper Co, 49 Crosby; 5yf Junel (2y ren); Aug 12 '11. 1,800

Delancey st, 84; also ORCHARD st, 117, (2:415), cor str & b; Morris Rose & ano to Simon Grossoff, 840 Jefferson, Bklyn, & ano; 5yf May 1 '12; Aug 15 '11. 3,300

Elizabeth st, nec Houston, see Houston, 74 E.

Greenwich st, 62, (1:18), all; Jno Frohlich & ano to Hugo Glaue, 62 Greenwich; 3 9-12yf Aug 1; Aug 17 '11. 1,800

Hubert st, nwc Washington, see Washington, nwc Hubert.

Houston st, 74 E, (2:521) nec Elizabeth, asn Ls; Nicola Saroni to Salvatore Lambardo, 291 Elizabeth, & ano; AT; Mtg \$4,653.25; Aug 9; Aug 17 '11. nom

John st, 16, (1:65), barber shop on ground floor; L M Wollstein to Dominik Contino, 10-12 Franklin; 3 9-12yf Aug 1; Aug 15 '11. 420

Mercer st, cor Sth, see 8 st, 58 E.

Orchard st, 117, see Delancey, 84.

Roosevelt st, 114; also WATER, 328-30, (1:110), asn Ls; Davies J Marshall to Angelo Nocera, 341 Water; AT; Mtg \$900; Aug 15; Aug 17 '11. nom

South st, 164, (1:108) str; Union Constrn & Realty Co to Adolph Lowy, 164 South; 5yf Aug 1; Aug 15 '11. 960

South st, 164, (1:108), asn Ls; Adolph Lowy to Marie Midler, 164 South; Aug 9; Aug 15 '11. nom

South st, 164, (1:108), asn Ls; Marie Midler to Arthur Jost, 259 W 129; Aug 9; Aug 15 '11. nom

St Marks pl, 103½, (2:436) ns, 261.6 e 1 av, 13.6x93.11; asn Ls; Maria A Buhler to Henry Neugass, 415 W 145; Aug 1; Aug 15 '11. O C & 100

THE GEORGE A. JUST CO.

239 VERNON AVENUE
LONG ISLAND CITY NEW YORK

IRON WORK FOR BUILDINGS

Water st, 328-30, see Roosevelt, 114.

Washington st, (1:217), nwc Hubert, 5th fl; Varick Realty Co to Repetti, a corpn, 114 E 124; 5yf May1'12 (5y ren); Aug17'11. 7,500

3D st, 128 E, (2:430) ss, 225 w Av A, 25x 90, asn Ls; Margt Sottong, ADMTRX Geo E Sottong to Gussie Litwin, 182 Sackman, Bklyn; AT; Feb20; Aug12'11. 2,000

8TH st, 58 E, (2:548), c Mercer, b str; Helen & Juliet R Green to Antal M Breit; Sept29'10; 5yf Nov1'10; Aug14'11. 1,500

9TH st, 233 E, (2:465), 33 rooms; Lena Adler to Max Weisberger, 233 E 9; f Aug 15'11 to Dec31'13; Aug14'11. 170 per mo

19TH st, 447 W, (3:717) nes, 25x91.11; asn Ls; Edw N Sheppard to Oseawana Park Co, 29 Bway; mtg \$6,500; Aug4; Aug 15'11. nom

22D st, 140-4 W, (3:797), 11th or top loft; Ritario Realty Co to Saml Dorfman, 280 Henry, & Israel M Oslinsky, 850 Beck; 3 7-12yf July1; Aug16'11. 2,750 & 3,000

23D st, 463 W, (3:721), nes, 22x117.6, asn Ls (& consent to same by Kath E Moore, of Paris, France); Emma E Horn & Lina Ettlinger to Margt Lloyd, 463 W 23; Aug 9; Aug11'11. O C & 100

25TH st, 100 W, see 6 av, 409.

26TH st, 11 W, (3:828) west str in rear of bldgs on Bway, 1141-43; Geo G Benjamin, a corpn to Saml Goodfriend, 407-09 E 70; 5y & 7½ mos from Sept15; Aug16'11. 1,200 & 1,350

29TH st, 300 W, see 8 av, 381.

36TH st, 66-70 W, (3:837) all; Jas M Tully & ano EXRS John Goodwin to Frederic A Cauchois; 4 7-12yf Oct1'10; Aug15 '11. 11,500

40TH st, 400 W, (3:737) swe 9 av, floor above store; Henry Pflugbeil to David Kahn, on premises; 4yf May1'09; Aug16'11. 288

43D st E, nec Lex av, see Lexington av, 415.

45TH st, 102-4 W, see 6 av, 783-5.

46TH st, 227-31 W, (4:1018), asn Ls; Edw av, 75x100.5, all; Susan Mount et al TRUSTEES, &c, Charlotte A Mount to Edw F Rush, 614 W 138; 21yf May1; Aug16'11. taxes, &c, & 7,500 to 8,500

46TH st, 227-31 W, (4:1018), asn la; Edw F Rush to Walter W Waters, 1553 Bway; AT; Aug15; Aug16'11. 15,000

47TH st, 315-7 W, see 48th, 318-20 W.

48TH st, 337 E, (5:1341), all; Aug H Drucker & ano to Henry & Henry, Jr, Wiener, 229 E 52; 5yf Sept1; Aug11'11. 1,800

48TH st, 318-20 W; 47TH ST, 315-7 W, (4:1038) basement & 1st floor; Anna W H Nichols by Wendell L Nichols AGENT to Horn & Hardart Co, 315-17 W 47; 6 7-12yf Oct1 (7yrs ren at \$5,500 & privilege of renting 2d floor if vacant at \$2,300); Aug 16'11. 4,500

51ST st, 149 W, (4:1004), asn Ls; Margt Doyle to Henry Friede, 156 E 103; AT; Mtg\$1,700; Aug3; Aug17'11. nom

60TH st, 45 E, (5:1375-30), all except parlor fl; Seymour Oppenheimer to Elinor Nolan, 811 Lex av; 3yf Oct1; Aug17'11. 2,400

62D st, 148 W, (4:1133), all; Ellen T Linden to Excelsior Brewing Co, 277 Hart, Bklyn; 5 3-12yf July1; Aug15'11. 1,200

70TH st, 320-4 E, (5:1444), all; David Rieser to Louis Schlechter, 31 W 115; 5yf Sept1'11; Aug17'11. 3,600 & 3,708

75TH st, sec Lexington av, see Lexington av, 1055.

96TH st, 208 W, (4:1243) east store; Frank E & Wm F Gillies to Sarah Bernstein, 155 W 97; 5yf Oct1; Aug16'11. 720 & 780

104TH st, 14-6 W, (7:1839) all; Julia S Manheimer to Maud Connell, 205 W 109; 5 yf Sept1; Aug15'11. 5,000

107TH st, 235 E, (6:1657); asn Ls; Nunzio A Bruno to Louis Rizzo, 2087 2 av & ano; Aug9; Aug16'11. nom

107TH st, 201 E, (6:1657) store; Mary A Grogan to Carmini Maffei, 201 E 107; 3yf Aug1; Aug16'11. 420

113TH st, 512 W, (7:1884) ss, 525 e Bway, 25x100.11, all; Fredk Kuhlman to Nicholas S Cavour, 104 W 96; 14 3-12yf June15; Aug17'11. taxes in excess of 264 & 900 to 1,380

116TH st, 40 W, (6:1598), e str & b & w str of No 38 W 116th; Jos Shenk to Jacob Lindenauer, 40 W 116; 5 1-12yf Sept1; Aug17'11. 1,560

124TH st, 157-9 W, (7:1909), ns, 125 e 7 av, 50x100.11, all; S F Myers Realty Co to John E Korndahl, 875 Col av; 21yf July15; Aug15'11. taxes, &c, & 10,100

125TH st, 239 W, (7:1931) str & b; Major A White (AGENT) to John T Fay, 280 St Nicholas av; 4 9-12 yf Aug1; Aug16 '11. 4,000 & 4,500

134TH st, sec Lenox av, see Lenox av, 478.

140TH st, sec Lenox av, see Lenox av, 592-4.

181ST st W, nec St Nicholas av, see St Nicholas av, nec 181.

Av A, 235, (3:946), asn Ls; Jos Finger to Esther Kufferman, 13 W 21; mtg \$4,849.66; Aug11; Aug12'11. nom

Av A, 1341, (5:1466) str, b & 1st floor above store; Jacob Doniger to Andrew Dragosits at Woodbridge, NJ; 4 8-12yf Sept1; Aug16'11. 1,200

Broadway, 625, (2:523), str & b; Sound Realty Co to Exchange Buffet Corpn, 3 Broad; 30 7-12yf Oct1; Aug11'11. 8,500 to 10,500

Broadway, 3894-6, (8:2122), asn Ls; Thos Mortimer to Aug Buhrmeister, 2 Prospect Dr, Yonkers, NY; July28; Aug12'11. nom

Central Park W, 248, (4:1198), Sobrn of Ls to mtg for \$30,000; Max K R Reich, of Berlin, Germany, owner, & Wolfgang G Triest, 248 C P W, lessee, with Abby A Potter, 103 Beacon, Boston, Mass; Aug14 '11. nom

Lexington av, 415, (5:1298), nec 43d, asn Ls; Charlan Restaurant Co to Jacob Stahl, Jr, 1365 Franklin av; Aug11'11. nom

Lexington av, 1055, (5:1409) sec 75th, asn Ls; Arthur G Freeland to Chas Rohrs, 1055 Lex av; AT; Mtg\$4,800; Aug14; Aug 17'11. nom

Lenox av, 104 & 106, (6:1599), asn Ls; Salomon Lachmann to A Baeber, 152d & Bergen av; Aug7; Aug17'11. nom

Lenox av, 478, (6:1731) sec 134th, asn two Ls; Wm Zoll to Max Granitz, 120 W 137; AT; Mtg\$3,000; Aug12; Aug17'11. nom

Lenox av, 592-4, (6:1737) sec 140th, asn Ls; Jno D Haase to Michl O'Leary, 286 W 142; AT; Mtg\$2,875; Aug16; Aug17'11. nom

St Nicholas av, 1035-9, (8:2120), 3 str & bs; F W Woolworth to Leopold Wertheimer, 425 W 160; 8yf May1; Aug16'11. 3,600 & 4,500

St Nicholas av, (8:2154) nec 184th, portion cor str & b; United Merchants Realty & Impt Co to Geo H Gay, 2544 Bway; 9 5-12y & 29dysf Apr1'10; Aug11'11. 8,000 & 8,500

St Nicholas av, (8:2154) nec 181st, asn Ls; Geo H Gay to Wm Weimann, 1420 St Nicholas av; sub to notes for \$6,000; Aug 10; Aug11'11. 20,000

West Broadway, 178, (1:179), all; Martin L Meinschien to Excelsior Brewing Co, 277 Hart, Bklyn; 5yf May1; Aug15'11. 1,600 & 1,700

2D av, 383, (3:903) all; John Benzur to Meyer Schenkman, 195 Av B & ano; 2 10-12 yf July1; (2 yrs ren); Aug15'11. 1,600

3D av, 2252-4, (6:1771), asn Ls; Emil Wolff & Maurice Prager to E Wolff & Co, 2252 3 av; July5; Rug14'11. nom

6TH av, 409, (3:800) swe 25th, (No 100), all; Wm Britton & Jane E his wife to Adolf Fink, 100 W 25; 5yf May1'12; Aug11 '11. 7,500 & 8,500

6TH av, 783-5, (4:997); also 102-4 W 45TH ST, (4:997), sur Ls; Burns Restaurant & Hotel Co to Susie E Fitchett, at Highland Falls, NY; Emily E Burns, 1038 Bergen, Bklyn, & Annie E De Camp, 201 W 85, NY; AT; Nov26'10; Aug12'11. nom

6TH av, 755, (4:995), lunch room on ground fl; Kath McNaught to Henry May, 403 E 86; 3yf Sept1; Aug17'11. 300 & 420

7TH av, 422, (3:783) basement & store; Morris Krim to Isidor Herz Co; 5yf Oct1 '10; Aug16'11. 1,500 & 2,000

8TH av, 381, (3:752), swe 29th, (No 300), 17.10x60, the land; Marie M I De Courval, at Paris, France, to David Stevenson Bwg Co, 521 10 av; 21yf May1 (option of ren); Aug12'11. taxes, &c, & 1,235

8TH av, 376, (3:778), str, &c; Chas J Appell to Frederic Poffet; 2 11-12yf June1 '05; Aug14'11. 1,027.59 & 1,220

8TH av, 376, (3:778); renewal of Ls for 3yf May1'08 at same terms; same to same; July11'07; Aug14'11. nom

8TH av, 376, (3:778); renewal of Ls for 4 5-12yf May1'11 at same terms; same to same; Jan7'11; Aug14'11. nom

9TH av, 475, (3:734), front str & b; Carrie E Rupp to David Cohn, 355 W 39 & ano, firm Kansas Beef & Provision Co, 475 9 av; 3yf Oct1; Aug15'11. 1,320 & 1,380

9TH av, swe 40th, see 40th, 400 W.

Castle Hill av, 1202 (*), c Gleason av, Unionport, asn Ls; Jno H Sielken to Louis Dilberger, 1531 Glover; AT; Mtg\$2,500; Aug14; Aug17'11. nom

Gleason av, (*) c Castle Hill av, see Castle Hill av (*), c Gleason av.

Hughes av, 2146, (11:3082), all, except stable, &c, & driveway; Strayer Realty Co to A Goldstein, 2146 Hughes av, Wm Goldstein, 2124 Hughes av; 3yf Aug1; Aug11 '11. 660

Jerome av, 3110, (12:3321), asn Ls & bill of sale; Guisepe Monaco to Michl Gentile, 170 E 205; AT; Aug11; Aug12'11. nom

Jerome av, 1501, (11:2859), asn Ls; Robt J Markham to Wm J Blair; AT; Sept21'10; Aug14'11. nom

Jackson av, (10:2647) nec 160th; asn Ls; Gustav J Paul to Julius Seif, 182 Bay 17, Bath Beach, Bklyn; AL; June7; Aug16'11. nom

Morris av, 556, (9:2331) north store, 5 rooms on 2d floor & 5 rooms on 3d floor & cellar; Nicolo & Antonio Diorio to Francesco Prisco, 259 E 148; 10yf June1; Aug16 '11. 900

Prospect av, 897, (10:2677) ws, 223 n 161st, str & b; Henry Acker to Louis Wimmer, 886 E 163; 8yf May1; Aug17'11. 1,635

St Anns av, 158; also 135TH ST, 572 E, (10:2547), all; Minnie Israel & ano to Aug Nehl, 158 St Anns av; 5yf Aug15 (5y ren); Aug17'11. 1,740

Tinton av, 1170, (10:2672), asn Ls; Max Freeman to Saml Schwartz, 1218 Boston rd; AT; Aug11; Aug16'11. 225

Webster av, 2811-13, (12:3279), str & b, with vacant lots on n to ss 199th, with right of way to Oliver pl; Fox-Hall Realty Co to Henry Foehrenbach, 339 Audubon av; 3 2-12yf Aug1; Aug12'11. 1,360 & 1,800

West Farms rd or Main st, 1499, (*) all; John H Hahn to Fredk Vogel, on premises; 5yf May1 (5 yrs ren); Aug15'11. 600

West Farms rd or Main st, 1499, (*), asn Ls; Fredk Vogel to John Kerrigan, on premises; Aug10; Aug15'11. nom

Washington av, 2326, (11:3053), bill of sale & asn Ls; Mark Trautfield as auctioneer to Wm D Wells, on premises; Aug10; Aug15'11. 300

Webster av, 3158, (12:3357), all; Wm D Hyam to Alex R Holmes, 129 Crescent pl, Sherwood Park, Yonkers, NY; 2yf Sept1 (option to purchase for \$4,000 before Jan 1'13); Aug17'11. 300

3D av, 4217, (11:3043), str; L Napoleon Levy to Morris Nutman, 1018 E 179; 4 8-12 yf Sept1; Aug11'11. 1,200 to 1,500

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.

AUG. 11, 12, 14, 15, 16 and 17.

Allen st, 39, see Hester, 97 & 97½.

Barclay st, 91-3, see Washington, 224.

Broome st, swe Bway, see Bway, swe Broome.

Broome st, 390-4, (2:481) nwc Mulberry, 60.1x74.6x45.2x75.11; pr mtg \$70,000; Aug 12; Aug17'11, 4y6%; T Pasquale Ronca & Giovanni Ronca to Bernhard Wurzel, 980 Kelly. 15,000

Brome st, 551, (2:477) ss, 133 e Varick, 21x81; PM; Aug15; Aug17'11, 3y5%; Geo D Bartholomew, 85 Washington pl, to Saml Putnam, 285 St Nicholas av. 6,000

Crosby st, 43, (2:482); ext of mtg for for \$25,000 to July20, '14, at 5½%. July25; Aug14'11. Lawyers Mtg Co with Helen M Bergen indivd & extrx Cornelius J Bergen. nom

Crosby st, 133, (2:510); sal Ls; July21; Aug12'11; demand, 6%; Paul Sigel to Jacob Ruppert, a corpn, 1639 3 av. 2,000

Columbia st, 57, (2:333) ws, 150 n Delancey, 25x100; ext of \$26,500 mtg until July14, at % as per bond; June10; Aug 15'11; Jesse G Keys, 601 W 113 & Jno H Stitt, 68 Decatur, Bklyn, exrs Jno Keys, with Rosie Joseph. nom

Cornelia, 2-8, see 6 av, 33-9.

LEASES

Borough of the Bronx.

135TH st, 572 E, see St Anns av, 158.

160TH st, nec Jackson av, see Jackson, nec 160.

163D st, 1024 E, (10:2723), asn Ls; Theo Neckles & ano to Max A E Wolf, Thos H Zucker & Jno A Dorleit, all at 1024 E 163; Aug8; Aug14'11. nom

165TH st, 697 E, (10:2640), 1st & 2d fls; Adolph Schoenert to Jos Solominsky, 697 E 165; 5yf Sept1; Aug14'11. 360

199TH st, ss, near Webster av, see Webster av, 2811-13.

Clasons Point rd (*), ns, 0.3 se of ws Newmann av, runs nw along rd 51.1xpe100 xse35.10xsw123.8 to beg; Clasons Point, all; Isabel P Benedict & ano, TRUSTEES Jas H Benedict to Wm H Heckler, 964 Simpson, & ano; 9yf May1; Aug11'11. part taxes, &c, & 1,000 & 1,200

Cedar av, 1824, (11:2881), all; Ida Bamman to Henry Plate, on premises; 10yf Aug1 (5y ren); Aug12'11. 1,500

JOHN C. ORR CO., India, Java and Huron Sts., and East River City of New York, Borough of Brooklyn

SASH, DOORS, BLINDS LUMBER OF ALL KINDS FOR BUILDERS Telephone 948
AND HOUSE TRIM New York City

Essex st, 102, (2:353); ext of \$7,000 mtg until July 21'16, % as per bond; May 19; Aug 17'11; Rubin Resler with Nellie & Charlotte Miller & Julius Feinberg. nom

Greenwich st, 794, (2:640) ws, 44 s 12th, 24x83; Aug 12; Aug 16'11, due Sept 1'14, 4 1/2%; Kath Van B Wilson, Albany, NY, to Martin Van Buren at Bar Harbor, Me. 4,000

Greenwich st, 806-10, (2:641) ws, 41.3 n 12th, 62.6x75; Agmt changing interest days; July 10; Aug 11'11; Max Loebenbergs, 285 St Nicholas av, with Philip Hano. nom

Hester st, 97 & 97 1/2, (1:307) nwc Allen (No 39), 40x50; Aug 8; Aug 11'11, due May 1'13, % as per bond. Jno C Boyle, 178 W 81 to Cath Gormlay at Orange, NJ. 3,000

Hester st, 204-6, (1:207); ext of mtg \$20,000 to July 16'14, at 5%; Aug 10; Aug 11'11; Alessandro Delli Paoli with Union Trust Co of NY, 80 Bway. nom

John st, 102, (1:69) ss, abt 130 e Gold, 21.3x47.9x18.4x47; 1/2 pt; AT; July 31, Aug 15'11; due as per bond; Alex Findlay of Lake Grove, LI to Title Guar & Trust Co, 176 Bway. 2,500

Ludlow st, 49, (1:309) ws, abt 150 s Grand, 25x87.6; pr mtg \$20,000; Aug 10; Aug 11'11, 2y6%; Whipple Security Co, 170 Bway to Hannah Lissman, 133 W 113. 3,000

Ludlow st, 49; certf as to mtg for \$3,000. Aug 10; Aug 11'11; same to same.

Ludlow st, 52, (1:310) es, abt 140 s Grand, 20x87.6; PM; pr mtg \$22,250; Aug 15; Aug 16'11, due July 1'14, 6%; Beckie Warshawsky, 52 Ludlow to Alex Dillon, 200 Bridge, Bklyn. 4,000

Monroe st, 16, (1:253); sal ls; Aug 10; Aug 11'11, demand, 6%; Epifano Gangi, 16 Monroe, to Kips Bay Bwg & Malting Co, 650 1 av. 524

Madison st, 26, (1:116) ss, abt 45 e New Bowery, 24x125x27x125; pr mtg \$26,000; Aug 14; Aug 15'11, 3y6%; Mary McShane, 5 Madison st to Raymond Guarini, 1121 Av T, Bklyn & ano. 10,000

Mulberry, nwc Broome, see Broome, 390-4.

Pearl st, 542, (1:157) ns, 99.3 w Elm, 25.5x100.1x25.6x100.8; ext of \$15,500 mtg until Aug 1'13 at 6%; Aug 11; Aug 16'11; Jos Rosenthal & Jacob Grotter to D L Block Co, 611 W 135. nom

Stanton st, 114, (2:412) ns, 44 w Essex st, 22x80; pr mtg \$—; Aug 10; Aug 11'11, 5y6%; Annie Goldstein, 71 St Marks pl & Philip Jager, 229 Eldridge to Louis Haupt, 232 E 19. 3,500

Stanton st, 159, (2:349) ss, 75 w Clinton 24.6x100; Aug 16'11, 3y4 1/2%; Barbara DeGener & Annie D & Nicholas Klippel, exrs, & C, Margaretha Ley to German Savings Bank, 157 4 av. 15,000

Washington st, 224; also BARCLAY ST, 91-3, (1:128); sal ls; July 19; Aug 12'11, demand, 6%; Wm Restmeyer to Jacob Ruppert, a corpn, 1639 3 av. 2,500

3D st, 84 E, (2:444); ext of \$10,000 mtg until Sept 1'15, at 5%; Aug 10; Aug 14'11; Greenwich Savings Bank with Geo N Seger, 324 Aycrigg av, Passaic, NJ. nom

4TH st, ss, bet 6 av & Cornelia, see 6 av, 33-9.

6TH st, 742-4 E, (2:375) ss, 177 w Av D, 44x97; pr mtg \$45,000; Aug 10; Aug 11'11, 5y6%; Fanny Fischbein, 742-744 E 6 to Saml Simon & ano, 444 Grand. 6,750

10TH st, 389 E, (2:393); agmt as to reduction of mtg; July 13; Aug 16'11; Benj Rosenstock, 1025 Lenox av, with Moses Maas, 357 East Houston. nom

11TH st, 332-4 W, (2:633) ss, 129.11 e Washington, 50x102.3x49.10x102.5; Aug 10; Aug 11'11, due, &c, as per bond; Foster-Scott Ice Co to Title Guar & Trust Co, 176 Bway. 42,000

11TH st, 332-4 W; certf as to above mtg; Aug 9; Aug 11'11; same to same.

19TH st, 447 W, (3:717) nes, abt 250 e 10 av, 25x91.11; leasehold; ext of \$3,000 mtg until Mar 21'15, at 6%; Mar 21'10; Aug 15'11; Wm J Kelly to Edw N Shepard. nom

23D st, 463 W, (3:721) nes, about 95 e 10 av, 22x117.6; consent to assn ls by way of mtg; Aug 7; Aug 11'11; Margt Lloyd, 463 W 23 (Kath E Moore consents) to Emma E Horn & Lina Ettlinger, both at 1977 Bway.

23D st, 463 W; leasehold; Aug 10; Aug 11'11, installs as per bond, 6%; same to same. 4,000

25TH st, 418-26 W, (3:722) ss, 425 e 10 av, 125x98.9; Bldg Loan; Pr mtg \$71,500; Aug 12, Aug 15'11; 1y6%; McKeon Realty Co, 418 W 25th to Robt McGill, Hoboken, NJ. 55,000

25TH st, 418-26 W; Certf as to above mtg; Aug 9, Aug 15'11; Same to same.

25TH st, 147-9 W, (3:801) ns, 249.2 e 7 av, 34.6x98.9; Agmt as to ext of \$105,000 mtg until Aug 12'16 at 4 1/2% and that said mtg shall cover the 1/2 pt of above not already covered by it; Aug 5; Aug 15'11; Mary W Carden with Title Guar & Trust Co, 176 Bway. nom

26TH st, 151-63 W, (3:802) ns, 144 e 7 av, runs e150.1xn98.9xw106xn8.9xw44xs 107.6 to beg; Aug 10; Aug 11'11, due April 16, 6% until completion of bldg & 5 1/2% thereafter; Fabias Constn Co, 1133 Bway, to Metropolitan Life Ins Co, 1 Mad av. 550,000

26TH st, 151-63 W; Aug 10; Aug 11'11; certf as to above mtg.

30TH st, 355 W, (3:754) ns, 154 e 9 av, 26x98.9; Aug 11'11, 3y5%; Marcella Buchanan to Henry Wiener, 227 N 18, Phila, Pa. 10,000

31ST st, 31-3 W, (3:833) ns, 433.4 w 5 av, 33.4x98.9; pr mtg \$183,000; Aug 11, Aug 15'11; due as per bond; Union Land Holding Co to Wm L Levy, 46 W 76. 20,000

31ST st, 31-3 W; certf as to above mtg; Aug 11, Aug 15'11; Same to same.

32D st, 207 E, ns, 110.5 e 3d av, runs n34.1xw0.4xn64.8xe25xs98.9 to st xw 24.6 to beg; pr mtg \$18,000; July 1; Aug 16'11, due, &c, as per bond; Tammany Central Assn, a corpn to Jas P Keating, 14 E 28. 5,000

32D st, 226 E, (3:912), ss, 300 w 2 av, 16.8x98.9; PM; pr mtg \$7,000; Aug 15; Aug 16'11, due Feb 15'14, 6%; Tammany Central Assn, a corpn to Wm A Hayes, 1038 Hoe av & ano. 2,500

35TH st, 455 W, (3:733) ns, 628 w 9 av, 22x98.9; Aug 14'11, 3y4 1/2%; Bernard Duffy, 455 W 35 to Philip J Rudden, 14 Charlton, admr Thos Rudden. 3,000

36TH st, 66-70 W, (3:837) leasehold; Aug 14, Aug 15'11; demand; —; Frederic A Cauchois to Thos B Smith, Jr, 485 Argyle rd, Bklyn. 7,000

39TH st, 121-5 W, (3:815) ns, 86.8 e Bway, 75x98.9; also BROADWAY, 1418, (3:815) es, 76.10 n 39th, 25.7x114.2x24.8x 107.3; agmt merging mtgs of \$180,000 & \$80,000 so as to make same a joint mtg for \$260,000, etc; Nov 17'09; Aug 11'11; Lawyers Title Ins & Trust Co with The 39th St Theatre Co. nom

39TH st, 121-5 W; ns, 86.8 e Bway; also BROADWAY, 1418, es, 76.10 n 39th, (3:815); agmt changing interest days; Aug 10; Aug 11'11; same with same. nom

39TH st, 121-5 W, (3:815) ns, 86.8 e Bway; also BROADWAY, 1418, es, 76.10 n 39th; ext of mtg \$180,000 to July 21'14, at 5%; July 19; Aug 11'11; Lawyers Title Ins & Trust Co with 39th St Theatre Co. nom

40TH st, 14 W, (3:841) ss, 235 w 5 av, 25x98.9; Aug 11'11, 5y4%; Zoe E Banks to Robt D Winthrop at Westbury, NY, et al exrs Robt Winthrop. 40,000

41ST st, 446 W, (4:1050) ss, 225.5 e 10 av, 24.7x98.9, 2-3 part; also 41ST ST, 448 W, (4:1050) ss, 200 e 10 av, 25.5x98.9; 2 3 part; pr mtg \$29,500; July 24; Aug 16'11, 2y6%; Abraham L Solomon to Morris Schoenholz, 1652 Ams av. 4,500

41ST st, 448 W, see 41, 446 W.

43D st, 6-8 E, (5:1277) ss, 158 e 5 av, 41x100.5; Ext of mtg \$185,000 to July 29'14 at 6%; July 29, Aug 11'11; Hudson Mtg Co with Lena K Hoag, 8 E 43. nom

45TH st, nec Lex av; see Lex av, 459.

45TH st, 102-4 W, see 6 av, 783-5.

45TH st, nec Lexington av, see Lexington av, 459.

46TH st, 233 W, (4:1018); sal ls; pr mtg \$10,000; Aug 11'11, demand, 6%; Herman Clauder to Geo Ehret. 2,000

49TH st, nwc 11 av, see 11 av, 683.

53D st, 169 W, (4:1006) ns, 175 w 6 av, 25x100.5; pr mtg \$20,000; Aug 16; Aug 17'11, due, &c as per bond; Wm R Mason to Hugh Reilly, 358 W 51. 6,000

55TH st, 333-5 E, (5:1348) ns, 244.7 w 1 av, 41.9x100.5; Ext of \$37,000 mtg until June 2'14 at 5 1/2%; June 29, Aug 14'11; Haley Fiske trstes for Eliz R Le R Dale will Caroline R Gihon with Metropolitan Holding Co. nom

59TH st, 401-27 W; see Col av, 2-6.

64TH st, nec West End av, see West End av, 102-4.

64TH st, 241-5 W, (4:1156) ns, 250 e West End av, 75x100.5; Aug 14; Aug 17'11, 3y5%; Chas Geier, New City, NY; Henry Geier, Eliz Geier, Theresa G Kerr, Henrietta G Benfer, Benj Julia & Henrietta Geier, all heirs, &c, Henry Geier, decd, to Isabella M Hayes, 2 E 128, & ano, trstes Stephen Hayes, decd. 12,000

65TH st, 330-2 E, (5:1439) ss, 312.6 e 2 av, 37.6x100; pr mtg \$30,000; Aug 15; Aug 17'11, installs, 6%; Maurice Cohen, of Yonkers, NY, to Henry W Dazian, 234 W 103. 6,000

71ST st, 340 E, (5:1445); sal ls; July 20; Aug 12'11, demand, 6%; Jno Cadek to Jacob Ruppert, a corpn, 1639 3 av. 3,085.57

72D st, 448 E, (5:1466); sal ls; pr mtg \$2,500; Aug 14'11, demand, 6%; Jno C Motzger to Geo Ehret, 1197 Park av. 1,000

74TH st, 246 W, (4:1165) ss, 160 e West End av, 20x102.2; Aug 16; Aug 17'11, due Oct 12'15; Frank H Platt, 242 W 74, to N Y Trust Co, 26 Broad. 20,000

76TH st, 100 E, see Park av, 827-33.

79TH st, 326 1/2 E, (5:1453) ss, 306.3 w 1 av, 18.9x102.2; pr mtg \$—; Aug 11; Aug 12'11, 3y5%; Jno Rafferty of Bklyn to Matt Mayer, 122 E 117. 10,000

81ST st, 209 W, (4:1229) ns, 175 w Ams av, 37.5x102.2; PM; pr mtg \$35,000; Aug 10; Aug 11'11, 3y6%; Zachariah Zacharias to Wm W Skiddy at Stamford, Conn. 12,500

81ST st, 207 W, (4:1229) ns, 137.6 w Ams av, 37.6x102.2; PM; pr mtg \$35,000; Aug 10; Aug 11'11, 3y6%; Zachariah Zacharias to Wm W Skiddy at Stamford, Conn. 12,500

81ST st, 213 W, (4:1229) ns, 212.5 w Ams av, 37.7x102.2; PM; pr mtg \$37,000; Aug 10; Aug 11'11, 3y6%; Zachariah Zacharias to Wm W Skiddy at Stamford, Conn. 10,500

81ST st, 203 W, (4:1229) ns, 100 w Ams av, 37.6x102.2; PM; pr mtg \$40,000; Aug 10; Aug 11'11, 3y6%; Zachariah Zacharias to Wm W Skiddy at Stamford, Conn. 7,500

81ST st, 207 W, (4:1229); certf by Edwin G Vail of Verbank, NY, as to reduction of \$35,000 at 5% of mtg made by Stephen W Jones to Edwin G Vail; Aug 4; Aug 12'11.

81ST st, 209 W; certf by Edwin G Vail of Verbank, NY, as to reduction to \$35,000 at 5% of mtg made by Stephen W Jones to Saml B Saxton; Aug 4; Aug 12'11.

82D st, 316 W, (4:1244) ss, 175 w West End av, 25x102.2; PM; pr mtg \$28,000; Aug 10; Aug 11'11, due Aug 20'14, 6%; Annie M Devery to Mary Haas. 15,000

86TH st, see West End av, see West End av, 528-36.

86TH st, 340-6 W, (4:1247) ss, 100 e Riverside Dr, 100x102.2; Pr mtg \$507,000; also 137TH ST, 616 W, (7:2002) ss, 255 w Bway, 170x99.11; Pr mtg \$249,000; Aug 10, Aug 15'11; 2y6%; Solomon M Schatzkin of Rutherford, NJ, to Otto H Albanusius, 109 Fairview av, Jersey City, NJ. 40,000

86TH st, 501 E, see Av A, 1634.

89TH st, 267 W, (4:1237) ns, 100 e West End av, 75x100.8; ext of \$95,000 mtg until Aug 1'16, at 5%; Aug 10; Aug 15'11; North Holding Co with N Y Savings Bank, 81 8 av. nom

92D st, 106 E, (5:1520); ext of mtg \$13,000 to June 30'14, at 5%; July 8; Aug 12'11; Poughkeepsie Savings Bank with Lawrence B Elliman. nom

100TH st, 65 E, (6:1606) ns, 100 w Park av, 20x100.11; Ext of \$3,600 mtg until Jan 10'14, at 6%; July 10, Aug 14'11; State Bank 378 Grand with Henry M Mayer. nom

100TH st, 323 E, (6:1672) ns, 350 e 2 av, 25x100.11; PM; pr mtg \$18,000; Aug 1; Aug 16'11, installs, 6%; Abraham Goodman, 73 Carmine, to Pincus Lowenfeld, 106 E 64 & ano. 2,850

100TH st, 200-4 W, see Ams av, 816.

101ST st, 104 W, (7:1855); ext of \$20,000 mtg until May 18'14 at 5%; Aug 7; Aug 17'11; Jos F Cullman exr Jacob F Cullman with Milton Goldstein, 154 Garfield av, Long Branch, NJ. nom

102D st, 310 W, (7:1889) ss, 169 w West End av, 18x100.11; PM; pr mtg \$13,000; Aug 15; Aug 16'11, 3y6%; Jas McEvenie to Hannah A Benedict, 310 W 102. 6,000

104TH st, 75 E, (6:1610) ns, 49.3 w Park av, 15.8x75; Ext of mtg \$6,300 to Sept 1'12 at 5 1/2%; Aug 12'11; Trust Co of America exr Josephine B Chambers with Malvina Hutter, 75 E 104. nom

104TH st, 252 W, (7:1875) ss, 100 e West End av, 18x100.11; PM; Aug 7; Aug 15'11; due as per bond; Bloomingdale Constn Co to Adelaide L Doane, 252 W 104 & ano. 15,000

114TH st, 158-60 E, (6:1641); ext of \$42,000 mtg until July 20'14, at 5%; July 21; Aug 14'11; Lawyers Title Ins & Trust Co with Saml Zirinsky. nom

119TH st, 21 E, see Mad av, 1832.

122D st, swc 2 av, see 2 av, swc 122.

126TH st, 215-7 E, (6:1791) ns, 172.9 e 3 av, 32x99.11; Aug 7; Aug 11'11, 3y6%; Selma Alexander to Stephen H Jackson, 53 E 67. 2,000

127TH st, 307 W, (7:1954) ns, 134.9 w 8 av, 25.3x99.11; ext of mtg \$16,500 to Aug 10'16 at 5%; Aug 10, Aug 12'11; Julia L Butterfield Trste Fredk P James with Ellis Getzler, 840 Dawson. nom

127TH st, 305 W, (7:1954) ns, 109.6 w 8 av, 25.3x99.11; ext of mtg \$16,500 to Aug 10'16 at 5%; Aug 10, Aug 12'11; Julia L Butterfield Trste Fredk P James with Ellis Getzler, 840 Dawson. nom

127TH st, 19 E, (6:1752) ns, 228.9 e 5 av, 18.9x99.11; Aug 17'11, 5y5%; Edwin A Beck to East River Savgs Instn, 291-95 Bway. 12,000

129TH st, 34-6 W, (6:1726) Ext of \$55,000 mtg until Apr 20'16 at 5%; Apr 20, Aug 15'11; Bettie & Robt Rothfeld, 163 W 72; Jno Frankenhimer, 139 W 81; Hyman Sonn, 40 W 86; August Oppenheimer, 8 W 75, Trste Sigmund Rothfeld with Florence wife David D Doniger, 2 W 120. nom

137TH st, 616 W; see 86, 340-6 W.

138TH st, 1 W, see 5 av, 2200.

140TH st, 463 W, (7:2057) ns, 148 e Ams av, 17x99.11; Aug 11; Aug 12'11, 2y6%; Ida C Fausner to Paul Schmuck, 271 Wierfield, Bklyn. 1,250

141ST st, 463 W, (7:2098) ns, 142 e Amsterdam av, 18x99.11; Aug 4; Aug 11'11, 4 mos—; Ida Wersba, 463 W 141 to Jos Alexander, 533 W 112 & ano firm of Alexander Bros. note 5,000

142D st W, (7:2089) ns, 100 w Bway, 100x99.11; Bldg loan; pr mtg \$128,000; Aug 10; Aug 11'11, demand, 6%; Emkaer Realty Co to Robt M Silverman, 319 W 92. 11,000

142D st, 510 W, (7:2073) ss, 438 e Bway, 15x99.11; pr mtg \$11,000; Aug 12; Aug 16'11, 3y6%; Margt A Bouvet to Chas Blum, 173 E 93. 2,000

148TH st, 309 W, see Bradhurst av, 120.

HECLA IRON WORKS

North 10th, 11th, 12th and 13th Streets
BROOKLYN, NEW YORK

Architectural Bronze AND IRON WORK

152D st., see **Riverside Drive**, see **Riverside Drive**, sec 152.

152D st., 622 W, see **Riverside Dr**, 745-9.

158TH st., 526 W, (8:2116) ss, 400 w Ams av, 50x99.11; Ext of mtg \$48,000 to Mar21'15 at 5%; Mar21, Aug11'11; Sarah L Horn with Michl Cahill. nom

156TH st., 501 W, see **Ams av**, 1940-6.

163D st., 600 W, see **Bway**, 3885-95.

171ST st W. (8:2128) ns, 125 w Ams av, 50x95; pr mtg \$15,000; Aug14; Aug16'11, due Feb15'12, 6%; Placid Realty Co to Fredk Saland, 243 E 5. 18,250

171ST st W. (8:2128); same prop; certf as to above mtg; Aug14; Aug16'11; same to same.

175TH st. see **Wadsworth av**; see **Wadsworth av**, 41.

181ST st. see **St Nicholas av.** see **St Nicholas av**, sec 181.

Av A. 1634. (5:1583) nec 86th (No 501) 20x75; Aug16'11, 5y5%; Israel Hoffmann to Lawyers Mtg Co, 59 Liberty. 15,000

Av A. 23. (2:429) ws, 15.3 s 2d, 19.3x64; PM; pr mtg \$10,000; Aug15; Aug17'11, 5y 6%; Morris J Kahan, 9 Av A, to Andrew Stahl, 128 Midwood, Bklyn. 12,000

Amsterdam av. 1940-6. (8:2115) nwc 156th (No501), 99.10x125; sobrn agmt; Aug8; Aug11'11; Wm L Levy with Adolph D Bendheim, 42 W 89 & ano admrs Meier Bendheim. nom

Amsterdam av. (8:2149) es, 1250.4 n Laurel Hill terrace, runs e255.6 to ws Ft George Park x101.3xw271.5 to es av xs 100 to beg; pr mtg \$20,000; Aug11; Aug12'11, due as per bond, 5%; Jas Thom, 570 W 183 to Genaro Carfolite, 260 Wadsworth av. 2,600

Amsterdam av. 1940-2. (8:2115) nwc 156th (No501), 52.11x125; Aug8; Aug11'11, 5y5%; Audubon Improvement Co to Title Ins Co, 135 Bway. 100,000

Amsterdam av. 1940-2; certf as to above mtg; Aug8; Aug11'11; same to same.

Amsterdam av. 1940-2; sobrn agmt; Aug8; Aug11'11; Wm L Levy with Title Ins Co, 135 Bway. nom

Amsterdam av. 1940-2; sobrn agmt; Aug8; Aug11'11; N Y Mtg & Security Co with Title Ins Co, 135 Bway. nom

Amsterdam av. 1940-6. (8:2115) nwc 156th (No 501), 99.10x125; sobrn agmt; Aug8; Aug11'11; N Y Mtg & Security Co with Adolph D Bendheim, 42 W 89 & ano, admrs Meier Bendheim. nom

Amsterdam av. 1940-6. (8:2115) nwc 156th (No501), 99.10x125; sobrn agmt; Aug10; Aug11'11; N Y Mtg & Security Co, 135 Bway with Wm L Levy, 46 W 76. nom

Amsterdam av. (8:2149) es, 1251.7 n Laurel Hill terrace, 100x271.5 tows Fort George Park x101.3x255.6; Aug11; Aug12'11, due, &c, as per bond; Jas Thom to Title Guar & Trust Co, 176 Bway. 20,000

Amsterdam av. 1944-6. (8:2115) ws, 52.11 n 156th, 46.11x125; Aug8; Aug11'11, 5y5%; Audubon Impt Co, 974 St Nicholas av to Adolph D Bendheim, 42 W 89 & ano, admrs Meier Bendheim. 65,000

Amsterdam av. 1944-6; certf as to above mtg; Aug7; Aug11'11; same to same.

Amsterdam av. 816. (7:1871) swc 100th, (Nos 200-4) runs s25.2xw68.4 to es old Bloomingdale rd xw31 to cl old Bloomingdale rd xw25.2 to st xe99 to beg; also OLD BLOOMINGDALE RD (closed), es at point 68.4 w Ams av, runs nw31 to cl old Bloomingdale rd xs—xe— to beg; Aug17'11, due as per bond; Amelia Wagner to Greenwich Savgs Bank, 246 6 av. 4,000

Bradhurst av. 120. (7:2045) nec 148th (No 309), 24.11x75; pr mtgs \$23,000; Aug10; Aug11'11, 1y6%; Saml Desowitz, 517 Lenox av to Aimee Oppenheimer, 23 Morning-side av. 1,000

Broadway. 3885-95. (8:2137) swc 163 (No 600) 157.5x101.1x142.4x100; Aug11; Aug12'11, due, &c, as per bond; Henry T Bulman Co to David McGill at Fairhaven, Mass. 7,000

Broadway. 3885-95; certf as to above mtg; Aug11; Aug12'11; same to same.

Broadway. 3894-6. (8:2122); sal ls; July 28; Aug12'11, demand, 6%; August Buhmeister of Yonkers, NY, to Jacob Ruppert, a corpn, 1639 3 av. 5,000

Broadway. 346, room 1237; also 135TH ST, 601 W, occupied by Harry D Pflum; certf as to chattel mtg for \$3,100; Aug11'11; Stephen T Williams & Staff, Inc, to London Realty Co, 1265 Bway. —

Broadway. (2:474) swc Broome; ext of mtg \$375,000 to Aug14'14 at 4½%; Aug5; Aug11'11; Mercantile Trust Co with Jas B Haggin, 587 5 av. nom

Broadway. 1418; see 39th, 121-5 W.

Central Park W. 248. (4:1198) ws, 25 s 85th, 20x100; Aug14'11, 5y % as per bond; Max K R Reich of Berlin, Germany to Abby A Potter, 103 Beacon, Boston, Mass. gold 30,000

Columbus av. 2-6. (4:1131) nwc 59th, (Nos401-27) runs n68xw8.9xw39.1xw181.1x x n5.8 x w1.9 x n4xw27xw17xw7.3xw5.9 x w160x100.5 to st xe25 to beg; Aug15'11; 5y4½%; Missionary Soc of St Paul The Apostle in State NY to Seamen's Bank for Savings in City NY. 73,000

Lexington av. 993-5. (5:1406) es, 74.4 s 72d, 30x80; Aug11'11, due as per bond; Celesta M Bozeman, 67 W 49 to Richd C Taber, 55 Grand av. 3,000

Lexington av. 459. (5:1300) nec 45th, 20 x65; Aug15'11; 5y4½%; Mary wife Wm J Ahern to Bowery Savings Bank, 128 Bowery. 4,000

Lexington av. 459. (5:1300) nec 45th, 20 x65; ext of \$14,000 mtg until Aug15'16 at 4½%; Aug15; Aug17'11; Mary Ahern with Bowery Savgs Bank, 128 Bowery. nom

Madison av. 1832. (6:1746) nwc 119th (No 21) 25.10x100; pr mtg \$42,000; Aug1; Aug11'11; 4y6%; Sol Goldenkranz to Salo Cohn, 62 E 81. 4,250

Madison av. 1037. (5:1491) es, 42.2 n 79th 20x77; pr mtg \$10,000; Aug11'11, 1y4½%; Myrtilla H Daly to Womens Hospital in the State of NY, 141 W 109. 10,000

Pleasant av. 320. (6:1716); sal ls; July 19; Aug12'11, demand, 6%; Saml Fortgang & Chas Maltz to Jacob Ruppert a corpn, 1639 3 av. 1,600

Park av. 887. (5:1413) es, 50.8 n 78th, 26x 100; PM; Aug15; Aug16'11, 3y4½%; Marcus M Marks, 4 E 94 to Michl Halloran, 887 Park av. 40,000

Park av. 827-33. (5:1410) sec 76th, (No 100, 117.2x100; pr mtg \$625,000; Aug16; Aug17'11, 3y6%; Eight Twenty-nine Park Av Co to Timothy F Fay, 208 Bay 28th, Bklyn. 28,750

Park av. 827-33; certf as to above mtg; Aug16; Aug17'11; same to same.

Park av. 827-33; Sobrn agmt; Aug16; Aug17'11; same & Wm J Taylor, 925 Park av, with same. nom

Riverside Drive. 745-9. (7:2098) sec 152d, (No 622), 104.8x110x99.11x140; Aug16; Aug17'11, 5y5%; Gingold Realty Co to Title Ins Co of N Y, 135 Bway. 250,000

Riverside Drive. 745-9; certf as to above mtg; Aug16; Aug17'11; same to same.

Riverside Drive. (7:2098) sec 152d, —x —x99.11x140; Sobrn agmt; Aug16; Aug17'11; Chas M Rosenthal with Title Insurance Co of N Y, 135 Bway. nom

St Nicholas av. 614-8. (7:2048) es, 38.4 s 141st, 54.9x93.3x54x102.4; pr mtg \$36,000; Feb27; Aug12'11, due Aug27'11, 6%; Louis J Harris to Morris Weiss, 1738 2 av. 3,000

St Nicholas av. (8:2154), nec 181st; str ls; pr mtg \$—; Aug10; Aug14'11, 3y5%; Wm Weimann to Geo H Gay, 3544 Bway. 6,000

St Nicholas av. (8:2154) nec 181st, sal ls; Aug10; Aug11'11, demand, 6%; Wm Weimann to Geo Ehret, 1197 Park av. 5,000

St Nicholas av. 718. (7:2053) es, 229.10 n 145th, 32.6x100; Aug15; Aug16'11, due as per bond; Mary E Joyce to Title Guar & Trust Co, 176 Bway. 10,000

West End av. 528-36. (4:1233) sec 86th runs s102.2xw100xw19xw20xw83.2 to 86 x w 80 to beg; PM; pr mtg \$675,500; Aug10; Aug11'11, due as per bond; 86th St & West End Av Co to Leicestershire Realty Co, 2 Wall. 60,000

West End av. 528-36; pr mtg \$158,000; Aug10; Aug11'11, due, &c, as per bond; same to same. 42,500

West End av. 102-4 (4:1156) nec 64th 50.2x100; Aug7; Aug12'11, 3y6%; Auto Service Bldg Co to S Walter Kaufmann, 25 E 76. 25,000

West End av. 102-4; certf as to above mtg; Aug7; Aug12'11; same to same.

Wadsworth av. 41. (8:2144) nec 175th, 50x100, ext of mtg \$12,500 to Aug1'13 at 6%; Aug10, Aug11'11; Franklin Pettit with Herbert Dongan Const Co, 2 Wall. nom

West End av. 594. (4:1236) es, 43.8 s 89th, 19x64; PM; July24; Aug16'11, due Oct 1'14, 4½%; Jas W McCulloch of Orange, NJ to Alva E Belmont at Hempstead, NY, et al, exrs &c Armide V Smith. 15,000

1ST av. 2295. (6:1795); sal ls; July11. Aug12'11, demand, 6%; Jos Sudelli to Jacob Ruppert, a corpn, 1639 3 av. 3,161.32

1ST av. 405. (3:929) ws, 40.3 s 24th, 19.9x 70; Ext of \$6,000 mtg until Sept21'14 at 4½%; July31, Aug14'11; Farmers Loan & Trust Co, 22 Wm with Christopher Kohl, 405 1 av. nom

1ST av. 1435-7. (5:1449) ws, 72.4 s 75th, 55.4x100; PM; pr mtg \$25,000; Aug1; Aug16'11, 2y6%; Louis Levy, 1346 1 av to Jacob Ornstein, 1214 1 av. 8,000

2D av. (6:1786) swc 122d; sal ls; July21; Aug12'11, demand, 6%; Jno Cunningham to Jacob Ruppert, a corpn, 1639 3 av. 3,559.95

2D av. 774. (5:1334); ext of \$10,000 mtg until July2'14, at 4½%; July28; Aug14'11; Lawyers Title Ins & Trust Co with David Harjis. nom

2D av. 991. (5:1326) ws, 75.5 n 52d, 24.11 x100; Aug15; Aug16'11, 5y5%; Minnie Grau of Huntington, LI to Lawyers Mtg Co, 59 Liberty. 21,000

3D av. 419. (3:910) es, 123.5 s 30th, 24.8x 110; Aug17'11, 3y5%; Winthrop A Chanler of Geneseo, NY, to Lawyers Title Ins & Trust Co, 160 Bway. 25,000

5TH av. 2200. (6:1736) nwc 138th (No 1) runs n49.11xsw to 138th xe100 to beg; July 17; Aug11'11, due as per note, 6%; Anna V Butler to Michl J Mulqueen, 43 W 85. note 350

5TH av. 235 (3:857) es, 28 n 27th, 15.4x 100; also 5TH AV, 237, es, 43.4 n 27th, 15.4 100; pr mtg \$210,000; Aug3; Aug12'11, due Jan23'12, 6%; Emil B Meyrowitz, 322 W 80, to Jessie M Wells, 1 W 64. 65,000

5TH av. 536 (5:1260) ws 75.5 n 44th 25x 100; given to secure balance of PM on Nos 143-155 Audubon av; Aug11; Aug12'11, due June26'12, 6%; Henrietta C Schroeder-Burley to Colonial Holding Co, 1272 St Nicholas av. 7,500

5TH av. 741. (5:1293); Ext of mtg for \$50,000 to Aug11'16 at 4%; Aug12, Aug15'11; Albert W Scholle et al Trsts Jacob Scholle with Arthur M Jones, 36 E 60 & Lydia L Blagden, 176 E 70. nom

5TH av. 741; Ext of mtg for \$20,000 to Aug11'16 at 4%; Aug12, Aug15'11; Same with same. nom

6TH av. 656. (3:840); sal ls; July21; Aug12'11, demand, 6%; Jas Dwyer to Jacob Ruppert, a corpn, 1639 3 av. 2,978.79

6TH av 783-5 (4:997) ws 75.6 n 44th runs n50xw60x75.5 to 45th (Nos102-4) xw43x s75.5x3x50x100 to beg; Aug10; Aug11'11, 5y5%; Susie E Fitchett at Highland Falls, NY & Annie E De Camp & Emily E Burns to Title Ins Co, 135 Bway. 155,000

6TH av. 33-9; certf as to above mtg; Aug16; Aug17'11; same to same.

6TH av. 33-9. (2:589) ws, at sws 4th, 105x— to ss Cornelia, (Nos2-8) x115.5 to 4th xs—11 to beg; Aug16; Aug17'11, due Oct1'11, 6%; Sixth Av & Fourth St Realty Co to Attilio & Getulio Piccirilli, 467 E 142. 25,000

8TH av. 106. (3:765) es, 51.1 n 15th, 26.1 x93.6; Jesehold; May1; Aug17'11, 3y6%; Geo Kiessing to Annie R Bauerdorf, 625 West End av. 7,000

11TH av. 683 (4:1097) nwc 49th sal ls; pr mtg \$8,155; Aug9; Aug11'11, demand, 6%; Jno Kerr to Geo Ehret, 1197 Park av. 1,000

11TH av. 464. (3:709) es, 74.1 s 38th, 24.8x100; Aug14, Aug15'11; 4y5%; Aaron Nurick to Wm Menke, 331 Central Park West & ano. 15,000

11TH av. 464. (3:709) es, 74.1 s 38th, 24.8 x100; Sobrn agmt; Aug15'11; Bernardina H Hevmann, 254 W 98 with Wm Menke, 331 Central Park West. nom

11TH av. 464 (3:709); Ext of mte for \$2,000 to Aug15'14 at 6%; Pr mtg \$15,000; Aug15'11; Bernardina H Hevmann, 254 W 98th with Aaron Nurick, 478 10 av. nom

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

Agreement as to assignment of interest of party second part under will Valentine Cook or otherwise upon the assets & business of the firm of Valentine Cook & Son as they existed at time of death of said Valentine Cook & as they now exist for the sum of \$5,000 at 5% interest; and to secure same party first part all h's R. T & I in estate & property of his mother, Christine Cook, and the estate of his father Valentine Cook; Sept21'1900; Aug16'11; Martin Cook with Wm Cook. 3:892-917-944. nom

Certf as to mtg dated Aug8'11; Aug8; Aug14'11; Wm J Jaeger, Inc to Chas Lefler & Co.

Chattel mtg; certf as to chattel mtg for \$25,000; Aug10; Aug11'11; Killis Restaurant to Merchants Exchange National Bank of City N Y.

Consent of stockholders to mtg dated May31; Aug15'11; White Plains Development Co to Guardian Trust Co of NY as Trste.

Certf as to Mtg for \$50,000 or deed of trust dated Aug1 for 5y at 6%; Aug14, Aug15'11; Unit Steel Cabinet Co to Lawyers Title Ins & Trust Co as Trste.

Consent of stockholders to above; Aug 14, Aug15'11; Same to same.

Flm av. Bklyn; certf as to mtg for \$8,000; Aug8; Aug17'11; The Modern Fireproofing & Reconstruction Co to U S Title Guarantee & Indemnity Co, 201 Montague, Bklyn.

General mtg or deed of trust of all property, franchises, leases, chattels, &c; certf & consent of stockholders to mtg for \$250,000 to secure bonds at 6%, due at various dates; Aug10; Aug11'11; Cab & Taxi Co to Columbia Trust Co, 135 Bway.

Jamaica, B of Q; consent to mtg for \$114,480; June28; Aug12'11; Jamaica Hillcrest Co to Alfred R Rickerly.

Larchmont Manor, NY; certf as to mtg for \$20,000 at 5½%; Aug7, Aug11'11; Pryer Lane Est to Lawyers Westchester Mtg & Title Co.

Rockaway av. Bklyn; certf as to mtg for \$2,500; Aug15; Aug17'11; Clermont Contracting & Realty Co to Title Guar & Trust Co, 176 Bway.

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MORTGAGES

Borough of the Bronx.

Adams st. (*) es, 120 s Morris Park av, 20x—; Aug17'11, due Oct1'14, 5%; Maria wife of & John B Dosso to Fishkill Savings Institute at Fishkill, NY. 4,500

(Catharine st. (*) sws, n 1/2 lot 80, map So Washingtonville, 25x100; Aug9; Aug16'11, due Jan12'13, 6%; Jennie Skrivan widow, to Mary C McIntyre, 3759 Barnes av. 500

Coster st. (10:2769) es, 230 n Randall av, 20x100; Aug15; Aug17'11, 3y5%; Rafael Luongo to Grosvenor S Hubbard, Trste Jno A Haggerty for Jessie D Bowne et al, 117 W 55. 5,600

Coster st. (10:2769); same prop; pr mtg \$5,600; Aug15; Aug17'11, 2y6%; same to Edw J Brown, 1270 W 227. 1,000

Fox st. 639-43. (10:2684) ns, 110 e Av St John, 2 lots, each 40.7x125; 2 mtgs, each \$6,000; pr mtg \$27,500 on each; Aug16; Aug17'11, 3y6%; Maze Realty Co of N Y, 148 E 49, to Philip A Ehni, 522 W 148. 12,000

Fox st. 639-43. (10:2684); certf as to above two mtgs; Aug16; Aug17'11; same with same. —

Fox st. 960-S. (10:2724) es, 220.6 n 163d; three lots, together in size 120x109.2x120x110.5; three PM mtgs, each \$9,000; three pr mtgs \$24,000 each; Aug15; Aug16'11, 5y6%; Jerome Bieth of Bklyn to Wm C Oesting Co, 833 E 165. 27,000

Guion pl. (*) ss, 100 e St Lawrence av, 25x80; ext of \$2,200 mtg until Aug8'14 at 5%; July10; Aug14'11; David Murphy & Mary A Gibbons, 3 Guion pl with Jacob Cooper, 92 Morningside av E & ano, trustees Marum Cooper. nom

Iltner pl. (11:2899) ns, bet Webster & Park av; transfer of tax lien for yrs 1904, 1907 & 1908, covering lot 63, assessed to M J Kraus; May1; Aug15'11, 3y12%; City of N Y to Isidore Jackson, 118 W 57. 7,231.93

Kingsbridge rd. sec Bailey av. sec Bailey av. sec Kingsbridge rd.

Loring pl. (11:3221) nec Burnside av; transfer of tax lien for yrs 1899 to 1908, covering lot 5, assessed to M E Hennessy; May29; Aug15'11, 3y12%; City of N Y to Isidore Jackson, 118 W 57. 15,656.88

Lane. (12:3257) nws, 265 ne Kingsbridge Terrace or road from Kingsbridge to Williamsbridge, 50x89.6x50x91.3; also LANE, ws, 140 n said road, 75x93x75x95.8; also BAILEY AV, es, 150 n Boston av, 75x82.5x75.2x77.3; also LANE, es, 157 ne said road, 100x98.2x100x99.4, except Heath av, es, 144.11 n Boston av, 33.4x64x33.4x64.5; AT; Aug11; Aug12'11, 1y6%; Harold Lucas, 2896 Heath av, to Holland Coffee Co, 61 Water. 4,600

Lane, ws. 140 & 157 n Kingsbridge Terrace or road from Kingsbridge to Williamsbridge. sec Lane, nws, 265 ne from said rd.

Leggett pl. (*), ws, 200 n McGraw av, 25x125; Aug16; Aug17'11, due, &c, as per bond; Emma D'Ottillje to Margt McGrath, 952 Freeman. 500

Main st. 1499. (*), saloon ls; Aug10; Aug15'11, demand, 6%; John Kerrigan to Central Brewing Co, 533 E 68. 4,000

Prospect Terrace (*), ws, 64 s 228th, 25x100; pr mtg \$2,500; Aug11; Aug12'11, 1y6%; Frances J La Porta to Geo J Puckhafer, 429 E 149. 200

Silver st. (*), ns, 150 w Main st, 100x108.8x99.9x102; ext of \$8,000 mtg until Feb7'14 at 6%; Feb7; Aug16'11; Wm H Beam & U S Trust Co, exrs, &c, Eliza G Ketchum with Thos B Watson, 1551 Eastchester rd. nom

Tacoma st. (*), ss, 100 e St Lawrence av, 50x— to Tremont av x54.8x—; Aug10; Aug11'11, 3y6%; Francis Gordon to Leopoldina Siebert, 574 74th, Bklyn. 800

3D st. (*), ns, 105 w Av D, 100x108, Unionport; pr mtg \$—; Aug12; Aug17'11, 2y6%; Ernestine Geffe to Henry H Grote, 2552 8 av. 2,000

135TH st. 572. see St Anns av. 158.

138TH st. 227 E. (9:2340); sal Ls; Aug3; Aug17'11, demand, 6%; Margt McCoy to Jacob Ruppert, a corpn, 1639 3 av. 2,815.34

138TH st. 589 E. (10:2551-2552); ext of \$35,000 mtg until July6'14 at 5%; June16; Aug14'11; N Y Life Ins Co with Berry B Simons. nom

146TH st. (9:2326) ss, 200 w 3 av, 25x100; PM; pr mtg \$14,000; Aug15'11, 3y5%; John Happersberger, 346 E 146 to Amelia Oppenheimer, 315 W 113. 2,000

147TH st. (10:2579) nes, 80 se Robbins av, 37.6x79; Aug15'11, 5y5%; Cullo & Co to Minnie Meyer widow 121 Henry, Bklyn, NY. 18,000

148TH st. (10:2579) nes, 80 se Robbins av, 37.6x79; certf as to mtg for \$18,000; Aug14; Aug15'11; Cullo & Co to Minnie Meyer. —

151ST st. (10:2642) ss, 130 e Robbins av, 25x100.5; Aug12; Aug15'11, 5y5%; Harris Rosenfeld, 734 E 151 to John W Grolz, 56 Manhattan av. 3,500

151ST st. (9:2440) ss, 56 w Morris av, 44x33.7; Aug7; Aug12'11, demand, 6%; Giovanni Saviano to Lion Brewery of N Y City, 960 Col av. 1,000

151ST st. swe Morris av. see Morris av. swe 151.

168TH st. nec Webster av. see Webster av. nec 168.

169TH st. (10:2682) ss, 21.1 w Prospect av, 20.3x100.8x19.2x94.1; Aug9; Aug11'11, 5y5%; Rosina S Wagner, 830 E 169, to Chas Colgate, at Dalton, Mass. 2,750

169TH st. 351. see Findlay av. 1290.

179TH st. nwc Belmont av. see Hughes av. nec 179.

179TH st. nec Hughes av. see Hughes av. nec 179.

183D st. swe 3 av. see 3 av. swe 183.

188TH st. 218 E. (11:3152); certf as to mtg for \$15,000; Aug11; Aug12'11; Valentine Realty Co to Title Guarantee & Trust Co. —

188TH st. 222 E. (11:3152); Aug11; Aug12'11; certf as to mtg for \$15,000; same to same. —

188TH st. 222 E. (11:3152) ss, 33.4 w Valentine av, 33.4x88.5; Aug11; Aug12'11, due as per bond; Valentine Realty Co to Title Guarantee & Trust Co, 176 Bway. 15,000

188TH st. 218 E. (11:3152) ss, 66.8 w Valentine av, 33.4x88.5; Aug11; Aug12'11, due as per bond; Valentine Realty Co to Title Guarantee & Trust Co, 176 Bway. 15,000

198TH st. 300. see Bainbridge av. sec 198.

201ST st. (12:3307) ns, 75 w Valentine av, 25x100; Aug14'11, 3y5 1/2%; Cath Hepes to Title Insurance Co of N Y, 135 Bway. 3,000

221ST st. (*), ns, 50 e 7 av, 27.6x105; PM; Aug16; Aug17'11, 5y5%; Wilhelmina Schmidt to Julius Wolf, 40 Edgecombe av. 1,500

223D st. (*) ns, 305 w Barnes av, 100x114, Wakefield; PM; pr mtg \$3,000; Aug14; Aug15'11, due, &c, as per bond; Morris Impt Co to Ernestine Voss, at Harrison, NY. 2,000

226TH st. (*) ss, 146.8 e Bronxwood av, 25x109; PM; Aug14; Aug15'11, due, &c, as per bond; Jas Di Benedetto to Richd R Maslen, 2312 Aqueduct av. 500

239TH st. (12:3393) ns, 277.9 w Verio av, 50x100; Aug14; Aug15'11, 3y5 1/2%; Alice F Rogers, 433 E 239 to Catholic Women's Benevolent Legion, a corpn, 153 E 44. 2,500

Av B. (*) es, extends from ns 3d to ss 4th, 216x205, Unionport; certf as topayment of \$2,000 on a/c of mtgs; Aug15; Aug17'11; Eliz C Woodward, 259 Henry, Bklyn, NY, to Clarence Realty & Constn Co, 206 Bway. —

Amundson av. (*) ws, — n Randall av, see Seton av (*) es, 125 n Randall av.

Arnold av (*), ws, 300 s Libby, runs w— to Westchester Creek xs—e— to A av xn150 to beg; Aug1; Aug11'11, 5y6%; Geo Costar to Jno Doll, 1827 Amethyst. 9,000

Aqueduct av. (11:3208) es, 76 n Buchanan pl, 25.4x103.3; pr mtg \$4,000; Aug11; Aug12'11, 2y6%; Chas Levy to Isaac Goldman, 1244 Mad av. 1,500

Aqueduct av. 2258. (11:3208) es, 76 n Buchanan pl, 25.4x103.3x25x107.6 with all title to strip bet old & new lines of av; Aug11; Aug12'11, due, &c, as per bond; Chas Levy to Title Guarantee & Trust Co, 176 Bway. 4,000

Bryant av. 1548. (11:3001) es, 185 s 173d, 20x100; pr mtg \$8,000; Aug10; Aug11'11, 2y6%; Marian R Mainhart at Rye, NY, to Jno H Timoney, 320 E 201. 1,500

Bryant av. 1552. (11:3001) es, 145 s 173d, 20x100; PM; pr mtg \$8,000; Aug10; Aug11'11, 2y6%; Marian R Mainhart, at Brookdale pl, Rye, NY, to Jno H Timoney, 320 E 201. 1,500

Briggs av. 2873. (12:3302) nws, 377.4 ne 198th, 25x100; pr mtg \$14,250; July10; Aug11'11, due, &c, as per bond; Peter Lahm to Lawrence P Powers, 2873 Briggs av, 2,500

Bainbridge av. (12:3290) sec 198th. (No 300), 130x107.4x124.7x89.5; PM; Aug5; Aug11'11, 3y—; Wilbur L Varian, 741 E 232, to Farmers Loan & Trust Co, 22 Wm, trustee Chas J Coulter. 13,500

Burnside av. nec Loring pl. see Loring pl. nec Burnside av.

Brady av. (*), sec Muliner av, 25x100; PM; Aug15; Aug17'11, 3y % as per bond; Benj Denihan to Morris Park Land & Development Co, 5 Nassau. 1,200

Bryant av. (10:2756) es, 110 s Bancroft, 5 lots, each 40x100; 5 bldg loan mtgs, each \$24,000; Aug17'11, demand, 6%; Usona Constn Co to City Mtg Co, 15 Wall. 120,000

Bryant av. (10:2756); same prop; 5 certfs as to above mtgs; Aug17'11; same to same. —

Bryant av. (10:2756); same prop; 5 PM mtgs, each \$4,000; 5 pr mtgs \$24,000 each; Aug17'11, 1y6%; same to American Real Estate Co, 527 5 av. 20,000

Bryant av. (11:3001) es, 145 s 173d, 20x100; ext of mtg for \$8,000 to June1'13 at 5%; June1; Aug12'11; Mary A Kent, 157 W 72 with Lavelle Constn Co, 271 Bway. nom

Bryant av. (11:3001) es, 185 s 173d, 20x100; ext of mtg \$8,000 to Oct30'13 at 5%; Oct30'10; Aug11'11; Daisey E Booss with Catharine A Lavelle, 795 E 176. nom

Bailey av. (11:3237) sec Kingsbridge rd, runs s109.5xe75xn106.7 to rd xw61.11xw21.9 to beg; Aug1; Aug15'11, due, &c, as per bond; Ferdinand C Bamman, 436 W 154 to Saml Wacht, 130 W 122. 5,830

Belmont av. nwc 179th. see Hughes av. nec 179.

Benedict av. (*) ns, 151.11 e Storrow, 25x80; PM; Aug15'11, 3y6%; Philip Rogers, 225 E 124 to Jacob Cooper, 92 Morningside av E & ano, committee Jane Cooper. 700

Clarence av. (*), swe Fairmount av, see Town Dock rd (*), ns, 25 w Vincent av.

Cromwell av. 1448. (11:2857) es, 481.8 n 170th, 25x111; PM; Aug16; Aug17'11, due Jan1'15, 6%; Ernest Rosien, 525 E 82d, to John Bussing, Jr, & Amanda his wife, at Mt Vernon, NY. 1,500

Cromwell av. 1448; pr mtg \$1,500; Aug16; Aug17'11, due Jan1'15, 6%; same to Mainert J Hanson, 1450 Cromwell av. 700

Clinton av. (11:3098) ws, 264.4 n 181st, 128.5x97.9x138x112.3; Aug16; Aug17'11, 1y6%; G Zingales Co, 319 E 107, to Comity Mtg Co, 40 Wall. 78,000

Clinton av. (11:3098); same prop; certf as to above mtg; Aug16; Aug17'11; same to same. —

Clinton av. (11:3098) ws, 264.4 n 181st, 128.5x97.9x138x112.3; Sobrn agmt; Aug16; Aug17'11; Jas F Donnelly, 457 St Pauls pl, with Comity Mtg Co. nom

Columbus av. (*) swe Unionport rd, see Unionport rd, (*) swe Col av.

Cedar av. 1824. (11:2881); sal Ls; Aug4; Aug12'11, demand, 6%; Henry Plate to Jacob Ruppert, a corpn, 1639 3 av. 5,000

Cruger av. (*) ws, 206.7 s Bear Swamp rd, 25x100; PM; Aug10; Aug11'11, 1y6%; Louis C Rose to North Bronx Realty Co, 682 Gun Hill rd. 1,450

Clay av. (9:2428) ws, 49.11 n 165th, 25.1x100; ext of mtg \$9,500 to Apr24'16 at 5%; Aug7; Aug11'11; Lathrop Colgate with Amelia Neugroschl, 1041 Clay av. nom

Clinton av. 1976. (11:3093) es, 25 s 178th, 25x100; Aug14; Aug15'11, 1y6%; Chas H & Wm A Maybach to Jas K Price, 1646 Mt Hope av. 625

Cruger av. (*) es, 152.4 s Bear Swamp rd, 50x100.7x59x100; pr mtg \$6,000; July17; Aug15'11; 3y6%; Louis C Rose to Antonio De Grummo, 1986 Cruger av & ano. 6,000

Courtlandt av. 927. (9:2409) ws, 150 n 162d, 25x137x25.3x141; PM; pr mtg \$17,000; Aug15; Aug16'11, due, &c, as per bond; Curtiss P Byron, 2224 Ams av to Jno Becker, 1763 Clay av. 5,000

Elton av. (9:2380) nws, 48 sw 159th, 50x100; Aug2; Aug11'11, due, &c, as per bond; Chas T Streeter Constn Co to City Mtg Co, 15 Wall. 32,000

Elton av. (9:2380); same prop; certf as to above mtg; Aug11'11; same to same. —

Elton av. (9:2380) nws, 50 sw 159th, 50x100; sobrn agmt; Aug2; Aug11'11; Edith D Terrill with City Mtg Co, 15 Wall. nom

Findlay av. 1290. (11:2783) nec 169th, (No 351), 90x19.10; PM; Aug11; Aug12'11, 3y5%; Jno Geiger to Bertha Suther, 3343 3 av. 5,000

Fairmount av. (*), swe Clarence av, see Town Dock rd (*), ns, 25 w Vincent av.

Haight av. (*), es, 259.1 n Walker av, 2 lots, each 16.8x100; 2 mtgs, each \$2,250; Aug14; Aug17'11, 3y5 1/2%; Henry Nerenberg to Edw A Acker, 776 Forest av, Trste Emilie Meese will, Minna Knoch. 4,500

Haight av. (*); same prop; Sobrn agmt; Aug16; Aug17'11; same & Margt Knox, 478 Mott av, with same. nom

Haight av. (*), es, 242.5 n Walker av, 16.8x100; Aug14; Aug17'11, 3y5 1/2%; same to same, individ. 2,500

Hoe av. (11:2988) es, 275 n Jennings, 25x100; PM; Aug14; Aug15'11, due, &c, as per bond; Michael Romeo to Richd R Maslen, 2312 Aqueduct av. 1,000

Hoe av. (11:2980) ws, 258.7 n Freeman, 50x100; bldg loan; Aug10; Aug11'11, due Feb1'12, 6%; Kay Co to Title Guarantee & Trust Co, 176 Bway. 30,000

Hoe av. (11:2980); same prop; certf as to above mtg; Aug8; Aug11'11; same to same. —

Hughes av. (11:3080) nec 179th, 66.5x95x80.9x96; also BELMONT AV, (11:3080) nwc 179, runs ne81.7xw11.9xs80.9 to st xe 1.8 to beg; PM; pr mtg \$—; Aug7; Aug16'11, due, &c, as per bond; Salvatore Varrisco to Bronx Investing Co, 99 Nassau. 11,500

Jerome av. (9:2503) es, 408.5 n 165th, 113.4x90; Aug15; Aug16'11, due, &c, as per bond; Moses Hodes to Sophie C Hodes, 245 E 200. 3,000

Jerome av. 3110. (12:3321); saloon Ls; Aug11; Aug12'11, demand, 6%; Michl Gentile, 170 E 205, to F & M Schaefer Brewing Co, 114 E 51. 1,300

Jerome av. 1501. (11:2859); saloon Ls; Sept21'10; Aug14'11, demand, 6%; Wm J Blair to A Hupfels Sons, 842 St Anns av. 500

ATLAS PORTLAND CEMENT

30 BROAD STREET, NEW YORK

Jerome av. (12:3322) es, bet 204th & Van Cortlandt av; transfers of tax lien for yrs 1897 to 1908, covering lot 4, assessed to M P Couch; June 19; Aug 15 '11, 3y11 $\frac{1}{2}$ %; City of N Y to Isidore Jackson, 118 W 57, 4,404.72

Morris av. (9:2440) swc 151st, 33.7x56; Aug 7; Aug 12 '11, demand, 6%; Giovanni Sarracino to Lion Brewery of N Y City, 960 Col av. 1,000

Morris av. 2304 to 2308. (11:3172) es, 97 n 183d; three lots, each 18.9x117.6; three mtgs, each \$1,250; three pr mtgs \$— each; Aug 15; Aug 16 '11, due Feb 15 '13, 6%; A Warren Constn Co to Hyman Starr, 217 W 110. 3,750

Morris av. 2304 to 2308. (11:3172); same prop; three certs as to above mts; Aug 14; Aug 16 '11; same to same.

Morris av. 556. (9:2331); sal ls; Aug 15; Aug 16 '11, demand, 6%; Francesco Prisco, 259 E 148 to F & M Schaefer Bwg Co, 114 E 51. 1,957.70

Mulliner av. (*) see Brady av. see Brady av (*), sec Mulliner av.

Kingsbridge Terrace (Nathalie av). (12:3256) ws, 50 n Nindham pl, 25x98x25.2 x101; Aug 17 '11, 1y6%; Florence Magonigle to Corporate Mtg Co, 55 Liberty. 1,500

Ogden av. 1047. (9:2525) ws, 25 s 165th, 25x95; Aug 14 '11, 5y5%; Abram Slaff, 299 Harrison, Passaic, NJ, to Florence C Speranza, Irvington, NY. 8,500

Peilham rd. 1617. (*) saloon ls; Aug 8; Aug 15 '11, demand, 6%; Liberato Fonzo to Central Brewing Co, 533 E 68. 1,000

South Oak Drive (*). sws, 90.1 nw Holland av, 31.3x143.8x25x124.10; bldg loan; July 20; Aug 14 '11, 3y6%; Jos A Mascia, 710 Rosewood, to Louisa M Ludwig, 429 E 135. 5,000

Stebbins av. 1048. (10:2691) es, 338.4 n 165th, 25x141.8x25.4x137.6; PM; Aug 11; Aug 14 '11, due, &c, as per bond; Johanna Voigtlander to Title Guarantee & Trust Co, 176 Bway. 3,000

Stebbins av. 1048. (10:2691) ws, 338.4 n 165th, 25x141.8x25.4x137.6; pr mtg \$3,000; Aug 15; Aug 16 '11, 2y6%; Johanna Voigtlander, 105 E 89 to Herman Rudiger, 210 E 90. 1,000

Seton av. (*) es, 125 n Randall av, runs n 87.6x100xn 62.6x100 to Amundson av xs 150xw200 to beg; Aug 7; Aug 15 '11, due as per bond; Bengt Nelson, 4016 Seton av to Johanna Ternery, 100 W 19. 3,500

South Oak Drive. (*) ss, 58.9 w Holland av, 31x124.7x25x106.1; bldg loan; Aug 1; Aug 14 '11, 3y6%; Jos A Mascia to Lillie M Bopp, 509 Columbus av. 5,000

Scotland av. (*) ns, 223 e from w shore City Island, 50x100, City Island; Aug 16 '11, due as per bond; Henry J Webster to Title Guar & Trust Co, 176 Bway. 3,000

Sherman av. 943. (9:2455) ws, 53.4 n 163d 20.10x100; July 22; Aug 16 '11, due, &c, as per bond; Mary M Brassel & Annie M Carroll, 943 Sherman av to Title Guar & Trust Co, 176 Bway. 6,500

Spuytten Duyvil rd. (13:3407) nws, 39 s 230th; also 39 sw land now or formerly Jas A Church, runs nw 75xsw 60xse 75 to rd xne 60 to beg; Aug 15; Aug 16 '11, installs, 6%; Underwriters Press, a corpn, 84 Wm to Edgehill, Co-Operative Savings & Loan Assn, at Spuytten Duyvil, NY. 10,000

Spuytten Duyvil rd. (13:3407) same prop; certf as to above mtg; Aug 10; Aug 16 '11; same to same.

Seton av. (*) ws, 425 s Randall av, 25x 100; Aug 16; Aug 17 '11, due, &c, as per bond; Annie Metzler to Trustees of the Exempt Firemen's Benevolent Fund Assn of Twenty-third Ward, 2801 3 av. 2,200

Seton av. (*) ws, 425 s Randall av, 50x 100; pr mtg \$4,400; Aug 16; Aug 17 '11, 1y 6%; Annie Metzler to Josiah A Briggs, 2303 Andrews av. 800

Seton av. (*) ws, 450 s Randall av, 25x 100; Aug 16; Aug 17 '11, due, &c, as per bond; Annie Metzler to Maria Moritz, 455 E 16, Bklyn. 2,200

Story av. (*) ns, 105 w Olmstead av, 4 lots, each 25x108; 4 mtgs, each \$4,000; Aug 1; Aug 17 '11, 1 y 5 $\frac{1}{2}$ %; Ernestine wife of & Chas Geffe to Eliz K Doosting, 179 E 80. 16,000

St Ann's av. 158; also 135TH St, 572 E, (10:2547); sal Ls; Aug 16; Aug 17 '11, demand, 6%; Aug Nehl, 158 St Ann's av to F & M Schaefer Brewing Co, 114 E 51. 2,000

Teller av. (9:2433) ws, 179.6 n 165th, 20x 100; pr mtg \$—; Aug 14; Aug 15 '11, 1y6%; Mary E Daniels to Grace L Horton, 2881 Bway. 300

Town Dock rd. (*) ns, 25 w Vincent av, 125x100; also FAIRMOUNT AV (*), swc Clarence av, 50x100; estoppel certf; Aug 17 '11; Aug Buhrmeister, Diedrich Luedeke & Marie E Cox, wid to whom it may concern.

Townsend av. (11:2850) ws, 100 n 175th, 30.6x100; Aug 11; Aug 12 '11, 3y5%; Brandt & Gartelman Corpn to Arnold J D Heins, Upper Montclair, NJ, et al, trustee Jno D Heins. 18,000

Townsend av. (11:2850); same prop; certf as to above mtg; Aug 11; Aug 12 '11; same to same.

Townsend av. (11:2850) ws, 70 n 175th, 30x100; Aug 11; Aug 12 '11, 3y5%; same to same. 18,000

Townsend av. (11:2850); same prop; certf as to above mtg; Aug 11; Aug 12 '11; same to same.

Tremont av. ns, abt 105 e St Lawrence av. see Tacoma st, ss, 100 e St Lawrence av.

Union av. 1095. (10:2671) ws, 89.6 n 166th, 21.2x90.9; PM; Aug 16; Aug 17 '11, 5y 4 $\frac{1}{2}$ %; Mary I Sheehan, 165 W 97, to Wm H Schoettle, 1095 Union av. 1,500

Unionport rd. (*) ws, abt 200 s Morris Park av, 25x—; Aug 15; Aug 16 '11, 3y5 $\frac{1}{2}$ %; Marie Wittekind to Karl L Roller, 1478 St Lawrence. 4,500

Undercliff av. (11:2886) ws, 227.1 n Washington Bridge Park, 68.3x142.11x57.11x 143.7; Aug 15; Aug 16 '11, 1y6%; Hope Constn Co, 118 Cleveland, Bklyn, to Mary S Croxson, 39 Pierrepont, Bklyn. 25,000

Undercliff av. (11:2880) ws, 227.1 n Washington Bridge Park, 68.3x142.11x57.11 x143.7; Aug 11; Aug 12 '11, due, &c, as per bond; Hope Constn Co, 115 Bway to Hamilton Securities Co, 165 Bway. 5,000

Undercliff av. (11:2880); same prop; Aug 11; Aug 12 '11; certf as to above mtg; same to same.

Undercliff av. (11:2880) same prop; certf as to above mtg; Aug 15; Aug 16 '11; same to same.

Undercliff av. (11:2880); same prop; certf as to above mtg; Aug 11; Aug 12 '11; same to same.

Undercliff av. (11:2880) same prop; sobrn agmt; Aug 14; Aug 16 '11; same & Hamilton Securities Co with same. nom

Undercliff av. (11:2880) same prop; sobrn agmt; Aug 11; Aug 16 '11; Liberty Investing Co with same. nom

Unionport rd. (*) swc Col av, 52x—x50x 92; pr mtg \$—; Aug 14; Aug 15 '11, 1y6%; Michael Cahill, 176 W 137 to Saml Wacht, 130 W 122. 3,586.05

Van Corlandt av. (12:3311) ss, 49.6 ne Villa av, 89x145.7x78.7x98; Aug 14; Aug 15 '11, 3y6%; Mary A Nally, 1 Tower pl, Yonkers, NY, to Simeon C Bradley, 2702 Marion av. 3,500

West Farms rd. (11:3014) ws, bet 172d & 173d; transfer of tax lien for yrs 1905 to 1908, covering lot 45, assessed to F Denninger; May 15; Aug 15 '11, 3y12%; City of NY to Isidore Jackson, 118 W 57. 2,996.26

Washington av. 2326. (11:3053), saloon ls; Aug 10; Aug 15 '11, demand, 6%; Wm D Wells to A Hupfel's Sons, 842 St Ann's av. 3,089.72

Webster av. 2431 (Thomas av). (11:3025) ws, abt 143.3 s 189th, runs s 84.1xw 100xn 83.7xe 100 to beg; PM; Aug 7; Aug 12 '11, 3y 6%; Jno P Dunn, Mary E & T Jos Dunn to Marie L T Inglis, 235 Derron av, Paterson, NJ. 3,000

Washington av. (11:2917) es, 156.9 n 175th, 46x110; Sobrn agmt; Aug 10; Aug 11 '11; Psaty Constn Co & Leonard Weill with Cornelius G Coakley et al, trustees Katharine T W Gardner, 53 W 56. nom

Walton av. (11:3180) es, 100 s 181st, 25x 100; pr mtg \$8,600; Aug 7; Aug 11 '11, due July 12, 6%; Christopher Huber to Lawrence P Power, 2873 Briggs av. 300

Washington av. 1830. (11:2917), es, 156.9 n 175th, 46x109.1; Aug 10; Aug 11 '11, 5y5%; Psaty Constn Co to Cornelius G Coakley, 53 W 56, et al trustees Kath T W Gardner. 38,000

Washington av. 1830; certf as to above mtg; Aug 10; Aug 11 '11; same to same.

Watson av. (*) ss, 155 e Pugsley av, 50x 108; PM; Aug 15; Aug 16 '11, due Jan 15, 5 $\frac{1}{2}$ %; Jas Beaver to Augusta Glanz, 2018 Watson av. 3,500

Webster av. (9:2396) nec 168th, 34.6x90; Aug 16 '11, 5y5%; O J Schwarzler Co to N Y Trust Co, 26 Broad. 30,000

Webster av. (9:2396) same prop; certf as to above mtg; Aug 16 '11; same to same.

3D av. (11:3051) swc 183d, 94x58; bldg loan; Aug 11; Aug 16 '11, 1y6%; Pocano Realty Co to American Mtg Co, 31 Nassau. 47,500

3D av. (11:3051) same prop; certf as to above mtg; Aug 15; Aug 16 '11; same to same.

14TH av. (*) ws, 96.8 n 242d, 30.10x 68.1x25x86.2; Aug 9; Aug 12 '11, 3y6%; Donatto Grippo, at Mt Vernon, NY, to Juliette B Gescheidt, at Mt Vernon, NY. 3,000

Lots 348, 353 to 356, 410 to 413, 446 to 449, 459, 471 to 473. (*) map No 870 of 473 lots Haight Estate; Aug 10; Aug 12 '11, due April 12, 6%; Theodore Prince to Elmer M Kimbark, 2820 Boulevard, Jersey City, NJ. 3,000

Lots 559 to 561. (*) map 1279, Lohbauer Park; Aug 11; Aug 15 '11, 3y5 $\frac{1}{2}$ %; Mary F McGrall to Frank Rauch, 1020 St Johns av. 3,000

Lots 95 & 96. (*) map 1354, 214 lots Koch Homestead; Aug 11; Aug 14 '11, 5y6%; Hermon G Volz, 1584 Mayflower av to Isaac Butler, 2525 Westchester av. 3,000

JUDGMENTS IN FORECLOSURE SUITS.

Aug. 10.

183D st. ns, 99.7 w Washington av, 35x 100; Carrie A Torriani et al agt Jno Randall et al; Carter & Haskel, attys; Edw G Whitaker, ref. (Amt due, \$20,574.95.)

Anthony av. es, 259.2 s Prospect pl, 59.2x83.6; Lena Sternstein agt Resht Realty Co et al; J A Seidman, atty; Max S Levine, ref. (Amt due, \$11,615.23.)

Aug. 11.

Findlay av. nec 169th, 19.10x90; Edith H Oddie agt Thornton Bros Co et al; Miller, King, Lane & Trafford, attys; Chas A Oberwager, ref. (Amt due, \$6,259.17.)

67TH st. ns, 100 w West End av, 50x 100.5; Annie R Bauerdorf agt Jno F Cockerill et al; Deyo & Bauerdorf, attys; Henry J Goldsmith, ref. (Amt due, \$5,349.37.)

135TH st. 561 E; Wm Hauselmann et al agt Elizabetha Fritzel; Geo H Hyde, atty; Jno J Hynes, ref. (Amt due, \$8,333.33.)

Aug. 12.

No Judgments in Foreclosure Suits filed this day.

Aug. 14.

2D av. 1960; Frederic E Klein agt Isidor Koplik et al; Keller & Klein, attys; Jas A Foley, ref. (Amt due, \$8,312.50.)

2D av. 1946; Rose Sobel et al agt Isidor Koplik et al; Keller & Klein, attys; Jas A Foley, ref. (Amt due, \$7,577.56.)

Aug. 15.

Maple av. ses, lots 101 & 102, map of Village of Wmsbridge, 50x100; Marie Regina agt Selig Abraham et al; Jno V Judge, atty; Clarence Y Palitz, ref. (Amt due, \$2,082.00.)

So Boulevard, sec St Anns av, 75x25; Henry R C Watson agt Annie De Jonge et al; Decker, Allen & Storm, attys; Robt H Koehler, ref. (Amt due, \$18,957.50.)

133TH st. 48 E; Mutual Life Ins Co of N Y agt Elizabeth M Alburts et al; Frederick L Allen, atty; Harford T Marshall, ref. (Amt due, \$5,105.55.)

Aug. 16.

Lot 148, map of Maps Est; Wm Eichmann agt Jno A Johnson; Frank Pisek, atty; Jas Kearney, ref. (Amt due, \$3,222.75.)

119TH st. 305 E; Wm F H Armstrong agt Jesper P Hansen; Henry M Bellinger Jr, atty; Edmund J Tinsdale, ref. (Amt due, \$10,493.06.)

LIS PENDENS.

AUG. 12.

Lot 283. See 10, Block 2770; Hylas Realty Co agt Otto G Hupfel et al; foreclosure of transfer of tax lien; L F Moynahan, atty.

Webster av. es, Lot K, being part of Lot 35, map of Norwood, Bronx; Frank A Smith agt Harriet C Fuller et al; action to compel recording of deed; A L Marille, atty.

AUG. 14.

111TH st. ns, 102.1 e 2 av, 27.1x100.11; People of the State of N Y agt Michael Manfredi et al; notice of levy; atty not given.

Hester st. 19; Tenement House Dept City of N Y agt Abe Zubinsky; notice of levy; atty not given.

Jackson st. 51; People of the State of N Y agt Jos Quinn; notice of levy; C S Whitman, atty.

26TH st. 153 E & No 3 Bway Alley; Otis Elevator Co agt Chas Smith et al; action to foreclose mech lien; W H Brady, atty.

AUG. 15.

Jackson av. nec 160th, 24.2x175; also LONGFELLOW AV, ws, 107.3 n 167th, 100 x100; also FOREST AV, es, 100 n Cedar pl, 25x135; Isaac Lewis et al agt Emma M S Mestanz; notice of levy; A Goodman, atty.

Same prop; Jos A Walter agt same; notice of levy; A Goodman, atty.

Washington av. ws, 245.2 s 167th, 21.10 x142.10; Jno T Loew agt City of N Y et al; foreclosure of transfer of tax lien; L A Sable, atty.

Cayuga av. es, 243.9 s 246th, 31x118.9; Belle T Sewell agt Chas E Jennings et al; foreclosure of transfer of tax lien; M Frank, atty.

Lots 52, 53, 64, 68, 82 to 86, 109, 120, amended map of Bronxwood Park and lots 19, 33 to 39, supplementary map of Bronxwood Park No 1039; Herman D Eppey agt Bronxwood Realty Co; notice of levy; L E French, atty.

Andrews av. es, 167.11 s 180th, runs s 91.6x7.1nxw 91.9 to beg; Hannah Gold agt Jas L Breese et al; foreclosure of transfer of tax lien; L J Gold, atty.

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?

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AUG. 16. 12TH st. ss, 357.8' e 2 av. 25.1x103.3x irreg; Damiano Passantino agt Domenico Bonomolo et al; action to reinstate mortgage; Clarke & Clarke, attys. Lot 54. Sec 11, Block 3067; Hylas Realty Co agt Isabella Freedman et al; foreclosure of transfer of tax lien; L F Moynahan, atty. Grote st. ss, bet Prospect av & So Boulevard; Tax Lien Co of N Y agt Maria Daly et al; foreclosure of transfer of tax lien; W Lustgarten, atty. 244TH st. nwc Cayuga av, 17.10x221x irreg; Belle T Sewell agt Chas E Jennings et al; foreclosure of transfer of tax lien; M Frank, atty.

AUG. 17. 180TH st. 784 E; also MAPES AV. 2079; parcel in rear of Philip Altus agt Adolph E E Winkelmann et al; foreclosure of transfer of tax lien; L J Gold, atty. Hoe av, nwc 172d, 25x100; Michele Viero agt Pasquale Altieri; action to impress trust; Goldsmith, Rosenthal, Mork & Baum, attys. 35TH st. ns, 410 e 9 av, 15x98; Matthew Corrigan agt Patk W Vallely; specific performance; S A Singerman, atty.

157TH st. ss, 200 e Broadway, 75x99.11; also EDGEcombe AV, ws, 100 s 159th, 89.10x108.10; also ST NICHOLAS AV, nec 158th, 40.5x113.9, except parts released; Heiman Glasser agt Sun Constn Co; notice of attachment; atty not given. Same prop; J C Turner Lumber Co agt same; notice of levy; atty not given.

Tiffany st. sws, intersec ses Fox, 110x125; Hurwitz & Finkelstein Iron Works agt Jos Gallo et al; counter-claim; Taylor & Fatt, attys.

Bainbridge av. es, 42 n Mosholu Pkwy, 50x100; Roland J Keesing agt Anna D'Ambra et al; action to foreclos mechanics lien; W J Lippmann, atty.

AUG. 18. Brook av. es. — n 166th; Bessie Ronginsky agt Nicolaus Blum et al; foreclosure of transfer of tax lien; J Haberman, atty. Brook av. es. — n 166th; Same agt same; foreclosure of transfer of tax lien; J Haberman, atty.

11TH av. es, 25 s 47th, 0.4x80; A Leopold Auerbach et al agt Jas Dunn et al; action to determine claim, &c; Kantowitz & Esberg, attys. Riverside Drive, es, 125 s 122d, 100x100; Ormond Realty Co agt Kinsella Constn Co; A & H Bloch, attys.

1ST st. ns, 118.9 nw Av A, 18.9x105.11; People & c agt Herman Wasser; notice of levy; C S Whitman, atty. Faile st. ws, 100 n Randall av, 150x100; Haynes & Coryell agt West Mount Vernon Realty Co et al; action to foreclos mechanics lien; Martin & Howe, attys.

111TH st. 229 E; Jacob Plotkin et al agt Giuseppe Derrico et al; action to foreclos mechanics lien; T L A Britt, atty.

FORECLOSURE SUITS.

AUG. 12. Belmont av. ws, 329.7 n 181st, 49.6x79.4; Frank M Patterson agt Cerra Realty & Construction Co et al; E J Mastaglio, atty.

91ST st. 164 E; Dena Avfses agt Carolina Krakaur; S B Lilienstern, atty. Jackson av. nec 160th, 48.8x79; Jacob Wicks, Jr. agt Emma M S Mestanz et al; J B Mitchell, atty.

AUG. 14. Madison st. swc Scammel, 25x90.6; Jennie Goldstein agt Saml Birnbaum et al; A F Silverstone, atty.

Catharine st. 64; Julia A Rich et al agt Wm T Conkling et al; Rambaut & Wilson, attys.

198TH st. swc Marion av, 100.11x50x irreg; Antonio Santaella agt Latham Realty Co et al; H Swain, atty.

Audubon av. nec Croton, 90x49.8; Isaac Weil agt Wm F McCarthy et al; amended; Rosansky & Goldberg, attys.

AUG. 15. 82D st. 306 E; Prisca Cramme agt Abraham Jacobs et al; H P Botty, atty.

188TH st. ss (proposed), 95 w Wadsworth av, 50x94.11; Wm J Carlin agt Chas A Fluri et al; E Coffin, atty.

115TH st. ns, 80 e 2 av, 20x100.10; Lion Brewery of New York City agt Antonio Galasso et al; A P Fitch, Mott & Grant, attys.

207TH st. ns, 50.7 e Decatur av, 50.7x94.6; City Real Estate Co agt Morris Ginther et al; H Swain, atty.

109TH st. 68 E; Carrie P Burr et al agt Theresa V Keyes et al; Bowers & Sands, attys.

Grant av. nws, 397 sw Samuel, 33x100; Achille Bataille agt Lillie Carpenter et al; H A Viau, atty.

Franklin av, ses, lots 101 and 104, map of village of Morrisania, —x—; Geo N Reinhardt agt Leo Levinson et al; G M S Schulz, atty.

83D st. ns, 448.9 e Columbus av, 21.3x80; Poughkeepsie Savings Bank agt Augustus W Colwell et al; H E Losey, atty.

AUG. 16. Lexington av, swc 96th, 100.8x36; Eugene Gerbereux agt Annie Rosenfeld; C A Moran, atty. Tiebout av, ws, 262 n 180th, 27.5x100.1 Willie L Brown et al agt Carrie Heitlinger et al; C B Augustine, atty.

Coster st, es, 520 s Spofford av, 20x100; Hunts Point Estates agt Julius Bernstein et al; S T Stern, atty.

13TH st, 317 E; Clara Weiner agt Moses Morris et al; Rose & Putzel, attys.

AUG. 17. Public Square, nec Haskin, 150x25; Lucy E Doherty agt Edw J Speckman et al; amended; J S Darcy, atty. 11TH st, 418 E; Emma Keller agt Salvatore Genovese et al; amended; W A Goodhart, atty.

133D st. ns, 400 w Ams av, 50x99.11; Fanny Korn agt Judith E Nelson et al; Lese & Connolly, attys. 9TH av, 405; Mary Bartenstein admrx agt Mary E Darmody; W F Hagarty, atty.

11TH st, 416 E; Emma Keller agt Salvatore Genovese et al; amended; W A Goodhart.

Riverside dr, es, 125 s 122d, 100x100; Ormond Realty Co agt Kinsella Constn Co; A & H Bloch, attys.

AUG. 18. 81ST st. ns, 175 w 1 av, 25x102.2; Louise A Moody agt Wilson Mizner et al; Carrington & Pierce, attys.

Bronx Terrace, es, lot 1173, map of Village of Wakeneld, Bronx; Mutual Trust Co of Westchester County agt Alfred H Hale et al; Ferriss, Roeser & Storck, attys.

6TH av, swc 39th, 98.8x100; Emil W Klappert et al agt Wm McDonald et al; Wesseiman & Kraus, attys.

Eagle av, sec 156th, 100x52.6; Chas E Appley et al agt Chas Trueman et al, Cannon & Cannon, attys.

JUDGMENTS.

In these lists of Judgments the names alphabetically arranged and which are first on each line are those of the judgment debtor. The letter (D) means judgment for deficiency. (*) means not summoned. (†) signifies that the first name is fictitious, real name being unknown. Judgments entered during the week and satisfied before day of publication, do not appear in this column, but in list of Satisfied Judgments. The Judgments filed against corporations, etc., will be found at the end of the list.

- Aug. 12 Ashkinase, Sam et al—M Briganti Co. \$169.41
12 August, Simon R—Avenue St John Co. 114.94
14 Altman, Arnold—N Y Tel Co. 28.07
14 Alexander, Ignatz—the same. 31.74
15 Allan, Wallace W—G Lindenmeyer. 444.60
15 Alton, Henry et al—H A Lockwood. 2,990.99
17 Allen, Edna—N Y Telephone Co. 34.03
17 Anderson, Jno et al—same. 15.11
17 Aibrecht, Jos W—E Davis. 151.71
17 Alfano, Giuseppe—S Virgilio. 673.61
17 Alexander, Frank V—Connecticut Cab Co. 37.13
18 Ajello, Henry—M Weinberg. 31.16
12 Beldner, Saml et al—C Schumacher. 408.81
12 Beberman, Israel et al—N Y Telephone Co. 27.85
12 Brown, Jno—J Hoge. 1,114.69
12 Booth, Clarence E—C M Zumbriehl. 118.69
12 Brennan, Jas—Gibson Distilling Co. 1,874.66
12 Baghell, Wm J et al—A F Groll. 522.22
14 Bezold, Jno—McConnell Coal Co. 35.17
14 Bivin, Olin C—Vroom. 79.37
14 Bruckman, Jos—A Weiss et al. 78.30
14 Bodey, Geo—The People of the State of N Y. 300.00
14 Bonasi, Salvatore & Michael Lisanti—the same. 1,500.00
14 Berney, Abraham & May Stewart—the same. 1,000.00
14 Berney, Abraham & Ida Weller—the same. 1,000.00
14 Bootz, Edwin H & Edwin B Hayden—the same. 200.00
14 Brill, Saml & Max Lubner—the same. 100.00
14 Berney, Abraham & Grace Nelson—the same. 500.00
14 Bernaschiff, Jos & Rupert Wondrok—G Hoffman. 225.31
15*Beinich, Max et al—Auerbach & Goldberg. 61.70
15 Burgi, Arnold—Avenue Realty Co. 25.56
15 Bonser, Jas et al—Colwell Lead Co. 1,385.85

- 15 Berman, Morris—City of N Y. 111.91
15 Brill, David—A Levy. 174.41
15 Brouwer, Jao H—Colwell Lead Co. 1,439.72
15 Betts, Fredk A—J A Lange et al. 69.11
15 Brownell, Harry C—F Francoit. 296.56
16 Bellocchio, Frank & Paulo—A Gereso. 90.17
16 Berman, Louis et al—H H Baum et al. 394.61
16 Bullinger, John A—A Strasburger. 22.15
16 Brown, Jos—E Weiner. 36.87
16 Block, Rudolph—J Lurie. 99.33
16 Broder, Max & Jacob et al—J P Schli- onsky. 324.65
16 Brawley, Wm—Piel Bros. 187.06
17 Baehr, Bertha—N Y Telephone Co. 19.23
17 Brinberg, Harry—N Y Telephone Co. 24.40
17 Brown, Henry C—the same. 41.43
17 Brody, Bernard*, Arthur* & Isidor* et al—J M Leibner. 204.72
17 Bieth, Jos—L Benjamin. 24.16
17 Bogul, Abe—C Shuldiner. 229.40
17 Bedell, Richd M & Clarence—Havol- ine Oil Co. 19.41
18 Byrdge, Henry—Conservative Realty Co. 216.41
18 Betts, Thos—Piel Bros. 30.66
18 Brillson, Saml et al—N Y Telephone Co. 19.39
18 Brady, Matthias—A D Shaw et al. 154.26
18 Beger, Carl—H Muller. 52.85
18*Barany, Julian F et al—Texas Co. 514.69
18 Backer, Saml—H Schwein. 53.91
18 Brockman, Marion—C M Cruikshank et al. costs, 76.15
18 Brown, Wm H—C & M Envelope Co. 114.63
18 Brewster, Ulysses B & Wm J Brew- ster admrs—F G Brewster Co. costs, 1,171.85
18 the same—E Golder. costs, 90.00
12 Cross, Helen F—American Newspaper Publishers' Assn. 63.50
12 Coates, Chas B et al—N Y Telephone Co. 60.07
12 Casola, Vincent—Lewis De Groff & Son. 46.92
14 Crosby, Reba Linbrok—N Y Tel Co. 123.42
14 Cupola, Carolina & Wm Roche—The People of the State of N Y. 300.00
14 Candie, Fernando & Lawrence Builes the same. 300.00
14 Cohn, Fannie & Herman Wasser—the same. 500.00
14 Carrati, Domenico & Frank Mattucci—the same. 100.00
14 Cerra, Antonia—B Mottola. 1,043.98
14 Crawford, Geo—Sol Bloom, Inc. 250.57
14 Carford, Evan—Bennett Sloan Co. 87.72
14 Coste, Jno B—Mathew Wilson Co. 31.27
14 Cahill, Philip—McConnell Coal Co. 63.32
15 Conway, Jas—M S Simpson. 134.38
15 Cohen, Jacob* & Max—B Baum. 236.35
16 Cohen, Gadia & Abr—A Strauss. 93.52
16 Craven, Wm—J Cullo et al. 94.85
16 Conville, Wm T—C H Peck. 748.54
16 Catranis, Geo J—L Kindler. 118.09
16 Cirillo, Filippo—S Aversano. 284.03
17 Cannott, Theodore J—N Y Telephone Co. 23.21
17 Chapo, Bertie—the same. 28.22
17 Christien, Louis—the same. 16.36
17 Conte, Alfred et al—the same. 25.22
17 Chigouracos, Constantine et al—the same. 28.67
17 Covert, Geo—L Lowenthal. 63.84
17 Coyle, Orea I—B Ellison. 25.00
18 Cox, Arthur C—Acker, Merrill & Condit Co. 121.20
18 Carrizzo, Geo et al—N Y Telephone Co. 40.72
18 Calvi, Raymond P—Belle Harbor Yacht Club. 86.86
18 Calvi, Russell—the same. 47.30
18 Cowen, Lizzie S—Press Pub Co. 161.52
12 Donnatin, Frank—Schilling Bros Ta- ble Co. 86.63
14 Davidow, Wm H & Julius Cohen—The People of the State of N Y. 1,000.00
14 Donaghy, Mary A & Louis Gilbert—the same. 1,000
14 Dick, Josef—M Gluck. 258.28
14 Deary, Louis E—E Hamilton. 623.45
15 Dickman, Isaac et al—N Y Telephone Co. 25.62
15 Dougherty, Robt et al—Colwell Lead Co. 1,385.85
15 Dominani, Pietro et al—People, &c. 500.00
15 Dimano, Pietro et al—the same. 500.00
16 Doctor, Emanuel et al—G M Kra- kower. 215.86
16 the same—the same. 216.06
16 the same—the same. 216.06
16 the same—the same. 216.37
16 Davenport, Homer C—Lord & Tay- lor. 1,324.70
17 Descartes, Jessie C—N Y Telephone Co. 21.64
17 Dooly, Francis P—the same. 15.49
17 Diplaraops, Nikitas et al—the same. 28.67
17 Dicty, Louis et al—Ingersoll Rand Co. 50.90
17 Dogle, Andrew T—S F Smith. 101.52
18 Droge, Harmon G—Acker, Merrill & Condit Co. 31.47
18 Donnelly, Francis J—Blumenthal & Bickart, Inc. 219.60
18 Darre, Richd B et al—Texas Co. 514.69
12 Fagan, Jno J et al—A F Groll. 522.22
14 Ellwood, Philip L—M B Ellwood. 130.13
15 Engle, Philip L—M B Ellwood. 130.13
15 Esposito, Anna T et al—People, &c. 500.00



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15 Eckhoff, Jno H—H J Houpert209.41	15 Hassett, Richd—N Y Telephone Co.18.05	16 Lucca, Decandia—F H Schlobohn et al31.60
15 Eisenman, Sarah—O Wissner88.40	15 Harvey, Jno J—the same38.57	16 Leighton, Meta & Edw—Marvel Baking Co226.67
16 Enrich, Sol—R Silverman et al72.66	15 Hopkins, Jos—the same40.44	16 Lentz, Tobias H—B B Davis et alcosts, 360.72
16 Eveline, Jas B—J W McDonald524.10	15 Hyman, Abraham or Alexander L—the same81.64	17 Levy, Sam—N Y Telephone Co.135.55
17 Econopouly, Peter D—Western Film Exchange of N Y60.11	15 Hunt, Hewman H et al—the same20.26	17 Langworthy, Arthur M—the same23.64
18 Eisenhardt, Wm & Emma—A M Schwarz587.35	16 Horowitz, Solomon A—Press Pub Co241.99	17 Loughlin, Jos F—H Eising et al.177.23
18 Eagan, Francis—M Gittelson69.19	16 Hummell, Wm J—McClure Co.31.66	17 Lowenhaupt, Walter J—Barkin Construction Co.118.91
12 Faerber, Karl & Mollie—S J Park et al282.54	16 Hutter, Wm—J Valnesi et alcosts, 98.37	18*Livermore, T Dwight et al—P Griffin179.01
12 Fackner, Edw et al—N Y Telephone Co.60.07	16*Herman, Emma et al—F Frankel et al496.31	18 Lichtman, Maurice—N Y Telephone Co.24.70
12 Fleischman, Sam et al—C Schumacher408.81	17 Harris, Max—N Y Telephone Co.19.54	18 Loeb, Wm S—J Kahn37.31
14 Finckel, David—I Geitsoff et al51.97	17 Hurwitz, David—L Katz161.91	18 Levin, Harry—J D Shlachetzki89.65
15 Fitzhenry, Chas J—N Y Telephone Co.51.28	17 Hamilton, Chas et al—Ingersoll Rand Co.50.90	18 Liptzen, Jacob et al—J Raden et al39.46
15 Forte, Dominick—the same15.16	17 Harlam, Moses & Lene—Union Bank of Brooklyn38,634.85	12 Mare, Luigi—M Brigante46.41
15*Friedmann, Max et al—N Y Telephone Co.29.14	17 Herzberger, Raymond G—J H Claiborne161.76	12 Mulvaney, Jno J—Sullivan Cigar Co.223.82
15 Frindel, Benj—Union Bank of Brooklyn69.90	17 Hirsch, Saml—J G Timolat62.36	12 May, Hyman—E Fishkincosts, 22.92
15 Falco, Eugenia or Eugenio—Chesebro Bros.827.97	17 Handler, Chas—A Kadushin et al.135.22	12 Meyer, Christian F—S A Singerman27.41
15 Fleisher, Hyman—I Roshop71.48	17 Hurwitz, Hyman—L Lass326.31	12 Methot, Marie et al—J D Siegel152.81
16 Friedlander, Abraham—N Y Telephone Co17.37	17 Hasey, Wm—J B Kuntz Co.94.68	12 McMillan, Albt—M S Zakian494.41
16 Farrell, Wm F—B C Samuel et al.100.60	17 Howard, Ralph S—Stewart & Clark Clark Mfg Co.217.16	14 Morris, Adolph—J P Kelly190.67
16 Finkel, S Henri—W A Paulus et al13.39	18 Holmes, C Wilder—G Stabile170.67	14 Monosson, Max—N Y Tel Co.24.59
16 Finkelstein, Saml et al—G M Krakower216.06	15 Inowayne, Henry et al—N Y Telephone Co.20.26	14 Muller, Peter—the same16.36
16 the same—the same216.37	18 Israel, Alfred D—H Corn204.65	14 Meade, Thos—the same121.00
16 Feldman, Herman et al—the same216.46	12 Jaeger, Fredk E—Bliver & Carrington68.96	14 Merkin, David & Isaac—M Aronin et al287.07
17 Fischer, Emil—N Y Tel Co.35.91	14 Jackson, Lillian R—A Susman et al125.91	14 Medbury, Fitch H—Jno Bingham & Co.33.41
17 Faure, Olga—N Y Telephone Co.42.91	17 Jacobson, Saml—N Y Telephone Co.24.74	14 Murray, Edw R—Textile Brokerage Co.34.41
17 Farnella, Ralph—the same18.98	17 Johnston, Saml—M Caroli61.72	14 MacLennan, Colin W recvr—Carson French Machine Co.835.44
17 Flint, Clarence B—W M Whitney & Co.247.33	17 Jarashow, Israel et al—Flood & Conklin Co.35.37	14 Mackey, Stephen A—D E Close124.56
17 Friedman, Frank—Electric Surgical Surgical Instrument Co.47.76	17 Jaeger, Chas R—W W Reed et al205.10	14 McDonald, Jno J—P B Sweeney111.91
18 Fellesca, Emil et al—R Perretta et al87.12	18 Judd, Emma—K M Hamilton1,199.60	15 Martoccia, Tony et al—N Y Telephone Co.22.73
18 Fidanza, Sylvester et al—N Y Telephone Co.40.72	12*Kearney, Wm J et al—A F Groll522.22	15 Molony, Frank T—the same17.03
18 Friedel, Jno—F X Keil29.42	14 Koch, Jno, Henry—National Radiator Co.278.90	15 Moore, Margaret—the same19.68
12*Gitman, Max et al—Michael Briganti Co.169.41	14 Klein, Jacob & Jas J Golden—E Epstein et al531.11	15 Mullan, Jos H—the same19.99
12 Geiger, Jos—W Frisch86.56	14 Klein, Simon R—N Y Tel Co.24.33	15 Marielli, Raffaelli—M I Feirman43.72
14 Gilgar, Edgar—H G Bindsell88.00	14 Kelly, Thos & Wm A Smith—The People of the State of N Y.500.00	15 Mont, Robt R—E Johnson167.81
14 Gold, Morris—L B Katz544.36	14 Keiney, M Burtis—J Blumenfeld32.91	15 Marcowitz, Emile—M Abramovici34.71
15 Green, Louis E—N Y Telephone Co.19.91	15 Kannensohn, Morris—N Y Telephone Co.25.11	15 Mirabella, Santo et al—Northern Bank of N Y.332.92
15 Greenfield, Wm—S Friedlander276.80	15 Keidish, Alexander—the same28.08	15 Miano, Frank et al—the same332.92
15*Grinberg, David et al—D P Harris Hardware Co.280.05	15 Knell, Alexander—the same29.14	15 Morris, Adolph et al—D P Harris Hardware Co.280.05
15 Guillemaire, Jos—R C Johnson et al491.85	15 Kopelman, Saml—the same28.60	15 Magaldi, Emil—Graff Furnace Co.84.66
15 the same—the same210.70	16*Kalmanoff, Jos et al—N Y Telephone Co.36.72	15 Mead, Wm H—H L Redfield84.40
15 the same—the same409.45	16 Keller, Edw—Euitable Trust Co of N Y77.07	16 Meryash, Louis & Rebecca—M Vincent4,712.96
15 the same—the same228.75	16 Kennedy, Jas—Gibson Distilling Co.90.41	16 Merritt, Chas A—Sayles Zahn Co.338.47
15 the same—the same173.75	16 Kranz, Max C—L Schafran113.91	16 Muntz, Abraham et al—G M Krakower215.86
15 Greenfield, Wm J—A Weisz60.91	16 Kugel, Adolph et al—G M Krakower216.06	16 Melander, Theo—Equitable Trust Co of N Y.34.13
15 Gargillo, Domenico or Dominick et al —Chesebro Bros827.97	16 Keidanz, Emil H—Kamerad Pub Co.24.41	16 McBride, John H—O Herschman49.46
16 Gump, Craig J—N Y Telephone Co.45.20	16 Kugel, Adolph et al—G M Krakower216.37	16 Meagher, John J et al—Northern Bank of N Y126.36
16 Gwynne, Anee, Edw C & Erskine et al—S Riker, Jr, et al850.05	17 Kaplan, Jacob et al—N Y Telephone Co.29.24	16 Mundle, Max W—E Fleischel et al70.22
16 Gull, Edwin R—Lowas Garage, Inc.565.76	17 Krengel, Sylvia F—the same18.43	16 Merksamer, Saml—A R Conklin.1,552.67
16 Gluck, Danl W—O Oestreicher et al89.05	17 Katzka, Gustave—J M Leibner26.80	16 Marberg, Wm et al—G M Krakower216.46
16 Gasparetti, Amabile—E Fontana99.48	17 Keen, Albt R—Higgins & Seiter.388.89	16 Mierau, F Edw—W H Malcolm183.74
16 Godward, Geo—D J Pappas64.27	17 Kaufman, Leopold—P Clements.4,479.11	16 Maxwell, Clifford D & Max C et al—F Frankel et al496.31
16 Gill, Thos—Bankers Surety Co.1,993.37	17 Kelly, Tony—Connecticut Cab Co.73.31	16 McMurtie, Douglas C—D E S Mead125.17
17 Gutman, Leopold—N Y Telephone Co.30.14	18 Kinstler, Moses—Saranac Realty Co.938.16	16 Mintz, Abraham et al—G M Krakower216.06
17 Greenstein, Saml—the same27.78	18 Kolker, Herman—M Karpf32.41	17 Michael, Abraham G et al—N Y Telephone Co.29.24
17*Glueck, Louis et al—the same20.45	18 Kerr, Chester M—National Park Bank of N Y188.21	17 McClelland, Walter—J Kirschenbaum170.65
17 Gross, Kalman et al—the same.20.45	18*Kohn, Saml et al—B L Abrams.153.87	17 Markowitz, Saml & Morris H—H Baum203.72
17 Grand, A Victor—P A Peterson519.65	12 Lyon, Chas H—F Wilson et al155.25	18 Mirbach, Saml—Acker, Merrill & Condit Co.234.23
17 Graham, Donald—Motor Car Pub Co.63.81	14 Lach, Morris—S Flaum et al21.17	18 Matthews, Harry C—N Y Telephone Co.24.69
18 Guttman, Abraham—Butler Bros.106.91	17 Lidell, Wm H—Eudees & Knopf Co.88.19	18 Martin, Carrie—the same28.96
18 Gursky, David—L Braverman27.65	14 Livesey, Wm as liquidator—L Blitz2,271.76	18 McGinty, Patk J—the same21.27
18 Graus, Jno C—R A McKee165.20	15 Lavin, Gregorie S—N Y Telephone Co.18.10	18*Meyers, Louis et al—the same.19.39
18 Grimaldi, Aurelio—O B Coates & Co.221.16	15 Lawrence, Jos D Jr—the same23.11	18 Morris, Chas A—the same24.80
12 Hover, Harry W—N Y Telephone Co.51.38	15 Levine, Louis—N Y Telephone Co.22.20	18 Muller, Richard—the same15.77
12 Hoorman, Marie L—the same26.20	15 Litwak, Julius—the same17.73	18 Manno, Saml et al—the same.21.74
12 Hamilton, Thos H—W S Lawson et al2,708.49	15 Lowe, Albt E—the same26.41	18*Miller, Saml et al—the same.21.74
12 Herr, Henrietta B & Blanche—E L Sykes1,286.98	15 Levy, Saml—J Leblang71.87	18*Merona, Jos & Antonio et al—the same40.72
14 Hurwitz, David—N Y Tel Co.96.95	15 Lippmann, Louis J—T Carobine et al238.44	18 Mann, Jesse—A Powell et al48.91
14 Hart, Fredk A—G R Sutherland230.10	15 Lyons, Saml—M Friedman107.50	
14 Hoag, Lena K—E H Weatherbee.695.43	15 Lancaster, Jas H—D J Walsh78.04	
14 Hynes, Edw F—Westfield Plate Co.129.71		



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1,041.67
- 18 Mannion, Thos J—Equitable Trust Co
of N Y...265.41
- 18 McQuade, Francis et al—Dover Trust
Co...4,112.94
- 18 Montgomery, Wm R et al—the
same...4,112.94
- 18 Michaels, Abraham G et al—J N
Griggs...24.41
- 18 the same—the same...119.41
- 12 Norman, Johan G—N Y Telephone Co.
...44.80
- 14 Nicholas, Geo—C Thorley...37.30
- 15 Needham, J Gale et al—H L Vers-
choore...4,005.73
- 15 Naples, Anthony or Antonio et al—
Chesebro Bros...827.97
- 16*Naidech, Jos et al—N Y Telephone
Co...173.37
- 18 Nagel, Chas R—F G Sanvan...277.47
- 14 O'Donnell, Jno A—North Side News
Co...162.22
- 15 O'Brien, Jas—N Y Telephone Co...18.13
- 15 Ogden, Jansen D—Voorhees Rubber
Mfg Co...1,045.77
- 15 O'Connor, Stephen—C Ludwig Bau-
mann Co, Brooklyn...73.51
- 15 O'Connor, Florence E—W Holzwasser
et al...costs, 108.60
- 16 Opperman, Wm C—E V Kohnstamm
et al...564.13
- 17 O'Sullivan, Mary—B Hammerle...51.91
- 17 O'Neill, Jno E et al—Geo Schleicher
Co, return of chattels and costs.
...40.38 or 90.83
- 18 Ochse, Anna E—C Schaefer et al...456.20
- 18 Ostrwo, Alexander et al—J Raden et
al...39.37
- 14 Polansky, Bessie—The Crandall Pet-
tie Co...267.90
- 14 Plummer, Henry—N Y Tel Co...22.70
- 14 Pasocello, Joseph—the same...25.74
- 14 Perlman, Louis H—the same...49.13
- 14 Pepe, Felice & Rocco Graziano—The
People of the State of N Y...100.00
- 14 Petersen, Ingeborg & Wm Lawson
—the same...500.00
- 14 Pacelli, Leopold & Jos Butler—the
same...300.00
- 14 Patterson, Arthur & Patk J Frawley
—the same...500.00
- 14 Pompa, Carmela & Tony Brocepoi
—the same...500.00
- 14 Page, Philip J & Albt Klein—the
same...300.00
- 14 Pratt, Chas S & Burnett C MacIn-
tyre—the same...500.00
- 14 Papantonio, Antonio, Emanuel Bur-
lando & Robt C Burlando—The J &
M Haffen Brewing Co...321.53
- 15 Phillips, Jno J—N Y Telephone Co...30.03
- 15 Press, Max et al—Auerbach & Gold-
berg...61.70
- 17 Peek, Chas V D et al—A Martinez...
720.61
- 17 Pietropaolo, Pasquale—Manhattan
Hotel Co...184.25
- 17 Pierce, Ribert—H B Roberts...11.24
- 17 Perlman, Max et al—Manhattan Color
Works...95.46
- 17 Pierce, Alvin C—N Levy...144.41
- 18 Peterson, Geo R—Belle Harbor Yacht
Club...42.40
- 18 Peterman, Frank et al—H L Abrams
...153.87
- 12 Reynolds, Jno—H Joseph...376.46
- 12 Raymond, Benj—N Y Telephone Co...
25.24
- 12 Rasmussen, Robt T—the same...61.64
- 12 Rubinsky, Jos—Meyer & Nelwon...78.79
- 14 Rosenthal, Albt & Solomon Fox—N Y
Tel Co...31.33
- 14 Ross, Chas, Michele Shillitani &
Lugi Verzilio—The People of the
State of N Y...300.00
- 14 Rosenheim, Abraham—Saml Kaplan
& Bros...103.91
- 15 Redmond, Andrew—N Y Telephone Co...
19.75
- 15 Roemer, David—the same...20.01
- 15 Rose, Jacob H—the same...19.33
- 15 Rosenthal, Saml* et al—the same...
25.62
- 15 Russo, Biaso et al—the same...22.73
- 15 Raymond, Benj C—Universal Com-
pound Co...90.35
- 15 Ranger, Jno H et al—H A Lockwood...
2,990.90
- 16 Rausch, Henry L—N Y Telephone Co...
18.95
- 16 Rasmussen, Robt T—the same...62.98
- 16 Reaven, Benj—H Schwab...49.61
- 16 Robitzek, Wm—Metropolitan Sewer
Pipe Co...154.16
- 16 Russell, Wm C Jr—A W Gray...29.41
- 16 Rhine, Edw—R Kahn...642.77
- 16 Rifkin, Julius—S Miller...583.33
- 16 Rosner, Lou S—Cloak & Suit Supply
Co...71.84
- 16 Rothschild, David—S Wolf...151.91
- 16 Rosenberg, Ike et al—Mutual Alli-
ance Trust Co...2,658.26
- 17*Rosenberg, Louis et al—Fuchs & Co...
1,068.86
- 17 Rosen, Saml—N Y Butchers Dressed
Meat Co...208.81
- 17 Rosenblum, Jacob—Palmer Price Co...
42.61
- 18 Richmon, Gidion et al—Humphrey
Co...62.41
- 18 Rieffel, Edw—Acker, Merrall & Con-
dit Co...127.94
- 18 Rosovsky, Rebecca—N Y Telephone
Co...16.97
- 18 Rossel, Jno L—C Hartmann...66.75
- 18 Holand, Alexander—N Y Telephone
Co...14.70
- 18 Reade, Jos Jr et al—System Co...35.41

- 18*Rosenberg, Jules—I Heidelburger...
571.30
- 18 Rosensweig, David et al—J Raden et
al...39.46
- 18 Reed, Lindsay S et al—J N Griggs...
119.41
- 18 the same—the same...24.41
- 12 Schifter, David—N Y City Mint Own-
ership Realty Co...36.10
- 12 Sire, Martin L—Star Iron Works...45.32
- 12 Swobola, Henry J—Pease & Elliman...
66.16
- 12 Sonders, Max—T W Lind Co...33.96
- 12 Strain, Jas H—W Buchman...92.48
- 14 Shamroth, Chas W—J Levine...44.11
- 14 Siegal, Harry—N Y Tel Co...15.22
- 14 Shaheon, Assy—the same...34.86
- 14 Smith, Milton—the same...37.97
- 14 Salomon, Morris & Saml Wallack—
the same...100.00
- 14 Smith, Mary & J A Zimmerman—The
People of the State of N Y...500.00
- 14 Shiebler, Geo W—M L Bowdin et al...
68.51
- 14 Stair, Helen—I Wassergug...144.65
- 14 Schlang, Esther & Geo Peters—The
People of the State of N Y...500.00
- 14 Schlang, Esther & Walter Gallagher
—the same...500.00
- 14 Schwartz, Jos—McConnell Coal Co...
117.17
- 14 Schreyer, Jacob—The Fish Rubber Co...
87.24
- 15 Stone, Florence K K—N Y Telephone
Co...45.23
- 15 Stivers, Geo N—the same...31.31
- 15 Sullivan, Dennis J—the same...21.61
- 15 Sroka, Louis—S Koch...676.01
- 15 Schueler, J L Emil—J Soencer Turner
Co...79.32
- 15 Sullivan, Cornelius J—W Verbeck...
1,587.98
- 15 Steinberg, Israel—M Salem...59.65
- 16 Saretsky, Victor—N Y Telephone Co...
27.21
- 16 Shoer, Abraham—the same...32.96
- 16 Schreiber, Nathan—N Y Telephone
Co...15.07
- 16 Schapierer, Isidore—the same...18.08
- 16 Schader, Nathan—the same...21.89
- 16 Sutter, Manuels—the same...20.01
- 16 Star, Solomon et al—H H Baum...394.61
- 16 Steele, Franklin et al—S Riker, Jr
costs, 850.05
- 16 Sulvestri, Paul—L Fisher et al...39.17
- 16 Slotopolsky, Louis & Solomon et al
—J P Schluonsky...324.65
- 16 Sholtz, Jacob—J Behan...191.86
- 16 Stanley, John—H Phipps...317.15
- 16 Stiefel, Frances—S L Levin...81.41
- 16 Stuurman, John H G Jr—C B Pierce...
1,076.20
- 16 Stuurman, John H G Jr—the same...
1,076.87
- 16 Stuurman, John H G Jr—the same...
525.91
- 16 Schultz, Henry et al—Mutual Alli-
ance Trust Co...2,658.26
- 17 Storaker, Knute et al—N Y Tele-
phone Co...15.11
- 17 Snowhit, Abraham et al—Fuchs &
Co...1,068.86
- 17 Seigel, Louis et al—J M Leibner...204.72
- 17 Stadie, Ida M—H Gottlieb...46.41
- 17 Sweeney, Peter B—E Weber...219.23
- 17 Sohlke, Gus—Morningside Park Co...
265.96
- 17 Schwartz, Jos—Curtis Blaisdell Co...
25.81
- 17 Schlipkoether, Gustav—Adolf Prince
Co...145.44
- 17 Suskin, Phillip et al—Flood & Conk-
lin Co...35.37
- 17 Sullivan, Timothy et al—Geo Schlei-
cha Co, return of chattels or...40.38
- 18 Santarsiero, Salvatore et al—R Per-
retta et al...87.12
- 18 Saaserth, Kaufman—Acker, Merrall
& Condit Co...30.36
- 18*Silberfeld, Wm et al—N Y Telephone
Co...21.74
- 18 Saxon, Maria—the same...52.23
- 18 Scharff, Fredk & Arnold—the same...
41.24
- 18 Seklir, Herman—the same...24.93
- 18*Schwartz, Adolph et al—the same...
40.72
- 18 Sternfield, Simon L—the same...18.98
- 18 Sweet, Edw M—L R Hypes...113.71
- 18*Steiner, Simon—Grossman Bros &
Rosenbaum...432.34
- 18 Schwartz, Adolph et al—the same...
432.34
- 18 Sidorsky, Herman—Funk & Wagnalls
Co...29.31
- 18 Shea, Michael—A Cantor...46.65
- 18 Starr, Louis—Geo H West Shoe Co...
102.26
- 18 Schaefer, Chas E et al—I E Beaty...
1,041.67
- 18 Schiff, Bernard—Equitable Trust Co
of N Y...386.04
- 18 Sutherland, Edw G—W C Frost et al...
96.20
- 12 Trecartin, Wm L—N Y Telephone Co...
29.82
- 14 Taylor, Frank—The People of the
State of N Y...150.00
- 14 Thomas, Andrew—A McMullen...51.05
- 15 Thompson, Jno A & Herbert J—Lewis
Blue Point Oyster Cultivation Co...49.11
- 16 Tuchman, Aaron—N Y Telephone Co...
35.49
- 18 Tilly, Chas A—Thos G Knight Co...215.65
- 18 Tompkins, Vincent C—J N S Brew-
ster...201.72
- 15 Uebelmesser, Chas R—Derby Desk
Co...92.56
- 12 Van Schaick, Singleton—H A Flur-
scheim et al...96.35

- 15 Vallon, Maurice C et al—H C Vers-
choore...4,005.73
- 15 Van Allen, Jno—People, &c...500.00
- 15 Victorvauch, Rubin—Bordens Con-
densed Milk Co...costs, 27.41
- 16 Velleman, Alexander—N Y Telephone
Co...87.25
- 18 Voss, Jno—Lang & Co...263.20
- 18 Volkmann, Louise C A—N Y Tele-
phone Co...29.34
- 12 Weisman, David et al—N Y Telephone
Co...27.85
- 12 Welcome, Jennie T & Ernest—S Des-
owitz...88.51
- 12 Wheeler, Nerissa D et al—J Personem...
1,167.80
- 14 Williams, Thos Jr—N Y Tel Co...16.56
- 14 West, Cora—The People of the State
of N Y...150.00
- 14 Wood, Chaliners C & Jas Fletcher
—the same...300.00
- 14 Warren, Thos E—A Susman et al...73.47
- 14 Weil, Max—J & E Homan Co...96.41
- 15 Walsh, Danl O'C—J C Fitzsimmons...
53.84
- 15 Woodhull, Jesse W—L S Leonard...95.41
- 16 Washburn, Helen—N Y Telephone Co...
34.17
- 16 Walker, David—the same...44.78
- 16 Weisbrodt, Isidore—the same...50.50
- 16 Winnenberg, Theodore—the same...
27.87
- 16 Wachsteter, Pincus—the same...34.82
- 16*Weinstock, Louis & Jos et al—the
same...36.72
- 16 Weill, Nathan L—the same...162.43
- 16 White, Chas H—Dale Co...56.47
- 16 Wilson, Monmouth B—N M Sheffield
et al...300.87
- 16 Ward, Wm—A B Wolf...25.31
- 16 Weller, Fredk—the same...30.41
- 16 Wolfman, Philip H—Kamerad Pub
Co...34.41
- 17 Wolfert, Siedney et al—N Y Tele-
phone Co...25.22
- 17 Wolfert, Lena—Bauer & Black...29.02
- 17 Walton, Simon T—R J Ward, Jr...378.51
- 17 Wagner, Walter E—Alameda Con-
structing Co...44.41
- 17 Worden, J Clinton—J T Smith...97.27
- 17 Waybright, Elhanau W—Ridabock
& Co...30.92
- 18 Warren, Frederic B—C Roos...1,805.46
- 18 Weingarten, Henry—N Y Telephone
Co...31.69
- 18 Wilson, Marguerite—the same...37.66
- 18 Walker, Frank E—C M Mapes...48.82
- 18 Werle, John—M J Garvin...125.22
- 12 Yankelowitz, Abram or Abraham—A
Ginsburg et al...89.20
- 15 Zagatta, Mendel—E W De Leon...1,255.45
- 15 Zimmerman, Geo—Allen Adevertising
Agency...284.05
- 16 Zabransky, Wm et al—Northern
Bank of N Y...126.36
- 16 Zeikus, Thos, admr—Florida East
Coast Ry Co...costs, 12.60

CORPORATIONS.

- 12 Cheney Realty Corp—Northern Bank
of N Y...1,153.22
- 12 Crrreja Motor Car Co—La Hacienda
Co...309.06
- 12 American Moving Picture Machine Co
—the same...168.84
- 12 Renard Building & Construction Co—
J M Singer...86.23
- 12 Croxton Motor Co of N Y—L Schnei-
der...214.42
- 12 Standard Sanitary Mfg Co—William
McShane Co...costs, 27.65
- 12 Greenwich Hat Works—M Cohn & Co...
49.74
- 14 Carter Garage Co—Swan & Finch...37.22
- 14 Second Manhattan Office Building Co
—N Y Tel Co...89.01
- 14 American Kinograph Co—N Y Tele-
phone Co...98.13
- 14 Branch Mint Operating Co—N J
Thompson...50.20
- 14 Colonial Fur Co—N Y Telephone Co...
36.43
- 14 Jacob Marks Sons Inc—F W Devoe et
al...176.97
- 14 Joseph Holbreith, Inc—M Fass et al...
31.57
- 14 Louore Realty Co—N Y Telephone Co...
102.43
- 14 Livesey & Co Ltd et al—L Blitz...2,271.76
- 14 Madison Paper Stock Co—N Y Tele-
phone Co...26.60
- 14 N Y Connecticut Realty Co—the
same...18.43
- 14 481 East 167th St Inc—M M Menken...
475.99
- 14 Packard Car Livery Co—N Y Tele-
phone Co...33.54
- 14 P C W Mfg Co—the same...68.68
- 14 R & J Specialty Co—N Y Telephone
Co...60.92
- 14 Second Manhattan Office Building Co
—the same...89.01
- 15 Liberty Liquor Co—N Y Telephone Co...
63.52
- 15 Morton Silk Weaving Co—the same...
19.11
- 15 Savoy Improvement Co—the same...
33.55
- 15 William H Miller Co—the same...22.01
- 15 Monarch Automatic Machine Co—S J
Floyd...441.15
- 15 Consumers' Apron Co—Paulus & How-
ell Press...775.99
- 15 Theo Bros Co—Isaacs Bros...468.75
- 15 Choos Amusement Co—G P Baroni...
111.90
- 15 Vanderbilt Realty Improvement Co—
J Jurin...112.72

34TH st, 40 W; Elison Construction Co agt Saml, Wm C & Gustav Frank, Sol Bloom & Thos W Lamb. (133) 930.80
Anthony av, es, 61.8 n 172d, 99x100; Thos C Edmonds & Co agt Associate Contractors & Builders, Inc. (134) 760.50
Edgecombe av, nwc 165th, 80.11x130.2x irreg; Church E Gates & Co, Inc, agt Sun Construction Co. (135) 2,489.12
142D st, 359 E; Chas Schlesinger agt Cincenzo Razzano & Pasquale Carzio. (136) 150.00
142D st, 359 E; Same agt same. (137) 60.00
2D av, 205; Greater N Y Sash & Door Co agt Bernard Rosens & Jacob Paletz. (138) 50.00
144TH st, 263-65 W; Jacob Warschaw agt Kate J Reilly & Thos Hayden, agent (139) 143.30
Haven av, nec 169th, 110x75; Nappi Contracting Co agt Hanover Estates & Hanover Bldg Co. (140) 675.00

AUG. 18.

Edgecome av, nwc 165th, 80.9x140.3; Lockwood Co agt Sun Constn Co. (141) 720.00
Anthony av, 1640-42; Harlem River Lumber & Wood Working Co agt Associate Contractors & Builders. (142) 5,005.25
Nereid av, ss, 82 w Barnes av, 25x100; Alexander Obright agt Vincent Palmeiri. (143) 55.00
Marmion av, swc 179th, 75x150; Frank J Johnson agt C K Realty Co. (144) 2,350.00
191ST st, ss, 50 w Hughes av, 40x76; Isaac Hyams agt Orwell Realty Co & David H Spring. (145) 150.00
175TH st, 503-11 W; Annie Meyer agt Estate of B Klingenstein & Ignatz Kramer. (146) 402.34
6TH st, 435 E; Abr Rosenblum agt Michael Rosencranz & Abr Goodman. (147) 382.00
Av A, 58-60; Saml Reiner agt Joseph & Adolph Deutsch & Sigmund Fox. (148) 314.56
180TH st, 661 W; Matheson Lead Co agt A H Kight & H A Van Dietsch. (149) 585.00

BUILDING LOAN CONTRACTS.

AUG. 12.

5TH av, 235-37; Jessie M Wells loans Emil B Meyrowitz to erect a — sty bldg; — payments. \$65,000
86TH st, ss, 185 w Columbus av, 60x 106.10; Germania Life Ins Co loans Mayer & Mayer, Inc, to erect a 12-sty loft; — payments. 270,000
West End av, nec 64th, 50.2x100; S Walter Kaufmann loans Auto Service Building Co to erect a — sty bldg; — payments. 25,000

AUG. 14.

South Oak Drive, ss, 58.10 w Holland av, 31.2x106.2xirreg; Lillie M Bopp loans Jos A Mascia to erect a — sty bldg; — payments. 5,000
South Oak Drive, ss, 90.1 w Holland av, 31.4x124.10xirreg; Louisa M Ludwig loans Jos A Mascia to erect a — sty bldg; — payments. 5,000

AUG. 15.

25TH st, ss, 425 e 10 av, 125x98.9; Robt McGill loans McKeon Realty Co to erect a — sty loft bldg; 6 payments. 55,000
Baisley av, nec Fairfax av, 75x100; Frank Rauch loans Mary F McGrail to erect a — sty bldg; — payments. 3,000

AUG. 16.

3D AV, swc 183d, 94x58; American Mortgage Co loans Pocano Realty Co to erect a — sty bldg; — payments. 47,500
Undercliff av, ws, 227.11 n Washington Bridge Park, 68.3x142.10x57.11x143.7; Mary S Croxson loans Hope Construction Co to erect a — sty bldg; — payments. 25,000

AUG. 17.

Clinton av, ws, 264.5 n 181st, 128.5x97.9x irreg; Comity Mortgage Co loans G Zingales Co to erect three 5-sty bldgs; — payments. 78,000

Story av, ns, 130 w Olmstead av, 25x 108; Elizabeth K Dooling loans Ernestine Geffe to erect a 2-sty dwg; 3 payments. 4,000

Story av, ns, 105 w Olmstead av, 25x108; Same loans same to erect a 2-sty dwg; 3 payments. 4,000

Story av, ns, 180 w Olmstead av, 25x 108; Same loans same to erect a 2-sty dwg; 3 payments. 4,000

Story av, ns, 155 w Olmstead av, 25x 108; Same loans same to erect a 2-sty dwg; 3 payments. 4,000

AUG. 18.

Hoffman st, ws, 120.8 s Pelham av, 40.4 x100.7; City Mortgage Co loans Pinnacle Realty Co; to erect a 5-sty apartment; 10 payments. 22,500

Hoffman st, ws, 80.4 s Pelham av, 40.4x 100.7; same loans same; to erect a 5-sty apartment; 10 payments. 22,500

Hoffman st, ws, 161.1 s Pelham av, 40.4 x100.7; same loans same; to erect a 5-sty apartments; 10 payments. 22,500

Elton av, nws, 48 sw 159th, 50x100; same loans Chas T Streeter Constn Co; to erect a 5-sty apartment; 12 payments. 32,000

Garden st, ns, 10.7 e Prospect av, 50x 100; same loans Jacob Cohen Construction Co; to erect a 4-sty apartment; 11 payments. 21,000

SATISFIED MECHANICS LIENS.

AUG. 12.

22D st, 140-44 W; Hull, Grippen & Co agt Retaro Realty Co et al; Feb23'11. 262.92

Av D, 8-12; M Bernstein et al agt Louis Schaffler et al; July8'11. 1,000.00

AUG. 14.

43D st, 304-22 E; Wolf Gelband agt N Y Soc for the Relief of Ruptured & Crippled et al; Aug3'11. 255.50

162D st, ss, 160 e Prospect av, 25x100; Fiske & Co agt Fred F French Co et al; Aug3'11. 1,203.25

AUG. 15.

43D st, 6-8 E; Geo J Vogel agt Lena K Hoag et al; Feb14'11. 156.37

43D st, 8 E; Wm McClintock agt same; Dec1'10. 330.37

Jennings st, swc Vyse av; Rudolph Gersmann agt Cristie Construction Co et al; June21'11. 1,200.00

AUG. 16.

Amsterdam av, ws, 259.10 n 175th; Frank Spadaccini agt Gingold Realty Co et al; Aug10'11. 451.00

Rodgers pl, es, 350.1 n Westchester av; Jas B Smith agt Rodgers Building Co et al; Apr25'11. 1,250.00

43D st, 8 East; David Davidoff agt Lena K Hoag et al; Nov4'09. 68.00

AUG. 17.

Chanute av, ws, 150 s Story av; Henry V Becher agt Amelia Brewi et al; Aug 11'10. 482.00

Kelly st, es, 120 s Intervale av; Standard Damp Proofing & Roofing Co agt Longfellow Realty Corp et al; Jan14'11. 87.50

118TH st, 2 W; Jas G Freaney et al agt Peter McGinn et al; June24'11. 95.97

22D st, 140-44 W; Purcell & Gilfeather Inc agt Ritario Realty Co et al; Feb28'11. 54.00

22D st, 140-44 W; American Luxfer Prism Co agt Retaro Realty Co et al; Feb2'11. 350.00

AUG. 18.

Broadway, sec 43d. Richey Brown & Donald Inc agt Broadway & 43d Street Co et al. Junel'11. 30,687.30

Broadway, sec 43d. Pittsburgh Plate Glass Co agt same. Mar29'11. 5,622.43

Broadway, sec 43d. McNiecy Bros Inc agt same. Mar27'11. 18,584.20

Broadway, sec 43d. Tucker & Vinton agt same. Mar15'11. 400.00

Broadway, sec 43d. Pelham Operating Co agt same. Mar7'11. 305.27

Broadway, sec 43d. Dunn's Improved Vacuum System agt same. Feb14'11. 500.00

Broadway, sec 43d. D H McLawry Marble Co agt same. Jan26'11. 13,877.00

Broadway, sec 43d. H W Palens Sons agt same. Jan20'11. 10,122.65

Broadway, sec 43d. Otis Elevator Co agt same. Mar31'11. 7,310.00

Broadway, sec 43d. Geo H Storm & Co agt same. Oct27'10. 1,857.28

Broadway, sec 43d. Sargent & Co agt same. Mar28'11. 2,476.42

Broadway, sec 43d. Hull, Grippen & Co agt same. Oct25'10. 813.28

Webster av, 2780. Keyron Holland agt agt N Y C & H R R Co. June22'11. 35.00

Discharged by deposit.

Discharged by bond.

Discharged by order of Court.

ATTACHMENTS.

AUG. 10.

Flagler, Amasa P; Stephen J Brown; \$1,-250; H D Merchant.

William A Brady, Ltd; James K Hackett; \$5,000; A L & S F Jacobs.

AUG. 11, 12, 14 and 15.

No Attachments filed these days.

AUG. 16.

United London & Scottish Ins So, Ltd; Pierson Dry Goods Co; \$1,736.64; W O Badger, Jr.

CHATTEL MORTGAGES

AFFECTING REAL ESTATE.

AUG. 10, 11, 12, 14, 15 and 16.

Audubon Improvement Co. N w cor Amsterdam av & 156th st. Colonial Mantel & Refrigerator Co. Refrigerators. 560

Curzio & Razzano. Southern Boulevard, n w cor 142d st. Sanders & Barnett. Iron Work. 2,025

C K Realty Co. 178th st, ss, 100 w Vyse av. Colonial Mantel & Refrigerator Co. Refrigerators. 262

Curzio & Razzano. So Boulevard & n w cor 142d st. Sanders & Barnett. Hardware. 2,025

Steinmetz Cons Co. 957 Rogers pl. Colonial Mantel & Ref Co. Refrigerators. 205

West 139th St Realty Co. S s 150th st, 125 w Bway. National Elevator Co. Elevator. 2,200

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