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THE CITY'S FAMOUS WATER FRONT BOULEVARD.

Originally Planned as a Seat for Fashionable Dwellings, Riverside Drive Has Become of Late Years One of the Foremost Among Apartment House Avenues.

R IVERSIDE DRIVE is New York's any, thoroughfares in America surpass it in natural attractiveness. The charms of its scenery have been enhanced by the landscape gardener, and the roadway, as it now exists, is a triumph of engineering skill. Vast sums have been expended in its construction and maintenance and its parks provide a playground and recreation space for thousands of the city's cliff-dwellers. Long before the Revolution, this portion of Manhattan was occupied by the suburban residences of wealthy New Yorkers, and the banks of the Hudson were dotted with country villas and estates. In most cases, these residences were so situated that when the Drive was opened, they either had to be removed to make way for the roadbed, or were set so far back as to be entirely off the line.

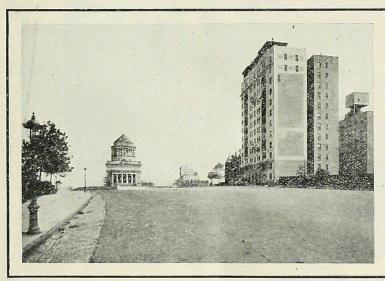
The plan of a magnificent waterfront roadway was conceived by William M. Tweed, at the height of his political power, but the first section of the Drive, from 72d to 122d streets, was not officially opened until 1880. Riverside Drive first gained a national reputation in 1885, when General Grant was buried there. At that

in price about \$75,000 apiece, when built on a full lot. The high-stoop, brownstone house so common in other sections of the city, and so totally lacking in architectural beauty, was not used on the Drive to any extent. For a time the natural attractiveness of the Drive was sufficient to induce many well-to-do people to settle there, and the early builders found a ready market for their wares. A few years sufficed to demonstrate that Riverside Drive, as a private dwelling section, had several drawbacks. Chief among these was the lack of adequate transportation. The elevated was far removed and the surface lines were too slow for downtown travel. Another drawback to the erection of high-priced dwellings was the lack of restrictions. Then, too, the river winds were so strong that it was found difficult to heat the houses in winter with ordinary furnaces. These unpleasant features were sufficient to check the sale of houses, and as a result "to let" and for sale" signs became conspicuous, and several builders were forced into bankruptcy.

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resembling a land boom has ensued. It is true that some individual lots have brought rather fancy prices, but this was due to the fact that the property was already occupied by substantial dwellings and could not be sold on the basis of vacant lots. In the case of the south corner of S8th street, two five-story American basement dwellings, in excellent condition, were acquired as part of the site for a tall apartment house. The absence of any sharp increase in values is accounted for in several ways. When the building movement began on Riverside Drive, property values were already higher than in the surrounding territory and builders, therefore, very naturally preferred adjacent property, which offered more speculative profit, locating on the Drive, only when they could buy at reasonable prices. The Drive, having lost its private residence character, was no longer of value from that standpoint and the owners had either to sell at market figures or hold their property idle and for this reason the builders were able to make their own terms. In addition to this, no iron-clad restrictions existed to prevent competitive selling, and as the Drive had





THE HIGHEST POINT ON THE DRIVE

LOOKING NORTH FROM MOUNT TOM

time the thoroughfare was in rather a crude state, but improvements were made shortly afterwards and magnificent parks were laid out between the Drive and the

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In spite of its natural beauty and pure air, Riverside Drive has never approached Fifth avenue as a fashionable residence street. When improvements began, it was freely predicted that the Drive would rival, if not surpass, the East Side thoroughfare, but this prophecy failed of fulfilment. While many wealthy people settled there, none of the ultra-fashionable set did. Had an Astor or a Vanderbilt migrated to the Drive it is very likely that this famous western street would have become a center for society.

Shortly after its opening, the first dwelling was erected, but it was nearly ten years later before very many houses appeared. From then on the development was rapid, especially in that part south of 100th street. Rows of dwellings were erected by speculative builders and marketed to individuals. It is estimated that 50 per cent. of the dwellings were built in this fashion. The houses were nearly all brick or limestone front dwellings of the American basement type and similar in design. Here and there some individual owner improved some corner with a design of his own fancy but for the most part, the houses were of a conventional type, even when erected by private parties. These buildings, with the land, averaged

ing of the subway. This means of rapid transit made the Drive as accessible as other parts of the West Side and opened the possibility of apartment house construction. In 1895 the first of these structures appeared, and from that time on the building of apartment houses has steadily continued, and to-day the Drive has entirely lost its original private house character. Except in a few cases, no handsome residences have been constructed in recent years, and it is extremely unlikely that any more will be undertaken in the future. The most notable exceptions are the Schwab house, between 73d and 74th streets, which was understood to have cost about \$3,000,000, and the picturesque Rice dwelling at the S9th street corner. In spite of the fact that both these dwellings cost their owners enormous sums, neither of them proved particularly attractive to the builders. The Schwab house has been but little occupied since its completion, and the other was sold some time ago to a foreign tobacco merchant.

In spite of the fact that the last six chant.

chant.

In spite of the fact that the last six years has witnessed a remarkable activity in apartment house construction on Riverside Drive, there has been no decided enhancement of values, at least in the section below Grant's Tomb. Nearly all of the vacant land has been absorbed and the structures erected have been of a very substantial character, but nothing

no possible business future, land was worth only what it would produce for living purposes, and therefore had no great speculative value.

The apartments thus far constructed on Riverside Drive have been of an excellent grade. The houses are all of the elevator type and range in height from seven to twelve stories. A wide variety of architecture is to be noted, but for the most part it is in good taste, the freak facades, so common in many parts of the city, being notably absent. Suites in the various houses range from nine to eighteen rooms in size and rents run from \$1,200 to \$6,000 an apartment. The average price of a nine or ten-room apartment would probably be about \$2,500. Land values rise and lower with the altitude of the avenue, which varies considerably. The street is 65 feet above high water at its beginning, at 72d street, and rises to 75 feet at 76th street. At 79th stret it drops to 40 feet, rising gradually beyond to 80 feet at 92d street. From there it slopes to its lowest point at 96th street, which is only 21 feet above the water. Above this point there is a gradual rise to 122d street, which has an altitude of 128 feet and is the highest point on the Drive.

The choicest section is considered to be between 72d and 76th streets. Land here is worth a little less than \$3,000 a front foot and private houses are the only buildings to be found. Near 79th street land is worth only about \$2,000 a foot, and at

one recent auction sale a price of only \$1,700 a foot was obtained. From there to the Tomb, prices are fairly regular, averaging about \$2,500 a foot. These prices are for inside lots. Most of the corners would be worth at least 50 per cent. more but in the case of some exceptionally desirable corners, such as at 116th street, the corner lots would be worth about double the inside value, and the two or three lots immediately adjoining would carry, for plottage purposes, an almost equal value.

The section about Grant's Tomb has only been opened a few years, but in that time a number of houses have been erected, but with a few exceptions they are not over six stories high, and the rents are a little cheaper than below.

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This extension to the Drive, which runs from 130th street to a junction with the Lafayette Boulevard, at 158th street, is a notable piece of engineering work. The most conspicuous part of this work is the immense steel viaduct across the valley of old Manhattanville. One-quarter of a mile long and 90 feet high, this structure cost over \$800,000, which was less than the appropriation for the work. The rest of the extension consists of masonry retaining walls, filled in with earth and stone, and here and there steel viaducts over the low places. The junction of the

which was to be surrounded on three sides with piers which could be used for recreation purposes. Boating on the Hudson is a very popular form of amusement, but the present condition of the shore prevents approach except at certain points, most of which are taken up by yacht clubs. It is to be hoped that this or some similar plan, which will permit of a more general use of the water front, will eventually be carried out. Of the historic mansions along the Drive but few remain. The most notable of these is the Claremont Hotel, situated on the high ground just back of Grant's Tomb. This was built as a private residence by Dr. Post in the early part of the last century and was at one time occupied by the Bonaparte.

How the Newspapers Stand on the Charter.

The Times—The proposed charter opens the way to abuse of power, to waste, and to peculation. It is difficult to escape the conclusion that the provisions against which objections have been raised were deliberately inserted with that purpose.

The Evening Post—The unanimous decision of the Chamber of Commerce yesterday to urge the Legislature to refer

five or more cities, scattered through twenty or more States, are engaged, more or less earnestly, in this endeavor. In the new charter proposed for New York City, and likely to be adopted in September by the New York Legislature, the endeavor is frankly abandoned. The charter provides for an autocratic government, and has been drafted, and will be enacted, if enacted at all, by autocratic methods.

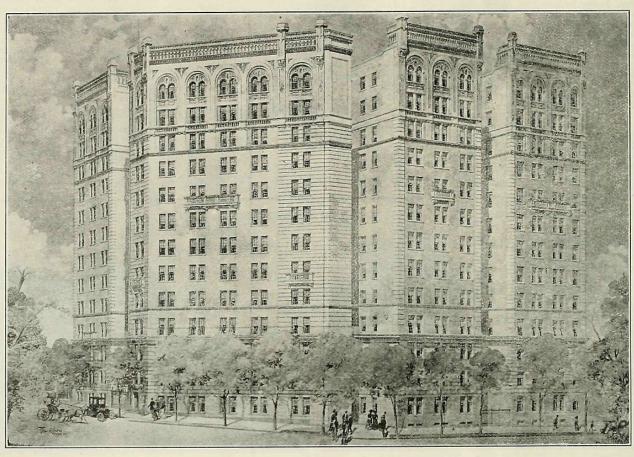
The Sun—Ever since 1898 there has been

cratic methods.

The Sun—Ever since 1898 there has been an uninterrupted movement in the direction of putting power in the hands of the Mayor, and holding him to account for the satisfactory administration of all the departments... The draft of a charter on which hearings are being held this week has been compiled with the further strengthening of the office of the Mayor in view, and the correction of certain widely recognized defects in mind. It contains some provisions that are unwise, and probably some that are indefensible. These will be pointed out at the hearings and should be corrected. But to call the Foley measure a "ripper bill" is ridiculous.

The Tribune—Important protests and

The Tribune—Important protests and arguments have been made against various features of the proposed new charter for this city, but none of them are stronger or more convincing than those which relate to the educational feature and



RIVERSIDE DRIVE AT THE JUNCTION WITH LAFAYETTE BOULEVARD

Drive with Lafayette Boulevard forms several flatiron plots which are particularly well adapted for apartment houses. These sites have been improved with twelvestory buildings, of a very substantial type, and these buildings are very accessible from the 157th street subway station. The Lafayette Boulevard is now considered a part of the Drive and eventually it will be extended to the end of Manhattan Island, crossing the Inwood valley on a viaduct 1,500 feet long.

One of the greatest drawbacks to the Drive is the freight road of the New York Central, which runs along the river front from Spuyten Duyvil to 59th street. Many plans have been formed for doing away with the noise and smoke resulting from the use of this line, but the most feasible idea is the one worked out by Dock Commissioner Tomkins and Park Commissioner Stover. Under this plan the tracks would be roofed over and the upper deck of the shedding would provide a broad esplanade which could be used for park purposes. Openings properly screened with fences and shrubbery would permit light and air at intervals, and access to the tracks could be had from car-float landings at several low points, such as 79th and 96th streets. This is without doubt a very sensible plan and will probably be adopted in the end. Another plan which would add greatly to the beauty and utility of the Drive, at least from the public's standpoint, was developed several years ago but never carried through. This included the establishment of a yacht basin on the site of the 79th street docks,

the whole charter question to a joint committee of members of that body and of citizens to be appointed by the Mayor, points in just the right direction. This proposed charter cannot be amended; it must be killed.

The Brooklyn Eagle—Mr. James A. Foley, Mr. Murphy's trusted representative on the Cities Committee of the Assembly, may or may not regret that he publicly rushed to the defense of the proposed New York charter. Certainly, he does not show up well in collision with Director William H. Allen of the Bureau of Municipal Research.

The Globe—By restoring the auditing power of the Comptroller in the proposed new charter the Cities Committee has removed one of the most formidable objections to the measure. But the concession only emphasizes the ground of general criticism, that the new charter is an ill-considered document concerning which the public is receiving its first information.

The World—Why pass this charter in such a hurry? Why pass any charter at this session? Mayor Gaynor has shown that much may be done to better New York's government under the present charter. The whole matter may safely be referred to a competent, capable and careful commission whose labors would command more public confidence than do those of Messrs. Smith and Foley.

The Outlook—The problem of applying democratic principles to the government of great cities is to-day perhaps the most difficult problem which American democracy confronts. One hundred and twenty-

which are embodied in the brief prepared by the Public Education Association. Logic in theory, example in practice, and an overwhelming weight of unbiased and authoritative expert opinion are all inexorably opposed to the establishment of a salaried Board of Education, to the coordination of the Department of Education with the other departments of municipal government, to the reduction of authority of the supervising staff and to other educational provisions of the charter.

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The American—It is perfectly understood, of course, that the proposed Gaynor-Murphy charter—otherwise described as the "Midnight Charter," because it is so ill at ease in daylight—is intended for the use and convenience of those who have manufactured it. But there is an advantage in having this fact set forth in due form by a member of the manufacturing firm. Mr. John Godfrey Saxe, Tammany Senator from the Seventeenth District, speaks with the simple pride of a patentee when he says that the present charter was made to cog with the Republican machine, but that the charter now in process of construction will fit the Tammany machine like a pianola. In more petulant strain the very words of Senator Saxe are: "Now that we have a Democratic Legislature, we want the laws we want. We have not had a square deal, and we want to get it now." Obviously a city charter, constituted of the machine, by the machine and for the machine, is a good charter only from the machine point of view.

A NOTABLE ADVANCE IN TAX LEGISLATION.

Many Important Bills, Approved by Experts in Taxation, Were Enacted at the Last Session of the Legislature—A Summary by A. C. Pleydell.

A N unusual number of important tax measures were introduced at the session of the Legislature which closed July 21. The more notable among them originated with the New York Tax Reform Association and with city and State tax officials, and were of a progressive nature, carrying out reforms advocated by the International Tax Conference. A commentary on the bills that were enacted is given by A. C. Pleydell, in a special report to the New York Tax Reform Association, of which he is secretary. The bills that were not disposed of are, of course, still on the calendar and may be taken up when the Legislature reassembles, September 6. That part of Mr. Pleydell's report which discusses the new laws individually reads:

THE INHERITANCE TAX.

The changes in the inheritance tax law are far-reaching, and easily the most important tax legislation of the session. The high rates of the law of 1910 have been materially reduced, both by a change in the actual rates and in the scale of amounts at which the increases in rates apply

amounts at which the increases in rates apply.

The new law exempts bequests to direct heirs up to \$5,000, and collateral bequests up to \$1,000; on amounts above the exemption up to \$50,000 the rate is 1% to direct and 5% to collateral; on the amount above that sum to \$250,000, 2% and 6%; on amount above \$250,000 to \$1,000,000, 3% and 7%, and on amount above \$1,000,000, 4% and 8%, respectively. The tax is upon the amount of each bequest and not on the entire estate.

Quite as important as the change in rates is the abolition of double taxation of certain property of non-residents, such as shares in New York corporations, and money and securities deposited here. Formerly such property was taxable in New York, and was also liable in most cases to taxation under the laws of the state or country of which the deceased was a resident.

York, and was also hable in most cases to taxation under the laws of the state or country of which the deceased was a resident.

Under the present law, estates of both residents and non-residents will be taxable on real estate and such tangible personal property as household goods and merchandise, located in this state. Residents will also be taxable on their stocks, money and securities wherever located, but non-residents will not be taxable on such property, thus following the usual rule that such property has its situs at the residence of the owner.

This change follows the "model law" recommended by the last International Tax Conference and endorsed by the Utica Tax Conference. Double taxation of inheritance exists in many states. New York has taken an advanced position by abolishing it here.

Bequests made for educational, religious and charitable purposes outside the state are given the same exemption heretofore confined to bequests to institutions within the state.

We have printed the text of the new law, with a more detailed explanation of its provisions and extracts from the Governor's message, on a separate sheet (bulletin No. 516) and will send copies on request (Chapter 732, laws of 1911, approved July 21, amending Sections 220, 221, and 243, and adding a new Section 221-a).

An administrative amendment to the law provides that where an estate goes to a life tenant, and the remainder under certain contingencies may vest either in a person taxable at the collateral rate, the tax at the lower rate is immediately payable, and money or securities may be deposited with the comptroller to cover the difference that may become due, the life tenant receiving the interest. The law heretofore required the payment of a tax at the highest rate that might become due, thus depriving the life tenant of the interest on the difference between the lowest and the highest tax (Ch. 800).

SECURED TAX DEBT.

This law permits the owner of certain securities to present the security, or a description thereof, to the state comptroller, and upon payment of a tax of one-half of one per cent. on the face value, to secure exemption of the security from the ordinary assessment as personal property at the local tax rate. In general, the law follows the "optional se-

curities tax" bill introduced by this association in 1904. A branch office will be opened in the city of New York by the comptroller where the tax will be received and receipts issued.

The "secured debts" that come under the law are: mortgages on real estate located outside the state, serial bonds, notes, and debentures, secured by such mortgages, or by any mortgages not subject to the recording tax law, bonds of other states and municipalities therein. In fact, all bonds and similar securities that are not exempt and that do not come under the recording tax. Ordinary notes are not included.

The law provides that if the state tax on such secured debts is not paid, the owner is liable to local assessment for such securities, but without being allowed to deduct or offset his debts against such assessment as heretofore permitted.

We have printed the full text of this

permitted.

we have printed the full text of this law (Bulletin No. 547), with an explanation and the Governor's message, and will furnish copies on request. (Chapter 802, laws of 1911, taking effect September 1st, adding article 15, sections 330 to 337, to the tax law).

SPECIAL FRANCHISE ASSESSMENT.

The special franchise law of 1899 made taxable the value of the privilege of maintaining wires, tracks, pipes, etc., in public highways, and directed the state board of tax commissioners to assess such value, (together with the value of the tangible property), and to certify this assessment to the local officials, who placed the amount on the tax rolls, to be taxed in the same way as local real estate.

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The courts held that this assessment by the state board must be at full value, and also that the person or corporation assessed was entitled to have the amount reduced to the same percentage of full value at which ordinary real estate was assessed by the local assessors. But neither the state board nor the local assessors could make this reduction. This left the courts as the only competent authority to make the reduction. The original assessment was placed on the rolls, and the tax levied against it; then a writ of certiorari was issued and both the assessment and the tax were reduced, sometimes 25 or 50 per cent. This procedure was tedious, it delayed payment, disorganized local finances, and placed a useless burden on the courts, the taxpayers, and the state and local officials who had to answer the writs, of which thousands were issued annually. Nor did the general public know how much tax was actually paid, as only the original assessments were published.

This special franchise law has been extensively litigated and various features are still before the courts. The right to "equalization," however, was finally settled two years ago, and the court of appeals then suggested that the legislature give the state board the power to make these assessments on the same basis as local assessments.

The amendments just enacted provide that the state board of tax commissioners shall, as at present, determine the full table.

local assessments.

The amendments just enacted provide that the state board of tax commissioners shall, as at present, determine the full value of a special franchise, and then ascertain the ratio to full value at which ordinary real estate in the local tax district is assessed, and "equalize" the special franchise assessment accordingly. This "equalized" valuation is to be certified to the local officials as the actual assessment to be placed on the local rolls and taxed in the same way as other property. The right of appeal by certiorari is preserved, but this change in the law will make appeals unnecessary in the great majority of cases. (Ch. 804, amending sections, 43, 45, 46, and adding section 45-a).

ASSESSMENT OF REAL PROPERTY.

Except in a few cities where special laws or charter provisions have been secured, the real estate of residents of the tax district has heretofore been assessed to the owner, and while there was a lien for the tax against the land, the liability was a personal one, and any error in the name of the owner made the assessment void. This prevented assessment by lot and block, or geographically, as all the land of one owner had to be assembled on the roll. Proper comparison of valua-

tions, or checking of assessment work, were of course impossible. Real estate of non-residents had to be assessed in a separate part of the roll, and if real estate of a resident was assessed in the non-resident part, or vice-versa, the assessment was void.

For a number of years the state board of tax commissioners has recommended a change in the law so that all real estate assessments should be in rem, that is, against the land itself, and that the distinction between resident and non-resident property be abolished. Bills were introduced but without avail until this year.

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The law governing local assessments has now been radically changed. The roll is to be made up in three parts, one for real estate, one for personal property, and one for special franchises and rents reserved. The name of the owner of real estate is no longer essential to the validity of the assessment, provided the property is described with sufficient detail to identify it. The assessors are authorized to adopt tax maps for their district, or for such part as may be within a village, and when adopted, lot and block numbers from such map will be a valid description. The distinction between residents and non-residents is abolished. The property of corporations is to be placed on the real estate or the personal roll in the same way as that of individuals, instead of being assessed in a separate part of the roll as heretofore.

These changes enable assessors to adopt better methods, and lay the foundation for great improvements in assessment. They will prevent errors and voidable assessments, and simplify the collection of taxes. (Ch. 315, amending sections 9, 21, 54, 63; repealing sections, 30, 31, 32 and adding a new section 30.)

Section 20 has been amended by repealing the provision that "assessors in each tax district may, by mutual agreement, divide it into convenient assessment districts not exceeding the number of such assessors." This change does not prevent a division of the work, but it makes the whole board responsible for the entire district. The clause repealed was misinterpreted by local boards to mean that the assessor was responsible only for his own district. The state board recommended its repeal. (Ch. 116.)

At the request of the comptroller's office, the same section has been amended to provide that the comptroller shall annually transmit to the local assessors a statement of the lands owned by the state in their district. (Ch. 805.)

SEPARATE ASSESSMENT IN CITIES.

new section has been added which

reads:

"21a. Assessment rolls in cities. In all cities there shall be an additional column in the assessment roll before the column in which is set down the value of real property, and in such additional column there shall be set down the value of the land exclusive of buildings thereon. The total assessment only can be reviewed."

This is substantially an extension of the "separate assessment" plan adopted in New York City in 1904 (by a charter amendment secured by this Association). The plan is in use in several states, and was recommended by the state board of assessors as long ago as 1878. It has been endorsed since then in reports of the state board of tax commissioners. The law follows the resolution of the Utica Tax Conference for "separate assessment of land and improvements in cities." (Ch. 117.)

EQUALIZATION BY SUPERVISORS.

Section 50 of the tax law is amended to provide that when county boards of supervisors meet to "equalize" the assessments of local districts for county taxes, they shall establish and set down the percentage of full value at which they believe local property is assessed in each district, and shall then equalize in accordance with a mathematical rule. The method, described in the statute, is the same rule that the state board of equalization employs to equalize between counties for the state tax. Heretofore there was no rule, and the supervisors simply added or deducted from local assessments as they saw fit. The plan in the new law was recommended by Judge E. E. Woodbury, chairman of the state

board of tax commissioners, in an address at the Utica Tax Conference, and endorsed by a resolution of the conference. It has been recommended also in reports of the state board. It is now prescribed in the statute (by Ch. 801) as follows (only new portions of section given here): "First, the ratio or percentage which the assessed value of the real property in each district bears to its full value shall be established by the board upon proper inquiry and investigation conducted by it and shall be stated in a resolution by the board after such inquiry and investigation. Second, from such ratio or percentage value, the board shall then determine the aggregate full value of all real property of each tax district by dividing the assessed value as ascertained and fixed for that district. Third, the average rate of assessment of the real property in the county shall then be determined by dividing the aggregate assessed value of the real property in all the tax districts by the aggregate full value thereof as ascertained in the manner aforesaid. Fourth, the true equalized value for each tax district shall then be determined by multiplying the full value of such real property in that tax district by the average rate of assessment for the county. Fifth, deduct from or add to the assessed value and the equalized value as so ascertained so that the amount which the respective tax districts are increased or diminished from the assessed value and the equalized value as to the sown, and the total assessed value for the county will not be increased or diminished. Any written or documentary evidence upon which the percentages for the several tax districts are determined by the board shall be preserved and the table of such percentages, employed in making the equalization, shall be reported forthwith by the clerk of said board to the state board of tax commissioners and shall be published in the proceedings of the board of supervisors.

CAX STATISTICS.

TAX STATISTICS.

A new section of the law provides:

"64. Statistics of taxation, revenue and debt. The comptroller shall collect in such detail as may be desirable statistical information relative to the assessment and collection of taxes and other revenue of the municipalities within the state, and of the extent and character of the indebtedness of the several municipalities and of the provisions and operation of sinking funds for the extinction of such indebtedness. It shall be the duty of all taxing officials and financial officers of any municipality to furnish all information requested by the comptroller. The comptroller shall furnish an abstract of such statistical information to the state board of tax commissioners for publication in the annual report of such board." (Note: municipality means county and any subdivision.)

There is no one publication, nor series of publications issued by the comparison. A new section of the law provides: "64. Statistics of taxation, revenue

ty and any subdivision.)

There is no one publication, nor series of publications, issued by the state, showing the total sum collected by taxation for state and local purposes annually. Such figures as are published are incomplete and several million dollars or more out of the way. This new law will provide accurate figures of state and local receipts and expenditures. It complies with a resolution of the Utica Tax Conference on the subject. (Ch. 119.)

Section 61 has been amended to provide that the reports of aggregate valuations from the counties shall be sent to the state board of tax commissioners, who publish them, instead of to the comptroller as heretofore. This will prevent unnecessary duplication of work, as the comptroller's office had to recopy the figures for the board. A similar bill was introduced last year, also with the assent of both departments, but failed. (Ch. 118.)

STATE FINANCE.

A "direct tax" for state purposes on real and personal property has been imposed at the rate of six-tenths of a mill (six cents on the hundred dollars). The total assessed valuation being over ten billion, the tax will produce over \$6,000,000. Of this sum, \$4,125,000 will be required for interest and sinking fund on highway and canal bonds, leaving nearly \$2,000,000 to provide a working balance. The receipts from special ("indirect") taxes and from miscellaneous sources will amount to about \$38,000,000 for the fiscal year beginning October first, and the appropriations for running expenses are \$38,870,000; nearly two million dollars less than last year.

For several years the interest and sinking fund charges have been paid out of the general fund, raised by special taxes, and there has been no "direct" tax. These charges have increased annually, as more bonds have been issued for the canal and highway improvements (to finally cost \$151,000,000), and they have been paid out of the surplus. These payments and the increased appropriations have wiped out the twelve million dollar surplus of five years ago. The annual interest and sinking fund charges will increase to about \$8,500,000 in 1914. The receipts from special taxes will hardly increase faster than ordinary expenses, so that a direct state tax is likely to be continued.

CONSTITUTIONAL AMENDMENTS.

An important amendment to the constitution, allowing "excess condemnation" was passed for the second time and goes to the people for ratification in November. It adds to section 6 of article one, the following:

"When private property shall be taken

ber. It adds
the following:

"When private property shall be taken
for public use by a municipal corporation,
additional adjoining or neighboring property may be taken under conditions to be
prescribed by the legislature. Property
thus taken shall be deemed to be taken
for public use."

prescribed by the legislature. Property thus taken shall be deemed to be taken for public use."

The New York courts have held that the constitution permits a city to acquire only so much property as is to be actually used for street or part purposes. The amendment if adopted will allow a city, under legislative restriction (by making compensation, of course), to acquire more land than is needed for the street or park, to re-shape this adjoining land if necessary, and to sell it, or to lease it. This will enable a city to control the surroundings of a public improvement, to avoid the useless "gores" now so frequent when streets are extended or widened in an old section, and also to get back some of the expenditure through the increased value of such property. Such excess condemnation is authorized by statute in several states.

Another amendment to be voted on this fall, provides that in condemnation proceedings, the legislature may prescribe that damages may be ascertained "by the supreme court with or without a jury." The present method is by the appointment of three or more commissioners. The great delay and expense of condemnation proceedings have long been a public scandal, and this change in the constitution is designed to cheapen and hasten such proceedings.

MISCELLANEOUS.

proceedings.

MISCELLANEOUS.

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The federal income tax amendment was ratified by the legislature.

The stock transfer tax was amended (sec. 270) so that the tax shall not apply "to mere loans of stock or the return thereof"; the provisions in regard to keeping records that have been amended to lessen evasion, and penalties for illegal used for street or park purposes. They must keep a transfer book. Dealing in stamps without permit from comptroller is forbidden. (Ch. 12 and 352.)

Section 94 was amended to require that receipts for taxes shall be signed with ink. (Ch. 579.)

Section 293 was amended so that the number of parcels of real estate to be valued for comparison in certiorari proceedings may be limited on application of either party. (Ch. 302.)

An amendment to the county law entitles supervisors and town assessors to four dollars a day and mileage for attending meetings called by state board of tax commissioners in the county. (Ch. 51.)

Several changes affecting departments,

Several changes affecting departments, or entirely local, are not included in this

CITY OF NEW YORK.

An important change has been made in the date of assessment in the City of New York. The assessment books will be open on the first day of October in each year that is not a Sunday or a legal holiday, instead of the second Monday in January as heretofore. This year the books open October second for 1912 taxes. The amount of taxable personal property in the possession of a person or corporation on such first of October will fix their liability. This change is especially important, in view of the "secured debt" tax, which takes away the offset for debt from securities.

which takes away the offset for debt from securities.

The time for appeals from real estate assessment has been reduced, and all applications for reduction must be made before November 15th. Personal property applications must be made before November 30th.

The entire tax on personal property will be due May 1st, 1912, for that year's

taxes. One-half the real estate tax will be due on that date; the other half may then be paid and a rebate at the rate of t per 4 per cent. per annum received, or may be allowed to remain until November first. If taxes due May first are unpaid on June first there is a penalty at the rate of 7 per cent. per annum. If the final half of real estate tax is unpaid December first the same penalty will attach.

cember first the same penalty will attach. (Ch. 455.)

These changes in the dates of assessment and taxation were secured by the city administration, for the purpose of securing revenue early in the year and to reduce the amount of borrowing by the city. From January until the taxes become due in October, the city has paid its expenses with money borrowed in anticipation of taxes. The change is expected to save several millions of dollars' interest. interest.

LAW DEPARTMENT

LEASEHOLDS.

Editor of the RECORD AND GUIDE:

Editor of the RECORD AND GUIDE:

I had occasion recently to interview some of the Tax Commissioners of the City of New York in reference to a law affecting leases which are for a period of longer than twenty-one years, and I find that there is a considerable amount of ignorance as to the operation as well as application of this law. I can cite you to the tax laws of the State of New York, Section 8, page 13, and also to Section 21 of the same volume. The former section is entitled "Place of Taxation of Property of Residents"; the latter (Section 21, paragraph 5) is entitled "Preparation of Assessment Roll."

There is a decision in Volume 117 of New York Reports, page 23, affecting this law. Further than this I have not any

There is a decision in Volume 117 of New York Reports, page 23, affecting this law. Further than this I have not any data on the subject.

I would ask whether this law is obsolete or operative and, if operative, has it been of effect in increasing the taxes or in simply diminishing the probability of financing leaseholds in New York City?

As it seems to the writer, it is obstructive without being beneficial. If this inquiry is an imposition upon your time, I shall not in any way feel hurt to have you so state the case. My interest is purely that of an investigator, as I have no particular matter in hand which is affected by this law.

Answer.—This law is now operative as a part of the Consolidated Laws of the State of New York, it having been originally enacted in 1846. The Court of Appeals has held that this is not a case of double taxation, but a declaration that the rents reserved in such leases shall be assessable to the person entitled to receive the same, as personal property. This law applies to such leaseholds throughout the State, and for so long a time that it should be familiar to and be duly considered by all who might be interested in long leaseholds.

Cornelius Rloomingdale

Cornelius Bloomingdale.

Cornelius Bloomingdale.

Cornelius Bloomingdale, one of the best-known brokers on Washington Heights, died on August 22, after a short illness, at his home in this city. He was forty-seven years of age and for several years past was connected with the office of L. J. Phillips & Co. He was considered an authority on values and conditions on the Upper West Side, and had a large circle of business acquaintances, who placed great confidence in his judgment. He was born in New York and came from an old American family. He was a member of the Holland Society. He is survived by a widow.

Operator Buys in 45th Stree'.

Operator Buys in 45th Stree'.

Contracts were signed this week for the sale of the three old-fashioned dwellings at 35 to 39 West 45th street, on plot 50x 100.5. The seller was Nellie B. Kilgore and the buyer Judson L. Todd. The property immediately adjoins on the west the plot recently bought by Lee & Fleischman. Two restrictions are in force against the property just sold and title will not be taken unless they can be removed. The covenant against business can probably be easily settled in court, but the 15-foot setback is apt to prove more serious, and can probably only be removed by a cash consideration.

Real estate agents handling suburban property note that a majority of those seeking summer homes are seen to make bargains with a view of buying the places outright, with the result that sales have been heavier than heretofore.

—It is said that more people took up country homes this year than during any previous season.

PRIVATE REALTY SALES.

South of 59th Street.

ATTORNEY ST.—The Douglas Robinson, Charles S. Brown Co. sold for William At-kinson, 8 Attorney st, a 3-sty building on lot 21x100x irregular, between Grand and Division

DUANE ST.—William P. Jones & Son sold for Carrie Jurgens to the Colfax Realty Co., the property at 1 Duane st, northeast corner of Rose st, a 4-sty tenement with store, on plot 33.4x47x irregular.

GREENWICH ST.—William P. Jones & Son resold for M. A. Small, the property at 716 and 718 Greenwich st, at the southwest corner of Charles st, a 5-sty tenement with three stores, on lot 40x67.6x irregular, to the Colfax Realty Co. The property was recently taken under contract, but title has not been conveyed in seventy-six years.

WEST BROADWAY—Legged Box 15 or 16 for the property was recently taken the property was recently taken to be the property was recently the p

Realty Co. The property was recently taken under contract, but title has not been conveyed in seventy-six years.

WEST BROADWAY.—Leopold Porrino sold for Mrs. H. A. DeLong and Mrs. A. T. Carroll, 534 to 538 West Broadway, a 5-sty loft building, on plot 65.4x75x90. The buyers, Pessagno & Montresor, agents for Gancia's champagnes, will occupy the premises after extensive alterations are completed. This is the first sale of the property in more than fifty years. 16TH ST.—The New York Hospital bought from the estate of Morton Redmond 16 West 16th st, a 4-sty dwelling, on lot 21x103.3. The hospital purchased, in 1905, No. 14 adjoining, and next to the present buildings of the institution, which extend from 16th to 15th st. The hospital now owns a frontage of 238 ft. in 16th st. The institution purchased several months ago the block bounded by 11th and 12th avs, 55th and 56th sts, and it is announced that as soon as new structures are completed the institution will move to the new site. It is understood that the 16th street holding will be resold eventually for improvement.

22D ST.—The Berman Realty Co, and Max Blau, sold for the Tatarsky Realty Co., 138 to 142 West 22d st, a 12-sty loft building, on plot 62x97, to John Volz. The buyer gave in part payment the 5-sty apartment house, on plot 44.6x100, at the northeast corner of 180th st and Wadsworth av; also the 3-sty taxpayer on plot, 50x100, at the northeast corner of Lexington av and 120th st.

27TH ST.—Samuel Winters resold, through Arnold Byrne & Bauman, 154 and 156 West 27th st, a 7-sty loft and store building on plot 44.4x 98.9. The property, which has been held at about \$125,000, was sold through the same brokerage firm about a year ago.

29TH ST.—H. V. Mead & Co, sold for Adolph Werner 339 West 29th st, a 4-sty dwelling on lot 22x98.9.

29TH ST.—H. V. Mead & Co. sold for Adolph Verner 339 West 29th st, a 4-sty dwelling on ot 22x98.9.

49TH ST.—W. J. Griffiths sold 131 to 135 West 49th st, two 4-sty dwellings, on plot 44x 100.5, between 6th and 7th avs.

EAST 58TH ST.—Emma B. Blanchard sold to Helena Garde for investment 425 East 58th st, a 3-sty dwelling, on lot 18x100.5, between 1st av and Av A.

North of 59th Street.

65TH ST.—James R. Roberts sold the 4-sty residence at 124 East 65th st, on lot 20x100, between Park and Lexington avs, to Dr. Forbes Hawkes for occupancy after alterations have been made. Post & Reese were the brokers.

70TH ST.—Leroy Coventry sold for George F. Johnson to the Astor Sanatorium 203 West 70th st, a 4½-sty American basement dwelling on lot 15.6x100.

70TH ST.—Pease & Elliman sold for Mrs. L. Worden 164 East 70th st, a 4-sty dwelling, on lot 19.9x102.2. L. on

71ST ST.—E. A. Schroeder sold 55 West 71st st, a 4-sty dwelling on lot 18x102.2.

73D ST.—Pease & Elliman resold for Mrs. Florence P. Van Buren, 53 East 73d st, a 4-sty dwelling, on lot 17.6x100.22. This is the third sale of this house in three weeks, all of the sales being made by Pease & Elliman.

78TH ST.—Isaac Hattenbach sold for Samuel Hirschfeld, 258 East 78th st, a 5-sty double flat on lot 25x100.

79TH ST.—John N. Golding sold for Cornelia Wooley 9 East 79th st, a 4-sty dwelling on lot 18x102.2. The property immediately adjoins the residence of Isaac Brokaw.

92D ST.—Baumann & Osorio sold for the Newton Realty and Construction Co., 405 and 407 East 92d st, a 6-sty new law tenement, on plot 45x100.8.

94TH ST.—Pease & Elliman sold for Mrs. W. Ward, 165 West 94th st, a 3-sty dwelling on lot 14x100.85.

101ST ST.—The Etna Mortgage Co. sold to the Elansee Realty Co., the two 6-sty new law tenements at 404 to 410 East 101st st each on plot 50x100.

121ST ST.—R. Prezzano sold for Dr. Vicchio, 313 East 121st st, a 4-sty tenement, on plot 26x100.11.

135TH ST.—Max Marx sold to Emma S. Truck-erbrodt 186 and 188 West 135th st, a 5-sty apartment house on plot 50x100.

AMSTERDAM AV.—Max Marx bought from Emma Sands the lot 25x100, on the west side of Amsterdam av, 75 ft. north of 179th st.

BROADWAY.—John R. Davidson sold Regent Hall, a 6-sty elevator apartment house, on plot 100x100, at the northeast corner of Broadway and 123d st, for Charles M. Rosenthal to George J. Schroder. The buyer gave in part payment a plot 36.6x103, on the west side of Haven av, between 171st and 172d sts, and a plot, 50x100, on the west side of Riverside

Drive, between 170th and 171st sts. Reg Hall has been held at \$275,000 and the lots \$20,000 and \$45,000 respectively.

CONVENT AV.—Daniel H. Renton & Co., sold or C. R. Black. 416 Convent av, a 3-sty dwell-ng, on lot 16x75.

ing, on lot 16x75.

EDGECOMB AV.—Heil & Stern resold for Floyd W. Davis the lot. 25x100. on the west side of Edgecomb av, opposite 153d st and also the adjoining 50 ft. for Samuel Green to the Great Center Realty Co. The purchaser now owns a plot 75x100, which will be improved with a 9-sty elevator apartment house.

LEXINGTON AV.—The William S. Anderson & Co. sold for the estate of Justine A. Proben to Robert E. Simon. 970 Lexington av, a 3-sty dwelling on lot 17.6x60.

RIVERSIDE DRIVE.—L'Ecluse, Washburn & Co. sold 2 Riverside Drive for Georgia L. Bannon to a client who will improve the plot with a private residence.

ST. NICHOLAS AV.—W. D. Morgan sold for

ST. NICHOLAS AV.—W. D. Morgan sold for James J. Martin the 5-sty apartment house, with stores on plot 58x100, at the northeast corner of St. Nicholas av and 186th st, to the 180th Street Co. The house was held at \$125, 600. In part payment the buyer gave the northeast corner of Pinehurst av and 180th st, a vacant plot, 100x100.

a vacant plot, 160x100.

ST. NICHOLAS AV.—Moses Rosenthal and Louis Marks sold for John Palmer and Harry Goodstein, the northwest corner of St. Nicholas av and 164th st, a vacant plot containing about seven and a half lots. The property has frontages of 133.5 ft. on the avenue and 171.5 ft. on the street, with a westerly line of 150 ft. and a northerly line of 125 ft. This is one of the largest unimproved parcels along that section of St. Nicholas av. The buyer is a builder and the site will be improved with an apartment house.

went house.

VERMILYEA AV.—T. G. Gilardi & Co. sold two new 5-stv apartment houses on the west side of Vermilvea av, 100 ft. north of 207th st. each on plot 50x25. The property was held at \$140 000, and the buyer is an investor.

VERMILYEA AV.—Frank A. K. Bolard sold a plot of eight lots at the northeast corner of Vermilvea av, and Academy st, having frontages of 100 ft. on the avenue and 200 ft. on the street. The property has been held at \$60,000, and has been acquired by a builder.

Recent Buyers.

M. L. KEVENEY, of Brooklyn, is the buyer of the dwelling at 165 West 88th st, sold recently by Miss Helen Machin through Pease & Elliman.

Brenx.

CLAY AV.—Alexander Sulkin sold for R. S. Howard 1390 Clay av, a one family dwelling, on lot 25x80.

on lot 25x80.

VYSE AV.—James J. Haggerty sold for Mary Raichle to Patrick and Ellen Sullivan the two family frame dwelling at 1420 Vyse av.

OIBBETT AV.—J. C. Updegrove has bought a plot in Fieldston, the new residential park recently opened by the Delafield estate at Riverdale-on-Hudson, N. Y. City. The property is on the east side of Tibbet av. overlooking Van Cortland Park. The buyer will build a stone dwelling on the site.

Leases,

GEORGE KETCHUM leased for Walter J. plomon the store in 771 6th av to Lunine &

JONES SULLIVAN leased the 3-sty dwellling 317 West 45th st. for Margaret Mount to Mary Fleming.

ROYAL SCOTT GUDEN leased 62 West 45th st. to Madame Birth and 62 East 47th st. to Charles & Heller.

Charles & Heller.

MOORE & SCHULTE leased for Mrs. C. A. Barnett the 3-sty dwelling at 546 West 142d st to R. W. Murray

DE SELDING BROS leased for the Clarke estate to John A. Turner the 4-sty dwelling at 211 Greene av, Brooklyn.

S. OSGOOD PELL & CO. rented the ground floor store in 27 West 38th st to Miss Elizabeth Cunningham, doing business as "Annette."

S. OSGOOD PELL & CO. leased to Chamberlain. Johnson & Du Bois of Atlanta, Ga., a store in 20 and 22 East 46th st. for the sale of hats and gowns.

EVERETT M. SEIXAS & CO. leased for the

EVERETT M. SEIXAS & CO. leased for th 507 Fifth Avenue Co. offices in the Columbi Bank Building, to Walter J. Lowenhaupt an Mortimer Kaphan.

Mortimer Kaphan.

LOUIS C. SCHLIEP leased for a term of years the street floor. 50x100, in the factory building at 52 and 54 Grove st, to the Lux Manufacturing Co. for the O'Thayne estate.

LEONARD J. MUHLFELDER and Mark Rafalsky & Co. leased space in 50 to 54 West 17th st, to the Popular Waist Co., and to Guinzberg & Gross, and in 5 and 7 East 16th st space to Guinzberg & Lang.

PIERRE M. CLEAR & CO. leased for the United Cigar Manufacturers Co. a loft in the building at the northeast corner of Avenue A and 70th st to Karl Skrivanek for a term of years.

years.

HARRY WHITE leased for Klein & Jackson the large basement space in the Subway Building, at the northeast corner of 181st st and St. Nicholas av for a term of ten years, to the Metropolitan Bowling and Billiard Academy, Cordes & Riddell, proprietors.

FREDERICK FOX & CO. leased for Samuel A. French the 4-sty building at 107 West 27th st. The lease is for a long term of years and the building will be remodelled by the lessee to a store and loft building. The store and basement will be occupied by the lessee.

S. OSGOOD PELL & CO. leased the second loft in 27 West 38th at to John Pollinger, a ladies' tailor; also the studio on the sixth floor to Kano Oshima. These leases complete the renting of the building.

SAMUEL H. MARTIN leased for Charles Garneau the four 4-sty brick dwellings at 161 to 167 West 64th st, for a term of years, and with Frederick Zittel & Sons, 181 West 88th st, for Elizabeth Hawthorne to Eliza Rogers. H. C. SENIOR & CO. leased for J. Seeley Ward, Jr., the 4-sty dwelling at 118 West 64th st to William Busch; also, for Emma V. Dherman, the 4-sty dwelling at 20 West 91st st to Beatrice Eberhard; also, for William S. Patten, the 4-sty dwelling at 119 West 64th st to Kate McRae, and the store in 322 Amsterdam av to Samuel Goldstein.

M. M. HAYWARD & CO. leased for G. A.

M. M. HAYWARD & CO. leased for G. A. Smith the 4-sty dwelling at 148 West 121st st to Mrs. A. Kaierer; for Archer W. Fitzgerald, the 3-sty dwelling at 37 West 92d st, to Mrs. Mary Philips; also the two stores in the building at the northeast corner of 99th st and Broadway to M. MacQue, milliner and Richard Leavy, upholsterer.

Mary Phillips; also the two stores in the building at the northeast corner of 99th st and Broadway to M. MacQue, milliner and Richard Leavy, upholsterer.

THE HARLEM DIVISION REALTY-CO. leased-from the New York Central for a long term of years a plot 66x100 over the railroad tracks at Tremont and Park avenues. The lessees will erect a six-story office and store building on the plot, from plans now being prepared by A. N. Allen. The structure will cost, according to the architect's figures, \$85,000.

H. C. SENIOR & CO. leased for the Oak Crest Realty Co. offices in the Lincoln Square Court Building at Broadway and 64th st to J. Murray, Jr.; for Suzene Bonet the 4-sty dwelling at 230 West 46th st to Ernest Deseaux; for the Rhinelander Real Estate Co., offices in 2010 Broadway to Miss P. Story and for Susie Scott Hall the 3-sty dwelling at 159 West 64th st to A. Hogesboon.

THE GUARANTOR REALTY CORPORATION leased the store in 116 East 14th st to Charles Ross for a term of five years; also the southeast corner of Essex and Delancey sts for the United Hat Stores Co. to the Maury Shoe Co. for five years; also the store in 1597 Broadway for C. R. Teaboldt & Co., to Rosenthal Bros, and the store in 1243 Broadway to H. B. Kaised, Inc., for a term of five years.

CORN & CO. leased for Israel Unterberg 10,-000 sq ft. in 121 to 127 West 27th st, to H. Rosentgal & Son; also for Ben Cohen & the Suzette Mfg. Co., 7,500 sq. ft. in 118 to 124 West 22d st to M. Weisman & Son; also for B. Rosenberg, the 1st loft in 158 to 160 West 26th st, to S. Blaine & Son.

WALTER J. SALOMON leased, in the Central Building, at 17 West 42d st, a store to the United Novelty Co.; also, in the Argus Building, at 17 West 42d st, an office to Winthrop Ames; also, in the Seymour Building, at 500 5th av, offices to James A. Moore and Max Julien, and in the Fancher Building, at 1503 5th av, offices to James A. Moore and Max 500 5th av, offices to James A. Moore and Max 500 5th av, offices to James A. Moore and Max 500 5th av, offices to James A. Moore

hundred. It will be open about September 1. Fenimore C. Goode and S. Osgood Pell & Co. were the brokers.

M. & L. HESS leased for Edward J. McGuire, attorney, the 3-sty building at 152 West 21st st to Miss Frances Hamilton; for Stewart, Howe & May Co., the second loft in 297 to 303 Mercer st to the Ecuadorian Panama Hat Co., for Oscar Herrmann, the second loft in 24 East 22d st, to the Persian Rug Renovating Co.; for Bomeisler & Stern, the fourth loft in 37 West 19th st, to Pottick & Goldwin; for Annie Brown, a loft in 225 Greene st to Cartoon & Marcus; for Rose Haberman, the rear half of the third loft in 27 East 21st st to Block & Wolfson, and for the estate of John Walton, the seventh loft in 147 and 149 West 25th st to Wallach Brothers.

L. TANENBAUM, STRAUSS & CO. leased for the Roscorn Realty Co. to B. Blumenthal & Co. 35.000 sq. ft. in 15 to 19 East 26th st.; also for the estate of E. A. Hoffman to the M. H. Pulaski Co. 17,000 sq. ft. in 122 and 124 5th av.; also for the Building and Engineering Co. to Gittler & Murray 10,000 sq. ft. in 152 to 51 West 25th st.; also for Edward Jansen to the M. W. Levine Co. a loft in 113 to 119 West 17th st.; also for William Waldorf Astor to Emmons Brothers Co. 10,000 sq. ft. in 569 and 571 Broadway; also for the Eugatnom Realty and Construction Co. to Harry B. Levine and Joseph W. Litwin tofts in 143 and 145 West 22d st.; also for the Broadway Improvement Co. to Brand Brothers a loft in 150 to 154 West 22d st.; also for the Broadway Improvement Co. to Brand Brothers a loft in 150 to 154 West 22d st.; also for the Broadway Improvement Co. to Brand Brothers a loft in 150 to 154 West 22d st.; also for the Broadway. Improvement Co. to Brand Brothers a loft in 150 to 154 West 22d st.; also for the Broadway. Improvement Co. to Brand Brothers a loft in 160 to 154 West 22d st.; also for the Broadway. Southeast corner of 13th st., and for Louis Ettlinger to various tenants 20,000 sq. ft. in 585 and 587 Broadway.

Suburban.

JOHN NELSON bought the Gifford tract of the Neiman Spring road, Red Bank, N. J. Th tract contains sixty acres, half of which face on the Shrewsbury River.

on the Shrewsbury River.

RICHARD CARLE, the actor, bought the country estate of John Foster, one time vice-president of the New York Cab Co., at Branchport, N. J. The estate is one of the most attractive along the Jersey coast. Mr. Carle will take possession on October 1.

(Continued on Page 282.)



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A few days ago the Health Department estimated that the city had a population of 5,000,047. Unfortunately, the department's failure to check the recent spread of typhoid has probably knocked off the odd figures at the end of the number.

A new station, to cost \$3,000,000, has been ordered for Jamaica. That lusty town is the railroad center of Long Island, and if the commuters who change cars there every day continue to grow as rapidly in numbers as they have in the last few years, the new station will presently be none too large.

The last two weeks in August are generally regarded as the dullest of the year in the real estate market. The one that ends to-day has certainly done nothing to belie its reputation. On some days of the week probably not enough commissions were earned by the entire brokerage community to pay the year's rent of a single first-class office.

By granting an appropriation of half a million dollars for a screening plant at the outlet of the Bronx Valley sewer, the State offers some propitiation to the towns on the banks of the Hudson for the sin of admitting sewage from the interior of Westchester County into that river, which was already overburdened with sewage from its own watershed. What the State should do is to insist on a general reformation of sewage systems along the Hudson. Hudson.

The exhibits for the second annual Budget Exhibit will be ready for installation in the old Tefft-Weller Building at 330 Broadway by September 20. Three floors will be given up to the exposition and all the city departments are to be represented. A feature this year will be a moving picture show. During the latter part of the exposition, the local exhibits will be supplemented by many from other cities now on view at the International Municipal Congress in Chicago. Last year's Budget Exhibit was visited by about 800,000 people.

The renewed discussion of the project of making good the shortage in the Croton water supply by tapping the Ten Mile River has brought out a letter from James Myers, of Poughkeepsie, to the "Times," in which he recommends what appears to be a feasible alternative. The water of the Hudson above Poughkeepsie, he says, is pure and wholesome. A pumping plant might be constructed somewhere south of Hyde Park to conduct a never-failing supply to the storage reservoirs at Boyds Corners. This could be done in a short time and without incurring the heavy expense for injury to private water rights which the Ten Mile River plan involves. Mr. Myers's suggestion appears to be worth considering.

An interesting experiment in the way of encouraging reforestation is about to be tried in Connecticut. A new State law there provides that any tract of land of one or more acres planted with not fewer than 1,200 trees to the acre shall, if continued as a tree plantation, be exempt from taxation for twenty years. The main objection urged against exempting tree plantations has been that the burden of taxation on adjacent property will be increased. There is reason to believe, however, that the initial tax increase will in the end be more than offset by a rise in selling values. Any farm in the East, whatever its fertility, can hardly fail to bring a good price, provided it commands a prospect of picturesque forest-clad hill sides.

The Astor House Site.

Record and Guide is glad to The

The Record and Guide is glad to notice the indication of a certain amount of interest in the suggestion that the Astor House should be considered among the possible sites either for the new county court house or else for a new down-town post-office and Federal building. Of course, under ordinary conditions such a site would be denied consideration because of its cost. But the new Broadway-Lexington avenue subway was planned regardless of expense and if the plans are adhered to an easement for Subway purposes will have to be condemned under this very costly property. Presumably the city will have to do as it did on Centre street. It will have to buy the property outright and tear down the building during subway construction. But what then? Will it sell the site subject to the easement? Or will it use this property for its own necessary purposes.

In this connection it must be remembered that real estate subject to such easements does not sell to good advantage. The New York and New Jersey Tunnel Co. abandoned its plan of locating a terminal at 32d street and 6th avenue because of the difficulty of getting any private property owner to build over its terminal. But the city need not fear to erect a building over its own railroad, and the fact that it would have to build a skyscraper for a court-house is no necessary objection to the plan. Court room, situated at the top of a 30-story building would be lighter, quieter, pleasanter than court-rooms on the lower floors of a monumental building. The idea is certainly worth the careful consideration of the Court House Commission; and the proper disposal of this Astor House property should be kept in mind by everybody interested in the improvement of the City Hall and its neighborhood.

A Commendable Apartment Design.

A Commendable Apartment Design.

Last week the Record and Guide published a photograph of an apartment house at the corner of Wadsworth avenue and 180th street, which was awarded the prize offered each year by the New York Chapter of the Institute for excellence of design in that type of building. The reasons which dictated this award will be apparent to anybody with any knowledge of good architecture. The building is scrupulously simple in its design, yet its simplicity has not interfered with an inviting attractiveness of appearance. Speculative builders have in the past wasted a lot of money in providing ugly and unnecessary architectural ornamentation to buildings which could be made to look better without the application of any such dubious charms.

The peculiar excellence of the building illustrated consists precisely in the fact that it has been made good-looking without any expenditure of money which would be economically undesirable. We trust that other apartment house architects will have the good sense and good taste to follow this excellent example. It should, however, be added in fairness to the architects who have been active on Washington Heights that the apartment houses in that region present on the whole a far more seemly appearance than do those of any other part of New York. The city cannot precisely be proud of Washington Heights, but neither need we be ashamed of it. Certain standards of architectural merit have been established which represent a distinct improvement over any similar standard which has prevailed in the past.

Let the B. R. T. Contract Be Tried Out.

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Let the B. R. T. Contract Be Tried Out.

It is a fortunate thing that the realty company which is fighting the legality of the new Subway plan has appealed its case from the decision of Justice Ford. Every good lawyer will, we believe, agree with the Justice that the Public Service Commission did not exceed its administrative discretion in awarding the contracts for the construction of the Broadway-Lexington avenue route, but Justice Ford himself admits the existence of grave doubts whether the proposed contract between the city and the Brooklyn Rapid Transit Company is legal. The sooner these doubts are removed the better it will be for the people of New York, as well as for the Brooklyn Rapid Transit Company. Surely nobody can wish to go ahead with an expensive set of plans which are all based on an agreement of dubious legality.

Some way ought to be found of adjudicating the question at the earliest possible moment, and the Public Service Commission should co-operate with the pro-

testing tax-payers in obtaining the necessary decision from the courts. In case the proposed contract is illegal, all its plans will have to be profoundly modified. A matter of fundamental importance, not merely in respect to the existing plans for Subway extensions, but in respect to the future municipal policy of New York is involved. It will have to be adjudicated in the end; and the city could not do better, in arguing the appeal from Justice Ford, than to ask the Appellate Division to hand down a decision upon the constitutionality of the loan of the municipal credit to a private corporation, which the official plan carries with it.

What If the Contract Is Illegal?

What If the Contract Is Illegal?

Some speculation as to the result of an adverse decision regarding the constitutionality of the proposed Subway lease is too tempting to be resisted. What alternative courses would in that event be open to the city? An attempt might be made to pass a constitutional amendment legalizing this particular use of the municipal money and credit, but inasmuch as such an attempt would involve a delay of three years and would be precarious in its outcome, it is not likely to be made. The second alternative would be the construction of a wholly independent system at the expense of the city, which subsequently could either be operated by the city or leased to an operating company.

This is doubtless the alternative which would be preferred by those members of the Board of Estimate who opposed any agreement with the Interborough Company on any possible terms; but obviously it involves grave disadvantages and dangers. It would split the means of rapid transit in New York into three separate systems, the operation of which would involve the payment of many extra fares and would be attended by a maximum amount of public inconvenience. All the advantages in the way of a better distribution of population, which are expected to result from the contract with the Brooklyn company, would be lost. In building the municipal system the city would either be involved in a heavy operating deficit owing to the contract with the Brooklyn company which did not involve any guarantee by the city of the earnings of that company. Such a contract would necessarily imply a slower rate of construction than has recently been planned, but in other respects a very beneficial contract could probably be negotiated with that corporation—assuming, of course, that the Broadway-Seventh avenue line were abandoned. All this is, of course, mere speculation, but under the circumstances such speculations are really worth while. The dubious nature of the contract with the Broadway-Seventh avenue line were abandoned. All this is,

The Cost of Getting About in the City.

The Cost of Getting About in the City.

The Public Service Commission, in a communication dated July 11, ordered the various surface railway companies in Manhattan to restore the free transfers at 151 points where they had been given prior to the dismemberment of the old Metropolitan system. In response to this order the companies, on August 10, submitted to the commission a counter proposition to furnish transfers at the points in question, but to charge eight cents where an L transfer had been given and ten cents where two transfers had been allowed. The commission, not convinced of the necessity of the proposed modifications of its order, has been taking testimony this week as to the financial ability of the several lines to provide free transfers on the scale in force when the lines were under one management.

One of the witnesses before John E. Eustis, who is conducting the hearings, was Frederic T. Wood, assistant to the general manager of the Metropolitan Street Railway. Mr. Wood submitted figures intended to show that it would be impossible for the company which he represented to give universal free transfers. Among these were certain compilations for the six months ended December 31, 1910, and for the corresponding period in 1907. For the six months in 1907, the total of revenue passengers—those paying cash

fares—was 187,587,541; during the same period in 1910 the number was 194,563,393, an increase of 3.72 per cent.

These figures covered all the surface systems in Manhattan. The average cash fare per passenger was 3.203 cents in 1907 and 3.461 in 1910. The average daily increase in revenue passengers in 1910, compared with 1907, was 37,912, or 6.33 per cent.; and the average daily decrease in transfer passengers, 187,584, or 15.77 per cent.

transfer passengers, 187,584, or 15.77 per cent.

Mr. Wood's figures, while bearing more particularly upon the relationship between transfers and cash fares in Manhattan, disclose incidentally a considerable increase in the total volume of travel. For the purpose of throwing some further light on the subject of traffic increases, the figures contained in the recently published annual report of the Public Service Commission for 1910 may be cited here. They refer to the city as a whole.

The rides per capita were 303.9 in 1909 and 320.9 in 1910. If children under five years of age, for whom no fares are charged, are excluded from the population figures, the number of rides per capita last year was about equal to one ride each day in the year for every person in the city.

figures, the number of rides per capita last year was about equal to one ride each day in the year for every person in the city.

By comparing last year's figures with those for preceding years, it is seen that street railway travel is increasing much more rapidly than is population. This phenomenon has been observed ever since the introduction of street railway transportation, but it is evident that some special meaning must be attached to any notable increase in a year when the track mileage remained unchanged, as was the case last year. The Public Service Commission makes no attempt to explain its figures. However, there can be no doubt that the remarkable growth of travel last year and, indeed, in recent years, must be attributable largely to the concentration of retail stores, hotels, clubs and theatres in mid-town Manhattan.

The McAdoo tunnel, for example, has made it easier for New Jersey shoppers to make their purchases in the "city," rather than in Newark or in some other suburban shoppers frequently buy several fares in going the round of the principal stores. This applies, of course, also to shoppers from the outlying boroughs, who commonly ride on several lines merely to reach their first destination in Manhattan. Fares, then, are growing relatively more numerous because an increasing proportion of the population in the metropolitan area is induced by motives of business or recreation to visit the central district, and because the disconnected transportation systems are not planned with reference to cheapness or convenience of travel. These facts should be taken into consideration in planning the new rapid transit system. A high number of fares indicates an undue expenditure on the part of the average wage earner. earner.

The Week in Real Estate.

The Week in Keal Estate.

The volume of business transacted this week in Manhattan real estate was slightly in excess of that of last week, but there was no particular improvement in the character of the trading. The sales were fairly well distributed in the various sections, but selling was largely confined to small parcels, and there was a very noticeable lack of activity on the prominent thoroughfares.

In spite of the fact that real estate is quite inactive, and that business conditions at large are not of the best, there seems to be no lack of activity on the part of those who furnish amusements to the public.

tions at large are not of the best, there seems to be no lack of activity on the part of those who furnish amusements to the public.

An unusual number of theatres and motion picture houses have been planned of late, not only in the more remote sections of the city, but in the heart of the theatrical district. Last week a plot on 42d street was leased for use as a house of melodrama, and this week another parcel was leased for a small theatre. This will make eight theatres on the block between Broadway and 8th avenue.

The largest transaction on the West Side was the sale of Regent Hall, at the corner of Broadway and 123d street. The only other interesting sale in that section of the city was the purchase of the vacant lot at 2 Riverside Drive for improvement with a dwelling. This disposes of one of the two remaining vacant plots on the Drive south of 88th street. The other is a large plot at the south corner of 78th street, which has never actually been in the market for sale. The section between 72d and 76th streets is the only part of Riverside Drive exclusively given over to private houses, and in view of the changed conditions on this thoroughfare, it is unlikely that many more residences will ever be built there.

It is reported that contracts were signed this week for the sale of the plot at 35 to 39 West 45th street, to Judson S. Todd for improvement with a loft building. This property has been in the market for some time, but there are certain restrictions against it which have heretofore prevent-

for improvement with a loft building. This property has been in the market for some time, but there are certain restrictions against it which have heretofore prevented a sale.

One of these restrictions, that against use for business purposes, could no doubt be removed by application to the court, but the other is a more serious obstacle. In an old deed there was a fifteen-foot setback which was made in favor of the owner of the adjoining property on the east. This latter plot is now owned by builders who contemplate the erection of a loft building on the site, and as a setback would furnish the new building with an excellent light shaft, it is probable that the restriction can only be removed by the payment of a substantial consideration. This condition, which was not known by the builders when they bought the parcel, serves to illustrate how New York owners are often able to profit by entirely unforeseen circumstances.

The only other sale of any importance involved the plot at 154 and 156 West 27th street. This property was acquired by the seller last year, and it is understood that the present buyer will improve the site.

It has been expected for some time

the seller last year, and it is understood that the present buyer will improve the site.

It has been expected for some time that the recent improvement in the neighborhood of the Grand Central Station and the efforts which have been made to have the railroad improve Park avenue, would result in the rebuilding of that thoroughfare with substantial structures. The first indication of such a rebuilding was furnished this week, by the filing of plans for a twelve-story apartment house on the avenue, near 53d street. If the avenue is covered over in this section in the same way that it is above 58th street, there is no reason why a number of similar structures should not be erected there. Plans have also been approved for a new mercantile building on the plot recently acquired by Henry Corn, at the southwest corner of Broadway and 21st street. A loan of \$850,000 has been obtained for the project from the Metropolitan Life Insurance Co. This section of Broadway has been comparatively inactive of late and a new structure there is rather a rarity. Plans were drawn some weeks ago for a twenty-four-story building on the 22d street corner, which also runs through to 5th avenue, but as yet nothing has been definitely settled in regard to this plot. The Rhinelander Waldo house, at 28 East 72d street, which, together with its long vacant neighbor on the Madison avenue corner, has been a subject of much litigation, was again put up at auction this week, in foreclosure proceedings. Mrs. Waldo offered no bid and the property went to the plaintiff for \$60,000, which was somewhat less than the total encumbrances. The Madison avenue house was sold at foreclosure over a year ago and was also bid in by the parties at interest. According to partition proceedings which were instituted this week another valuable 5th avenue corner will shortly be offered at auction. The property in question is the southwest corner of 31st street, which is owned by the Gibert family. The plot is covered by an altered building occupied by the Mauser Manu

A fair amount of business leasing was reported, but no very large leases were closed. Apartment leasing continues active, especially on the West Side, but brokers report that there is very little demand for private houses. The Bronx continues to be extremely inactive, the only market being for small building lots which can be picked up below the ordinary value. A fair amount of business leasing was

Realty League Opposes the Charter.

Editor of the RECORD AND GUIDE:

Section 110 of the proposed charter makes the Chairman of the Finance Committee of the Board of Aldermen a member of the Board of Estimate. This is all wrong. We should decrease rather than increase the Aldermen's powers. The Realty League will ask for the restoration of Section 1554-a, concerning the use of patented articles in buildings and public places. It is Chapter 931, Laws 1905. In that year an inventor tried to force upon property owners a patented article, which we estimated would cost about \$9,000,000 if generally adopted throughout the city. It was very much like a device already in use, which was satisfactory. This Section 1554-a was probably omitted to please some grafter.

Please note also that hearings begin

about September 15 before the Governor's Safety Commission appointed to consider the prevention of fires and the safety of

factory workers.

ALFRED R. CONKLING.

New York, Aug. 18.

Safeguarding Investors.

Editor of the RECORD AND GUIDE:

Chapter 861 of the laws of 1911 amends Section 219 of the Banking Law by addition of the following: "No mortgage shall be taken upon vacant land whereby the total investment of any association in such unimproved real estate, either as security for loans or by title of ownership, when taken together, shall exceed fifteen per centum of the accumulated capital of such association. For the purposes of this article, the term 'vacant' or 'unimproved' land or real estate shall be construed to mean all land the value of which exceeds the appraised value of the income-producing improvements thereon. Loans secured by mortgages of vacant land shall not exceed fifty per centum of the actual value thereof." This amendment has been operative since the 29th day of July, 1911.

As you will note, this new section of the Banking Law is in the nature of a safeguard. Co-operative savings and loan associations lend their money only on first mortgages on improved real estate. This new law is intended for concerns that trade under their name and do a speculative real estate business.

A. W. McEWAN.

New York, August 14.

A Setback for Street Advertisments.

A Setback for Street Advertisments.

It looks as if the street-car and other defacing advertisements must all go, in the light of a recent, far-reaching decision of the United States Supreme Court. New York City has an ordinance that no advertising trucks, vans or wagons shall be allowed in its streets, under a penalty of ten dollars for each offense. Under this ordinance the authorities sought to restrain the corporation operating stages on Fifth Avenue from displaying advertisements on the ouside of its 'buses. The Court of Appeals of the State held that the use of stages for advertising purposes was not a necessary or essential incident of the company's franchise giving it the right to carry passengers. Appealed to the United States Supreme Court, the decision of the lower court was affirmed, Mr. Justice McKenna in his opinion holding that, if the right claimed by the Fifth Avenue Stage Company actually existed, it existed also in the case of all wagon owners, "and there might be such a fantastic panorama on the streets of New York that objection to it could not be said to have prompting only in an exaggerated esthetic sense." The ordinance does not interfere with business notices on ordinary business wagons when engaged in the regular work of the owner and not principally for advertising purposes.—"Leslie's." It looks as if the street-car and other

The Plain Truth.

The Plain Truth.

It is inconceivable that in planning the new subways for New York City, the authorities overlooked the need of a subway on Seventh avenue to connect with the magnificent new Pennsylvania Railroad station. The Pennsylvania and Long Island railroads, in addition to being the largest taxpayers of the city, carry thirty million persons in and out of New York yearly, and as President McCrea points out, "By their traffic they do as much as any other corporation to maintain the commercial supremacy of New York City." What are the city authorities thinking about when they neglect the welfare of the public in this flagrant way? This is a pertinent inquiry and we are glad that it has been raised. It should receive prompt consideration.—"Leslie's."

Sprinklers for Lost Buildings.

Fire Commissioner Johnson is about to order sprinklers installed in more than two hundred loft buildings in lower Manhattan. The courts have decided that he has power to do this.

At least 60 per cent. of the loft buildings in lower Manhattan are protected in this manner. Of the loft buildings which have been inspected the 40 per cent which are unprotected by automatic sprinkler service are without doubt the greatest menace to human life by fire now existing in New York City. These buildings are more than two hundred in number. Most

of them are south of 23d street and west of Fourth avenue.

Commissioner Johnson in speaking of the move said:

"I do not want to be understood as entering up any wholesale or indiscriminate crusade. Wherever light, flimsy and highly inflammable materials are being worked over, especially fabrics, we shall have to exercise the closest scrutiny to see that every safeguard is placed around the workers in such places."

Private Sales Market.

(Continued from Page 279.)

ANNIE E. FRAZEE sold through Cornelius G. Kolff to Sarah Frances Johnson, fourteen lots on Hillcrest and Glenwood avs, Midland Heights.

Heights.

CORNELIUS G. KOLFF sold for the S. S. White Dental Manufacturing Co the large hotel now occupied by Mrs. Sherman, on plot 100x 150, in Wilbut st, near Seguine av, Prince's Bay, to Benjamin and Adolphine Frey.

J. STERLING DRAKE sold for Charles W. Griffin of Franklin, Mass., a plot 40x75 on the corner of Lathrap and Neal Dow avs.. Westerleigh. The buyer will build a Colonial cottage on the site.

Real Estate Notes,

THE ERUNER WOOLEN CO., is the lessee of the 37,000 sq. ft. of space in the Cooper Hewiti Building, at the northeast corner of 4th av and 28th st, recently reported leased. The lease is for ten years at an annual rental of about \$20,000. Carstein & Linnekin were the brokers.

DUFF & CONGER, in order to increase their fice space, have secured the adjoining store their building at the corner of Madison av

and 86th st.

JOSEPH P. DAY sold at public auction the Arverne Hotel, cottages, casino, bath houses, beach front and two vacant lots on Summerfield av, last Saturday. The Arverne Hotel was sold to L. Rodney Berg, representing a client, for \$37,000. The Arverne Casino, Italian gardens, bath houses and beach rights were sold to H. M. Mosauer for \$56,000. The Arverne cottages were sold to Henry Prince for \$19,500. Parcel No. 1, a vacant plot in Sommerfield av was sold to L. Rodsey Berg, representing a client, for \$7,812, and parcel No. 4, a vacant plot in Summerfield av went to the same buyer for \$5,500.

HENRY BAYER has resigned from the of-

HENRY BAYER has resigned from the office of Mooyer & Marston, having been appointed a Deputy Tax Commissioner, and for the present is stationed in the Borough of Queens.

Queens.

THE MONTANA REALTY CO. has obtained a loan of \$360,000 from the Metropolitan Life Insurance Co. for the erection of a 12-sty apartment house on the east side of Park av just north of 53d st. The building will have a frontage of 75 ft. on the av with an "L" running around the corner to 53d st. It will be the first building of this character in the Park av section, just north of the Grand Central Station.

M. MORGENTHALL ID

Station.

M. MORGENTHAU, JR., president of the M. Morgenthau, Jr. Co., has organized a new realty company to be known as the Burgh Realty Co., which has just been incorporated at Albany. Those interested in the new company include several purchasers at the recent auction sale of Woodmere property and one or two others. The Burgh Realty Co. purchased from these owners and others ninety-five lots sold at the recent auction sale. The directors of the Burgh Realty Co. will be Benjamin F. Rees, Jeese Wineburg, B. K. Bloch, Leon S. Mendel and M. Morgenthau, Jr. The new company has appointed W. L. Macdonald its resident agent for the resale of its holdings.

EVERETT M. SEIXAS & CO, have been ap-

EVERETT M. SEIXAS & CO, have been appointed agents for the property at 21 and 23 East 14th st; also for 52 to 58 Morningside av, 371 West 119th st and 372 West 120th st.

NORMAN DENZER has moved his offices from 3860 Broadway to larger quarters in 3816 Broadway, adjoining the corner of 159th st.

E. S. & S. F. VOSS will open an office at 542 5th av on September 1 for the renting asd selling of property on the south shore of Long Island, their present office being at Cedarhurst, L. I.

M. M. HAYWARD & CO. have been appointed agents for the eight apartment houses at the southwest corner of 73d st and 3d av.

ROYAL SCOTT GULDEN, formerly connected with John N. Golding's office, has opened an office at 542 5th av, where he will conduct a general real estate business.

MARTIN AND ARTHUR S. ZONN have obtained a \$240,000 mortgage at five per cent. for five years from the East River Savings Institution on the plot, 98.9x100, at the southeast corner of 11th av and 25th st.

LUDWIG C. TRAUBE has been appointed agent of the apartment houses at 464 to 470 East 141st st and 343 to 347 East 142d st.

M. MORGENTHAU, JR., President of the M. Morgenthau, Jr., Company, who was taken with an acute attack of appendicitis while visiting Henry Morgenthau at Greenwich, Conn., and brought to New York to be operated on, has recovered sufficiently to leave for Lake Placid in the Adirondacks. Mr. Morgenthau will probably be back at his office about the middle of September.

LLOYD N. WORTH obtained for Roland F. Knoedler a loan of \$450,000 at 4½ per cent, on the 4-sty building at the northeast corner of 5th av and 40th st, on lot 26.7x95.

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

1010

	1011	1010
	Aug. 18 to 24	Aug. 19 to 25
Total No	. 103	167
Assessed value	. \$4,313,000	\$ 9,415,500
No. with consideration	. 1	8
Consideration	. \$16,000	\$115,744
Assessed value		\$148,000
Jan. 1 to	Aug. 24 Jan	n. 1 to Aug. 25
Total No	6.410	7.179
Assessed value		\$426,370,430
No. with consideration	. 554	659
Consideration		\$37,449,124
Assessed value		\$31,951,000

MORTGAGES

$ \begin{array}{c ccccccccccccccccccccccccccccccccccc$
Amount. \$3,809,745 \$917,447 To Banks & Ins. Cos. 14 12 Amount. \$2,260,500 \$381,500 No. at 6% 39 32 Amount. \$376,370 \$101,747 No. at 5½% 2 2 Amount. \$1,300,000 \$56,000 No. at 5% 10 17 Amount. \$758,000 \$256,200 No. at 4½% 9
To Banks & Ins. Cos. 14 12 Amount. \$2,260,500 \$381,500 No. at 6\(\psi\) 39 32 Amount. \$376,370 \$101,747 No. at 5\(\psi\)\(\psi\) 2 2 Amount. \$1,300,000 \$56,000 No. at 5\(\psi\) 10 17 Amount. \$758,000 \$256,200 No. at 4\(\psi\)\(\psi\) 9 9
$ \begin{array}{c ccccc} \text{Amount.} & \$2,260,500 & \$381,500 \\ \text{No. at } 6\% & 39 & 32 \\ \text{Amount.} & \$376,370 & \$101,747 \\ \text{No. at } 51/2\% & 2 & 2 \\ \text{Amount.} & \$1,300,000 & \$56,000 \\ \text{No. at } 5\% & 10 & 17 \\ \text{Amount.} & \$758,000 & \$256,200 \\ \text{No. at } 41/2\% & 9 & 9 \\ \end{array} $
No. at 6% 39 32 Amount \$376,370 \$101,747 No. at 5½% 2 2 Amount \$1,300,000 \$56,000 No. at 5% 10 17 Amount \$758,000 \$256,200 No. at 4½% 9
No. at 5½% 2 2 Amount \$1,300,000 \$56,000 No. at 5% 10 17 Amount \$758,000 \$256,200 No. at 4½% 9 3
Amount. \$1,300,000 \$56,000 No. at 5% 10 17 Amount. \$758,000 \$256,200 No. at 4½% 9
No. at 5\$\pi\$
Amount. \$758,000 \$256,200 No. at 41/4 9
No. at 41/25 9 3
Amount \$719,000 \$219,000
No. at 4%
Amount
Unusual rates
Amount \$45,000
Interest not given 13 11
Amount \$663,375 \$239,500
Jan. 1 to Aug. 24 Jan. 1 to Aug. 25
Total No 5,093 5,844
Amount \$180,118,408 \$218,262,050
To Bank & Ins, Cos 1.128
Amount \$84,610,394

MORTGAGES EXTENSIONS

A	ug. 18 to 24	Aug. 19 to 25
Total No	31	35
Amount To Banks & Ins. Cos	\$935,500 11	\$1,558,500 9
Amount	\$514,000	\$1,050,000
Jan. 1 to	Aug. 24 Jan	. 1 to Aug. 25
Total No	1,588	1,632
Amount	\$62,058,776	\$70,283,209
To Banks & Ins. Cos	554	
Amount	\$34,745,705	*****

BUILDING PERMITS Aug. 10 to 25 Aug 20to 26

Aug	. 13 10 20 .	Aug. 2010 20
New buildings	10	14
Cost	\$1,128,500	\$1,805,560
Alterations	\$151,425	\$ 12,050
Jan. 1 to	Aug. 25 Jan	. 1 to Aug. 26
New buildings	587	612
Cost	\$66,032,930	\$76,143,355
Alterations	\$8,539,015	

BRONX CONVEYANCES

Total No	112	79
No. with consideration	7	5
Consideration	\$27,360	\$36,700
Jan. 1 to A	Aug. 24 Jan. 1	to Aug. 25
Total No	4,761	4,642
No. with consideration	331	
Consideration	\$3,228,470	\$3,865,441

MORTGAGES

	Aug. 18 to 24	Aug. 19 to 25
Total No	82	72
Amount	\$726,171	\$525,165
To Banks & Ins. Cos	12	6
Amount	\$201,500	\$162,500
No. at 6%	33	39
Amount	\$287,810	\$196,423
No. at 51/2%	.7	4
Amount	\$25,300	\$36,000
No. at 54	18	15
Amount	\$303,200	\$214,380
Unusual rates	4	
Amount	\$1,661	
Interest not given	20	14
Amount	\$108,200	\$78,362
Jan. 1 t	o Aug. 24 Ja	n. 1 to Aug. 25
Total No	4.158	4.561
Amount	\$37,874,857	\$43,771,934
To Banks & Ins. Cos	492	
Amount	\$8,656,650	

MORTGAGES EXTENSIONS

At	1g. 10 to 24	Aug. 19 to 25
Total No	9	8
Amount	\$41,500	\$83,550
To Banks & Ins. Cos		\$5,000
Jan. 1 to	Aug. 24 Ja	n. 1 to Aug. 25
Total No		423
Amount	\$7,143,144	\$5,525,990
To Banks & Ins. Cos	86	
Amount	\$3,126,850	

BUILDING PERMITS

A	ug.	19 to	25	Aug. 20 to	26
New buildings			26 0,500 1,125	\$775, \$12,	
				. 1 to Aug	
New buildings	\$	15,213		\$26,650,	254 120
Alterations		\$918	,882		

BROOKLYN

CONVEYANCES

A	1911 ug. 17 to 23	1910 Aug. 18 to 24
Total No	42	
Consideration	\$206,630	
. Jan. 1	to Aug 23	Jan 1 to Aug. 24
Total No	16,70	
No. with Consideration Consideration	\$8.866,00	

MORTGAGES

P	lug. 17 to 23	Aug. 18 to 24
Total No	348	400
Amount	\$1,574,874	\$1,432,496
To Banks & Ins. Cos	130	
Amount	\$891,350	
No. at 6%	181	233
Amount	\$694,667	\$836,460
No. at 51/2%	51	78
Amount	\$349,950	\$280,955
No. at 5%	89	69
Amount	\$438,560	\$274,810
Unusual rates	1	1
Amount	\$600	4 3,200
Interest not given	26	19
Amount	\$91,097	\$37,071
Jan. 1 to	Aug. 23 Jan	n. 1 to Aug, 24
Total No	14.725	17,048
Amount	\$66,418,128	\$81,828,295
Ju	ly 1 to Aug. 23	
To Banks & Ins. Cos	883	
Amount		

BUILDING PERMITS

Au	g. 17 to 23	Aug. 18 to 24
New buildings	76	60
Cost	\$747,010	\$376,402
Alterations	\$92,155	\$80,865
Jan. 1 to	Aug 23 Ja	n. 1 to Aug. 24
New buildings	3,340	4,148
Cost	\$21,621,468	\$24,787,824
Alterations	\$3,556,160	\$3,178,251

QUEENS

BUILDING	* PERMIT	9
A	ug. 18 to 24	Aug. 19 to 25
New buildings	\$251,167	\$171,325
Alterations	\$10,408	\$6,810
New buildings	Aug. 24 Jan 3.900	n. 1 to Aug. 25 2.757
Cost	\$16,413,318 \$565,272	\$10,054,760 \$494,396
Alterations	\$565,272	\$494,396

An Indian Memorial.

An Indian Memorial.

The House last Tuesday passed the Fornes bill, providing for the erection in New York harbor by Rodman Wanamaker of a memorial to the North American Indian. The monument is to be erected upon a government reservation without expense to the government, the site to be selected by the Secretary of War and the Secretary of the Navy. A commission composed of the chairmen of the committees on library of both houses of Congress, the Secretary of War, the Secretary of the Navy, and Robert C. Ogden of New York, is created by the bill to superintend the construction of the memorial; subject to the approval of the Commission of Fine Arts.

Sewer System for Queers.

Final drainage and house sewer maps have been prepared for 18,000 acres and plans are being studied for 10,000 acres more. A large part of this proposed work is now under way, and the system already in operation provides for a population of 250,000 and covers about half the entire area of the borough.

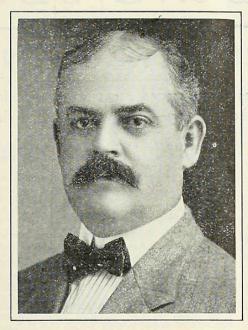
The five great systems now under way are Richmond Hill, Corona, Flushing, Ridgewood, Maspeth and Jamaica. The most rapid progress is being made in the Richmond Hill section.

SUIT HAS BEEN brought in the Supreme Court by Audinet and Margaret MacLaron Gibert against Frederick E. Gibert, Alice E. Gibert and others for a partition and sale of 103 and 140 Reade st; also the property 30x100, at the southwest corner of 5th av and 31st st; also 228 and 230 Front st; also 121 Chambers st; also the property, 32.5x irregular, in the south side of 14th st, 125.1 ft, east of University place, running through to the north side of 13th st, and the lot known as No. 327 on the map of the Protestant Episcopal Church property in the south side of Warren st. Strong & Cadwalader are the attorneys for the plaintiffs.

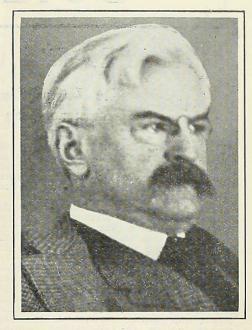
NOTABILITIES IN THE CURRENT NEWS



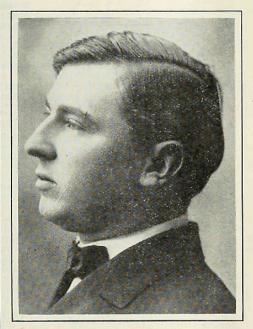
LAWSON PURDY, President



CHARLES J. McCORMACK



DANIEL S. McELROY



JOHN J. HALLERAN

Officials

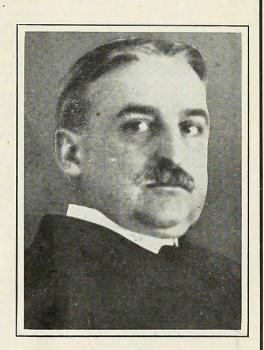
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Department of

Taxes and Assessments

City of New York

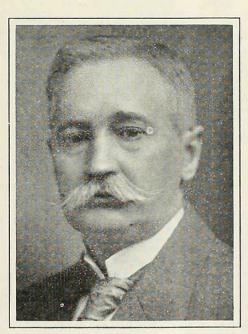
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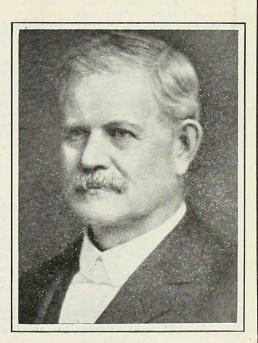
CHARLES T. WHITE



EDWARD KAUFMANN



JUDSON G. WALL



FRANK J. BELL Chief Deputy, Real Estate Bureau

If the delegates to the International Tax Conference, which meets at Richmond, Va., next week, were to be asked what American city has the best managed tax department, the majority would undoubtedly concede that distinction to New York. The changes in the tax laws brought about at the instance of the New York department and the administrative methods which it has introduced are being studied and copied throughout the country. The first notable improvement in the personnel and work of the department took place under Mayor Low. Succeeding administrations have kept in mind the necessity, recognized by Mayor Low, of keeping the fiscal affairs of a great city out of politics. Few boards of directors of private corporations are made up of experts of so undisputed a standing as is the New York Tax Commission. The commissioners are seven in number, but to print their photographs without Mr. Bell's would be regarded by most of our readers as an unpardonable omission.

BUILDING SECTION

THIS YEAR'S CONSTRUCTION IN THE BRONX.

The Various Causes for Lessened Activity—Completion of a Great Building Campaign Along the Subway—Alleyways Taking the Place of Areaways.

THE present building season in the pects the period of transition which was caused by the passage of the Tenement House Law ten years ago, when the construction of residential apartments fell to a rate below normal. Builders needed time to adjust their methods to the new-law requirements, but when they were able to do this their work took a form and importance which it never before had equaled.

Another transition stage has arrived

able to do this their work took a 101m and importance which it never before had equaled.

Another transition stage has arrived for Bronx builders. There are more causes for it than the revival of the laws against encroaching beyond the building line, but a first view of the situation might not disclose them. Aside from overproduction, the prohibition against encroachments, which went into effect on the 15th of last November, is the first reason given by builders for inactivity, but it is not such a great difficulty that some have not been able to overcome it in a manner very satisfactory to themselves and to the borough authorities as well.

So many plans more than a normal number were filed last Fall in anticipation of the order against projections as to make the 1910 record of building projects unprecedented in the Bronx, and this year's small in comparison. As only about 50 per cent. of the plans then filed have had a material realization, it is a fair presumption that the interdiction is no longer considered insurmountable, or advantage would be taken of more of the plans filed under the old law. No doubt the new regulation caused a certain number of operations to be deferred, but it is being said by some impartial observers at least that as the architectural difficulties are being easily overcome operators are less anxious than they were to proceed in the old way.

AREAWAYS DISAPPEARING.

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The problem of keeping back of the street line and conforming to the tenement-house laws at the same time is being solved in several ways. Those who can afford the space are simply setting their buildings back far enough to leave room for doorsteps inside the line. The Usona Construction Company, which is completing a block of twelve houses in Tiffany street east of Westchester avenue has done this. Areaways have been omitted altogether, and the fire passage required by the tenement house law is through a covered alleyway into a side court between two houses.

In some instances, as in the case of the row of four apartment houses designed by Andrew J. Thomas and being erected on Decatur avenue at Fordham, the buildings are placed on the line, the doorsteps in a vestibule, the areas omitted and covered alleyways built through the houses into side courts at the curb level. The Superintendent of Buildings has spoken of this plan in high terms as not only a complete solution of the problem but an admirable one as well.

A third way of getting around the requirement is illustrated by two houses planned by Moore & Landsiedel, architects, and now under construction in 151st street west of Melrose avenue. The buildings are on the line, with the doorsteps to be built in vestibules. The fire passage from front to rear is through the cellar by a doorway in the front wall, the space being obtained by building a bulkhead in a front room on the first floor. The operation has not advanced to the point where the effect of the bulkhead in the apartment can be fully perceived.

The omission of areaways from the front of houses with the fences that enclose them is in normal cases a decided improvement under city conditions in tenement districts. Not only are the side-walks clear of obstruction but the surroundings are cleaner and more regular. The covered alleyway through the houses into the courts and yards at the side and rear is a complete substitute for the area across the front of the house.

to be thankful to get rid of the areaways. They were ill-looking and hard to keep clean. The covered alley at the side is much to be preferred. It's not new, even in New York City. In other places they are very common, but more particularly in connection with two-family brick houses. The speculative builder who has

STICS OF BRONX BUILDING OPERATIONS SINCE 1904. STATISTICS

Superintendent of Buildings James A. Henderson has this week compiled statistics which show the amount of construction in the borough since the time of the completion of the Subway and also the amount of construction which the Subway developed in its vicinity. The statistics follow:

Total building operations in entire Bronx for 7 years, 1904 to 1911..........\$196,649,840.00 Total operations in given territory same period 51,776,975.00

1.206,750.00 13,404,250.00

Plans for 827 buildings were filed this year in the Bronx up to August 1. Estimated cost of buildings, \$14,286,835. Of these, plans for 29 buildings have been abandoned, 36 disapproved and plans for 115 buildings are still in the hands of inspectors, leaving 647 buildings valued at \$12,875,310 to go ahead. Superintendent Henderson estimates that the total estimated cost of the buildings that will have been planned this year will not much exceed \$25,000,000.

Since the year 1896, 82 amusement halls, 43 open-air shows and nine theatres have been built in the Bronx at an estimated cost of \$12,875,000.

insisted on utilizing every inch of ground that belonged to him, with as much as belonged to the public as he could preempt, meant well, but he was standing in his own light."

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In planning buildings with stores situated on inside lots architects have contrived to eliminate areas and to effect entrance into cellars and basements through the front wall by an arrangement of bulkheads underneath and at the side of show-windows. It is obvious that the law presents difficulties for builders of small tenements which are not present in the case of large apartment houses and business buildings having corner sites.

As encroachments are illegal for new work everywhere in the borough, the builders of dwelling houses are complying with the law by simply setting their front wall a sufficient distance back, so that piazzas and porticos will not project over the street line. In those sections where only detached houses are built, the obligation is no hardship. Incidentally, it has not been unusual in the development of high-class sections to put restrictions in the deeds providing for lawn spaces in front of the dwellings. A number of builders of artistic multi-family brick houses in rows have in the past voluntarily left lawn spaces in front.

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END OF A GREAT MOVEMENT.

Undercurrents of opinion among real estate operators are to the effect that one of the causes for the apparent recession in building projects is due to the fact that the great movement in the East Bronx, which began with the opening of the subway, has nearly reached a natural stopping place. The large estates and tracts of vacant land which were put on the market and divided six or more years ago have since been almost entirely improved within a distance easily accessible from the subway stations.

A great city has grown up within this period on the lands between Westchester avenue on the west and Hunt's Point section (or Lafayette avenue) on the east. The records of the Superintendent of Buildings in the Bronx, James A. Henderson, show over \$50,000,000 worth of construction work has been done in the last seven years within one-quarter mile of the subway. The final phase of the development began last year with the opening of the new subway station at Intervale avenue. The "Intervale" section, which was vacant when there was no station at that point, has since been almost entirely covered with solid rows of tenement houses of good quality.

Three or four weeks ago a trolley line was opened from the new station through Intervale avenue to the vicinity of Hunt's Point, where the beginnings of another large building movement are observable in several score of two-family brick houses on the former Spofford estate. This will be a separate campaign from the remarkable developing operation which the Johnsons, the Henry Morgenthau Company's new works on Lafayatte avenue, between Tiffany and Barrotto streets.

These works are now in partial operation with about two hundred hands. Several hundred more are coming. Another influence in building up the section has been the electrification of the Harlem River branch of the New York, New Haven & Bouse of the opening of the New York, West-che

tion, is a question with them. In the interim a number of speculative builders from the Bronx have turned to Queens borough as a field of operations. It is also reported that builders have found it difficult to get the loans they desired, and have had to content themselves with loans of 66 per cent. of the value of the property instead of 70 to 80.

NEW TERRITORIES FOR BUILDERS.

NEW TERRITORIES FOR BUILDERS. All these several considerations have combined to cause during the present summer a momentary lull in building circles. For the last five years the line of growth has been greatest along the existing Subway, and it is now being said that Fordham and West Farms are looming up as excellent territories for the activities of real estate men. West Farms is to be a highly important railroad center in the plans of the New Haven and the Westchester companies in connection with the local public service lines. It is understood that unusual inducements will be

offered to homeseekers by the New York, Westchester and Boston along its lines. This policy, if pursued, will be somewhat in contrast to the hesitancy of those who have money to loan with regard to Bronx investments.

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This summer's construction work, in the Bronx has been both diversified and well distributed. During the three months ending July 1 the number of buildings planned was 438, of which 140 are dwellings, 130 tenement house, 7 municipal buildings, 46 places of amusement, 30 stables and garages, 18 factories, 22 stores and 9 office buildings. Of the dwellings, 73 were brick and 67 frame.

Buildings distribute themselves over the borough naturally according to type for the most part, the frame dwellings among the sections not yet embraced within the fire limits, the brick dwellings in the more thickly settled residential sections, and the factories and other business buildings in their appropriate centers. The tenement house work is now being distributed

principally through the eastern and south-

principally through the eastern and southern sections. Webster avenue has an unusual number of operations this year, and there is considerable activity for both dwellings and apartments in the Mount Hope and Fordham sections.

There has been less activity along the Grand Boulevard and Concourse than was expected before its completion. Morris avenue, which runs parallel midway between the Boulevard and Jerome avenue, has been more active than either of the principal avenues. The Boulevard is in excellent condition for pleasure driving this summer, but continues to be almost deserted. It was planned as a connecting link in the chain of parks and parkways, but automobilists seems to prefer Jerome avenue on account of its better approach from Central Bridge. The original plans for building the drive included a viaduct from the bridge across the intervening depression in the landscape, but the city has never felt financially equal to building it.

BUILDING CHANGES IN THE NEW CHARTER

Amendments Recommended to the Legislative Committee—Engineers Ask for More Recognition—Criticism of the Proposed Fire Prevention Bureau

A T the charter hearing on Wednesday afternoon Reginald Pelham Bolton, Secretary of the Washington Heights Taxpayers' Association, and President of the American Society of Heating and Ventilating Engineers, addressed the committee on the subject of the Building Department, and urged that the engineering profession should receive some recognition in connection with this department, in the work of which engineers had so very large a share. It was, he said, unjust to limit the choice of a commissioner to an architect or to a builder, when it was a matter of knowledge that the modern development of building construction was all in the direction of engineering work. This assertion could be made with the more confidence, he said, as the present head of the Bureau of Buildings, Borough of Manhattan, was an engineer of high reputation, and was filling the duties of his position with widespread satisfaction. The limitation of ten years' experience Mr. Bolton considered altogether too small especially in view of the fact that the charter provides that the city architect shall have at least fifteen years' experience. He suggested that twenty years' experience. He suggested that twenty years' experience was not too much to ask for the occupant of a position of so great importance as that of the proposed commissioner.

The same remarks applied to the inspectors of departments, the list of where

perience was not too much to ask for the occupant of a position of so great importance as that of the proposed commissioner.

The same remarks applied to the inspectors of departments, the list of whose qualifications included almost every character of employment, excepting that of engineers, and whose experience of five years was also unnecessarily restricted. This point of view was also upheld by the representative of the Masons and Bricklayers' organization of the State, who spoke on this same subject, and who also urged that a member of that organization should be added to the Board of Examiners as now constituted.

Mr. Bolton followed this suggestion with the demand that an engineer should also be added to the same board, nominated by the American Institute of Consulting Engineers. These two additions would extend the experience included in the Board of Examiners, widening its field of knowledge and experience, and it would then consist of nine members instead of seven as at present.

Mr. Bolton drew attention to the conflict of two sections in the proposed charter, 841 and 852, and suggested that the jurisdiction of the proposed department of Buildings should not be excepted from water-front property, bridges, tunnels, subways and other public buildings, but that all such structures should be passed upon by the proposed department.

He also drew attention to the increasing difficulties imposed upon builders and property owners by the number of bureaus having to do with the construction and operation of buildings; and pointed out that the effects were particularly felt in building operations in the upper part of Manhattan. The proposed chapter adding a Fire Prevention Bureau makes at least three whose approval must be obtained upon plans for new buildings, and in all of these the duties of the respective bureaus overlap each other. He urged, therefore, that the committee should devote its attention towards a concentration of those departments and bureaus which had to do with kindred subjects; and suggested

of the proposed Bureau of Fire Prevention.

of the proposed Bureau of Fire Prevention.

Mr. Bolton drew the attention of the committee to the incongruous position occupied by the subject of the restriction of height of buildings in section 853, being part of the detailed reference to the work of the Building Department, and having no connection therwith; and suggested that this far-reaching subject deserves better consideration and more careful provision for its regulation. The height of buildings, he said, was not a matter capable of restriction by mere regulation, but it could be regulated, and no doubt would be regulated by ordinances compelling buildings to be so constructed as to provide natural light and air to their interior portions. If this were done, he maintained, some of the tall buildings at present existing, could not have been constructed, and the city as well as the owners of property would have benefited by the result.

The committee asked for Mr. Bolton's suggestions in this matter to be put in the form of written amendment to the proposed charter.

NEW PROVISIONS.

The new charter provides in Section 840 for one Commissioner of Buildings to be the head of a new department to be composed of the five existing bureaus of buildings. He must be an architect or builder of ten years' experience. He is to appoint a deputy for each borough, who must have been a resident of the borough for which appointed for at least two years, and an architect or builder of ten years' experience. experience.

and an architect or builder of ten years' experience.

He is to appoint a chief inspector for each borough who is also to be an architect, builder or engineer of at least ten years' experience.

Section 841 gives the building department jurisdiction over the construction and removal of all buildings except water front property, bridges, tunnels, subways and buildings appurtenant thereto. But Section 852, which gives the City Architect jurisdiction over public buildings or structures, also says that all public buildings or structures shall be required by the department to conform in all respects to the provisions of all statutes, ordinances and rules and regulations of the department regulating the construction, alteration or removal of buildings.

The new charter provides that the height of buildings may be restricted and regulated by ordinance when approved by the Board of Estimate. Such an ordinance may be limited in its application to a part of the city.

"THE WORST FEATURE OF THE

"THE WORST FEATURE OF THE CHARTER."

CHARTER."

At a conference of the proposed new city charter held in the rooms of the American Society of Mechanical Engineers in the United Engineering Societies'. Building, 25 West 39th street, on Monday afternoon. Reginald Pelham Bolton, who is a civil engineer by profession and an officer of the Washington Heights Taxpayers' Association, expressed the opinion that the worst feature of the new charter was the elimination of the bureau of investigation from the Comptroller's office, and the curtailing of his auditing powers. He thought the Corporation Counsel should be an elective and not an appointive official, and that the office of

City Chamberlain was a useless one. The taking out of the charter of the Governor's power of removal of the Mayor and borough presidents for cause was a serious error. Mr. Bolton would abolish the aldermen and constitute a Common Council, whose meetings would be held at night, so that it would not be necessary for a member to sacrifice his business interests to attend. This would give us back representative government.

Mr. Bolton did not see any economy or advantage in the Engineering Department as proposed, since each department would still have its own engineers. A better way would be to have the chief engineers of the several departments meet regularly as a Board of Engineers and compare their work so that each might be in harmony with the other.

Albert E. Davis, architect, and vice-president of the Heights Taxpayers' Association of The Bronx, said that instead of creating new departments, as was proposed, it would be in the interest of economy and efficiency, if the Tenement House and Building departments were consolidated, as one duplicated the work of the other. There should be a definite provision governing stoops, areas and other building projections.

Mr. Davis though the proposed Department of Architecture would save the city many thousands of dollars were it not for the proviso that any head of a department, by 12 votes of the Board of Estimate, might employ other architects, and the further provision that a borough president may appoint consulting architects and the further provision that a borough president may appoint consulting architects and public places. It is Chapter 931, Laws 1905. In that year an inventor tried to force upon property owners a patented article, which we estimated would cost about \$9,000,000 if generally adopted throughout the city. It was very much like a device already in use, which was satisfactory. This Section 1554-a was probably omitted to please some grafter.

THE FIRE RE COMMISSIONER'S LARGED POWERS.

LARGED POWERS.

At a conference at the City Club on Monday evening Walter Lindner of the Title Guarantee and Trust Company, was severe in his criticism of the new charter. He pointed out that the charter gave powers to the Fire Commissioner to make regulation in connection with the Bureau of Fire Prevention contrary to the legislative bill now before the Governor, which says that the commission has the power only to enforce ordinances that are already on the statute books. According to the new charter the Commissioner's word is final. If a property owner objects to the complaints of the Commissioner's deputies he or she may ask for a board of survey, which will be appointed by the Commissioner. Their ruling is final and the owner has no further redress.

ENCROACHMENTS AND SPECIAL PRIVILEGES.

In a number of particulars the charter was at variance with the legislative bill in providing for the bureau of Fire Prevention and bore heavily on taxpayers. The bill in the legislature provides only that the Fire Prevention Bureau will enforce existing laws, and gives the owner

or lessee the right to appeal to a board of survey and also to the supreme court.

In the matter of regulating stoop and areaways it was explained by Mr. Lindner that the power is taken away from the Board of Aldermen and vested in the Board of Estimate. In future the right to have a stoop, areaway, bridge cornice or anything that projects from a building must be secured from the Board of Estimate. A special license may be had for ten years, with renewals. The licenses are subject to the approval of the Mayor and may be cancelled at any time. Mr. Lindner thought this bore all the earmarks of favoritism. In the acquisition of property by the city for street purposes the new charter permits the commission to award damages only to those whose property has been affected. Under the present Charter owners of abutting property may claim damages for the change of grade.

Relative Cost of the Component Parts of a Fireproof Office Building.

a Fireproof Office Building.

The masonry in a steel-frame fireproof office building costs 33.7 per cent. of the total cost of a building, according to a table in Reginald Pelham Bolton's book, "Building for Profit." This is the largest relative cost for any portion of the work. The steel framing costs but 7.6% of the whole, not as much in fact as the plumbing fixtures, which cost 12.6%. The plumbing costs but 1.5%.

The other relative costs are given as follows: Foundation, 5.3%; fireproof floors, 2%; ornamental iron, 6.3%; heating, 3.3%; electric wiring, 2%; partitions, 1.2%; joinery, 3.4%; roofing (tile), 2%; plastering, 3.8%; marble, 9.6%; elevator, 3.1%; hardware 0.5%; glass, 1.3%; paint, 0.8%.

0.8%.
The cost of supervision, plans, fees and carrying charges during construction should be spread over the other items, as each derives a proportionate benefit therefrom

COLOR OF BUILDINGS.

First Notable Examples of the Use of Polychrome Terra Cotta.

Polychrome Terra Cotta.

In an Architectural League Exhibition, about fifteen years ago, a small store front of highly colored terra cotta erected against one wall of the Vanderbilt gallery aroused general interest in that it represented about the first tentative effort to impress upon the architects and the public the possibilities of this interesting material for exterior design.

More than ten years later the Madison Square Presbyterian Church was begun, and this may be said to be the first notable example of the use of polychrome terra cotta throughout all portions of the exterior of an important building. During this interval and for some time previous there had been evident a steadily increasing interest in the texture and color of the various materials employed in the execution of exterior design, and a better understanding of the interrelation of color and texture. The soft gray tones of unpainted shingles, the intersecting sparkle of rubble walls built of discolored and moss-grown field stone, the subtle suggestion of pattern due to the presence of black headers in rough brick walls with wide joints, all testified increasingly to the desire for color united with agreeable texture, and helped to make general an appreciation of the fact that strong color contrasts must be united with agreeable textural quality in order to be architecturally acceptable.

This period was rendered notable for the purposes of this discussion by the newly built museum of the University of Pennsylvania, a building which perhaps illustrates better than any other example that we have how vigorously color contrasts may be used for the enrichment of our facades without destroying the necessary repose, by combining and surrounding them with carefully studied surface

textures. Furthermore, as an example of the color effect that may be obtained by carefully studied surface texture without the introduction of any definite color treatment, we have the University Club of New York, a building, I believe, unequaled in this respect. As a preliminary, then, to the introduction of large masses of glazed and colored terra cotta upon the facades of buildings, public taste may be said to have developed to the point of realizing the futility of the effort to introduce color interests into architecture by such expedients as the introduction of panels of tile mosaic in the midst of great surfaces of the traditional Philadelphia brick, or other material equally uninteresting in texture, a characteristic of a certain period of our architecture which fortunately was a brief one.

I have referred above to the Madison Square Presbyterian Church as the first notable example in this country of the use of polychrome terra cotta in exterior design. In view of this fact and also of the prominence of the location of this building it is, I think, most fortunate that the color has been applied with great reserve—so much so, in fact, that to one observing this building from a sufficient distance to grasp the effect of the entire composition on a bright day the color variation merely serves to impart a slight vibrant golden glow to the prevailing creamy tone of the building without in the least diminishing the quietness of the shade and shadow; but on a gray, overcast day, when the building is seen in diffused light, the detailed interest of the color treatment immediately becomes apparent, and thus substitutes another and different kind of interest to compensate for the loss of the shadow forms. In this respect it seems to me that this building is deserving of the highest praise, and it is, I believe, destined to exercise a most salutary influence in restraining those whose fondness for color contrast might easily lead them to the other extreme.

J. Monroe Hewlett in the "Brickbuilder."

Test of Fireproof Construction.

Test of Fireproof Construction.

A fire on the ninth floor of the building at 35 West 34th street last Sunday raged fiercely among the merchandise for a time but did no damage to the structure of the building, a testimony to the substantial nature of modern construction. While a statement of this nature may have become of a commonplace order, the fact itself is none the less remarkable. The walls and ceiling were blackened only; the flames were confined to the merchandise in the middle section of the loft until the firemen arrived and drowned them out. "If we had had sprinklers," said one of the proprietors, "they would have put the fire out and saved us from so great a loss. The structure of the building, however, is not damaged in the least. The floors are of hollow tile construction."

Specialists in Building Construction.

Specialists in Building Construction.

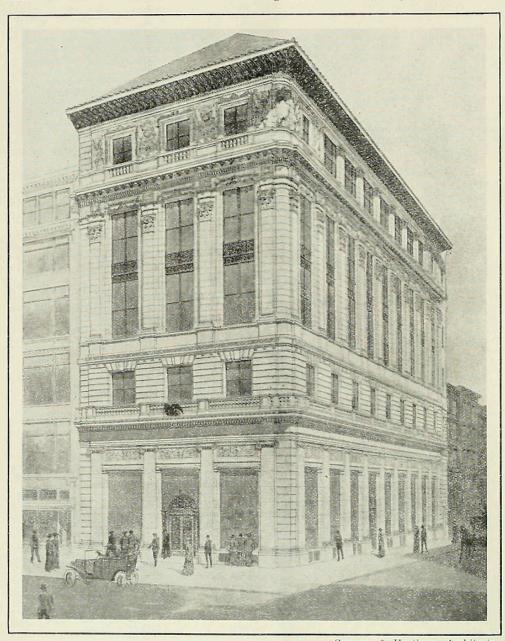
The architect no longer is looked upon by the building public as a specialist in all lines. It knows it is impossible for any one man to master all the branches of engineering that enter into building construction. The architect is of necessity, like the family physician, a practitioner commanding confidence and possessing a good knowledge of the various branches of building, and at the same time a constructive artist.

There is the architect, in a word. An artist, but an artist with a constructive bent and a knowledge of building. He cannot be a successful artist, a structural engineer, mechanical engineer, electrical engineer, heating engineer, sanitary engineer and fireproofing engineer, all in one, so when called upon to design a building incorporating those various items he must call in specialists to help him with the unusual work.

Some large architectural firms retain permanently in their employ engineers capable of looking after these various structural problems of design, but the majority of them must call in from time to time experts who have made a life study of certain features of building design.—'Euilding Progress.''

Building Operations From 1868 to 1910.

Building Department statistics show that the old City of New York (Manhattan) and a portion of the Bronx, building operations (new structures and alterations in old ones) from 1868 to 1910 represented a total investment of \$2,869,140,558, and involved more than 100,000 buildings. The more active periods were the decades 1881-1890 and 1891-1900, so far as numbers of buildings were concerned. The cost of building operations has been steadily increasing.



Carrere & Hastings, Architects.

NEW BUILDING FOR THE JEWELRY TRADE

Among the prominent operations which are bringing about the change in the structural appearance of Fifth Avenue is the erection of a new building for Black, Starr & Frost, on the site of the Charles T. Cook mansion, at the southwest corner of Forty-eighth street. There are many building operations under way at the present time along the avenue, and in this work of rearranging this thoroughfare of fashionable trade the district north of Forty-second street is showing unusual prominence. The exterior of the Black, Starr & Frost building will be wholly of marble and imposing in its architectural features.

CURRENT BUILDING OPERATIONS

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

CONTEMPLATED CONSTRUC-TIONS.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

APARTMENTS, FLATS AND TENEMENTS.

MANHATTAN AV.—Neville & Bagge, architects, 217 West 125th st, will prepare plans for the improvement of the northeast corner of Manhattan av and 115th st, froning 100 ft. on the avenue and 125 ft. on 115th st, with a 6-sty elevator apartment house for the Gorham Construction Company. The property is covered with a 1-sty taxpayer. The incorporators are Mrs. Sarah Harris, Abraham Levy, and H. Levy. ST. NICHOLAS AV.—Harold L. Young, architect, 67 West 125th st, has finished plans for the 6-sty apartment house, 94.11x89.4 ft., for the Melvin Realty Co., of which Henry Friedman, 171 Broadway, is president, to be erected at the northwest corner of St. Nicholas av and 177th st, to cost \$250,000.

CONVENT AV.—J. C. Cocker, architect, 2017 5th av, has completed plans for the 5-sty tenement house, for the Schuck Realty & Const. Co., of 19 St. Nicholas Place, to be erected at the northeast corner of Convent av and 127th st, to cost \$65,000.

44TH ST.—Plans are ready for the 6-sty

44TH ST.—Plans are ready for the 6-sty tenement with stores that Samuel Root, of 65 East 79th st, will erect in the north side of 44th st, 175 ft. west of 9th av, at a cost of \$35,000. George K. Wells, 1 Union sq. prepared these plans. The owner handles all building

54TH ST.—Excavating is going on at 118-120-122 East 54th st, for the 9-sty apartment house to be erected for the 118 East 54th st company, from plans by Cross & Cross, 546 5th av. The Theodore Starrett Co., 103 Park av, has the general contract. Robert W. Boyd, 105 West 40th st, is consulting engineer. Estimated cost, \$180,000.

60TH ST.—Contractors are still figuring the general contract for the 9-sty apartment house, 41x100 ft., to be erected at 128 East 60th st. by the 128 East 60th Street Co., 111 Broadway, of which E. De Forest Simons, is treasurer. J. M. Darrach, 15 East 33d st, is architect. Estimated cost \$100,000.

CHURCHES.

BROADWAY.—The Howard Hager Co., Liberty National Bank Bldg., Pittsburgh, Pa., is figuring the general contract for the erection of the 3-sty stone church, 123x104 ft., parish house and rectory at 155th st and Broadway, for the Church of the Intercession, Trinity Parish, 187 Fulton st. Cram, Goodhue and Ferguson, 170 5th av, are the architects. Estimated cost is \$800,000.

HALLS AND CLUBS.

HALLS AND CLUBS.

ST. NICHOLAS AV.—Holabird & Roach, architects, of 98 Jackson Blvd., Chicago, Ill., are at work on plans for the building to be erected for the Mystic Shriners. The building will be of oriental style of architecture and similar to the Masonic Temple in Philadelphia. The matter of location is still indefinite, there being as many as fifty sites under consideration. The committee appointed to select a site is understood to have reported favorably on the triangular block containing about fourteen lots and bounded by St. Nicholas and Manhattan avs, 122d and 123d sts, owned by Bing & Bing. It has frontages of 236.10 ft, on St. Nicholas av, 201.11 ft, on St. Nicholas av, 201.11 ft, on St. Nicholas av, 201.20 st, and 100.3 ft on 123d st.

HOSPITALS AND ASYLUMS.

MANHATTAN.—A charter for the new Lutheran Hospital which it is proposed to erect in this city, has been filed with the State Board of Charities and \$200,000 has been pledged. The incorporators are: John H. Boschen, 416 West 154th st, Dr. George E. Hayunga, 502 Canal st. Roger Hinds, 207 Broadway, Robert Schey, 4 White st, and Louis K. Unrich. Funds are now being raised.

1ST AV.—The Willard Parker Hospital Trus-

being raised.

1ST AV.—The Willard Parker Hospital Trustees will advertise for bids about Oct. 1, for the new dormitory addition to the hospital at 1st av and 15th st, plans for which have been prepared by Clinton & Russell, of 32 Nassau st. The materials of construction are yet undecided. The building will be 50x100 ft., 6-stys in height.

MUNICIPAL WORK.

TUNNEL WORK.—Bids will be received by the President of the Borough of Manhattan, Room 14, Friday, September 1. For constructing a tunnel street, from Broadway, near Fairview av to the subway station, at West 191st st and St. Nicholas av.

STORES, OFFICES AND LOFTS.

STORES, OFFICES AND LOFTS.

42D ST.—J. C. Schaeffler & Co., architect, 38
West 32d st, and Boston, Mass., state that they
are preparing plans for the improvement of a
plot 80 ft, in 42d st, 120 ft, in 43d st, between
8th and 9th avs, with a 16-sty office and loft
building, to cost about \$1,700,000. The 42d st
frontage is now covered with rentable dwelling
houses, of from 3 to 4-sty, and the 43d st plot
with warehouses. Excavating will be undertaken by early fall. There will be a group of
eight passenger and two freight elevators. The
facade will be of limestone and brick. L. V. &
C. H. Darmstadt, plumbers, of 352 West 43d
st, are the owners. The contract has not been
awarded. (See also issue Aug. 19, 1911.)

61ST ST.—Bids will close about Aug. 24, for the 11-sty, fireproof, warehouse and office building at 18-24 West 61st st, for the New York Branch of the Locomobile Co., of Broadway and 76th st. Kirby & Petit, 103 Park av, are the architects.

architects.

5TH AV.—Contractors are still figuring on the general contract for the 6-sty non-fireproof, brick and limestone store and loft building to be erected at 605 5th av, for the Peerless Investing Co., of 31 Nassau st. Lewis Coon is president. Townsend, Steinle & Haskell, 1328 Broadway, are the architects. The cost is estimated at \$65,000.

BEACH ST.—No contract has yet been issued for the 8-sty loft structure, 27.2x76.3 ft. at 8 Beach st, for S. Charles Welsh, of 256 Broadway, to cost \$25,000. F. P. Kelley, 3 West 29th st, has prepared plans.

3STH ST.—Rouse & Goldstone, architects. 38

as prepared plans.

38TH ST.—Rouse & Goldstone, architects, 38
West 32d st, have finished plans for the 12-sty
store and loft building at 22-24 West 38th st,
for the Harvard Realty Const. Co., of 13-21 East
22d st. The owner is now ready for bids on
all sub-contracts and materials. Total cost,
\$180,000.

\$180,000.

43D ST.—Buchman & Fox, architects, 11 East 59th st, have completed plans for the I1-sty warehouse to cover a plot 143x90 ft., in the north side of 43d st, 207 ft. west of 7th av, at a cost of \$500,000. The New York Times Building Co., with offices in the Times Building Broadway and 42d st, is the owner. Adolph Ochs., is president and Benjamin C. Franck, secretary for the company. No contract has yet been issued.

yet been issued.

MADISON AV.—Walker & Gillette, architects 128 East 37th st, have plans in progress and will take bids on the general contract about 0ctober 15th, for the 4-sty and basement fire-proof, limestone and brick, bank and office building, 50x100 ft., to be erected at the north-west corner of 57th st, and Madison av, for the Union Trust Co., of 80 Broadway. Edwin G. Merrill is chairman of the building committee.

THEATRES.

42D ST.—Therefore a weak architect, 501 5th av, has been commissioned by H. W. Wood, who recently leased 236 to 240 West 42d st, four old buildings on a plot 80x98.9 ft., to prepare plans for the improvement of the site with a theatre. It will be a 4-sty structure of stone, brick, and terra cotta, providing a seating capacity for about 1,500 persons. The cost is estimated at \$150,000. The site is owned by the Goodridge estate.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

223D ST.—Gronenberg & Leuchtag, architects, 7 West 22d st, are preparing plans for three 3-sty, non-fireproof, brick, limestone and terra cotta flat houses in the north side of 223d st, 381 ft. east of White Plains av, for the Morris Improvement Co., of which M. Margowitz, 34 West 112th st, is president. The owner will build. Total cost, \$51,000.

build. Total cost, \$51,000.

171ST ST.—Work will be started in September, on the 6-sty, 15-family tenement house, 20x90 ft., at the southeast corner of 171st st and 3d av, for George Schultz, of 242 East 23d st. Louis A. Schenart, 194 Bowery, is the architect. Cost, \$25,000. The owner builds.

BRYANT AV.—Robert E. LaVelle, architect, Southern Boulevard and Freeman st, has completed plans for a 5-sty tenement at the corner of Bryant av and Jennings st, for the Jackson Associates, of Southern Boulevard and Freeman st. The directors are Benjamin F, and A. Jackson and H. T. Cole. Estimated cost, \$55,000.

MACOMBS PLACE.—C. B. Meyers, 1 Union sq.

Estimated cost, \$55,000.

MACOMBS PLACE.—C. B. Meyers, 1 Union sq. has completed plans for the 6-sty flat house to accommodate 34 families, at the northeast corner of 150th st and Macombs pl for the Belrose Realty Co. The owners will build and are ready for bids on the masonry and carpenter work. The cost is estimated at \$75,000.

MAPES AV.—Henry Nordheim, 1087 Tremont av, is completing plans for the three 5-sty tenements with stores, to be erected at the northeast corner of 178th st and Mapes av, for the Joseph Diamond Construction Co., of 1139 Wyatt st, to cost \$45,000 each. The owners will soon be ready to take bids on all subcontracts.

171ST ST.—Work will start about Sept. 20, on the 5-sty tenement, 15 families, 25x90 it., at the southeast corner of 171st st and 3d av for George Schultz, 242 East 23d st. Estimated cost is \$25,000. L. A. Sheinart, 194 Bowery,

DWELLINGS.

DYRE AV.—Jardine, Kent & Hill, architects, 3 West 29th st, have plans for 100 2-sty brick and marble residences, 18x25 ft., to be erected at Light st, Dyre av and various other locations for Falk & Fine, builders, of 1358 43d st, Brooklyn. The cost is estimated at about \$3,000 each. The owners will handle all subcontracts \$3,000 each. contracts.

HOSPITALS AND ASYLUMS.

GUN HILL ROAD.—Builders are still figuring the general contract for the 4-sty, fireproof, brick and stone invalids home, 151x58 ft., to be erected on the south side of Gun Hill road, from Woodlawn road to Rochambeau av, and south to 210th st, for the Montefiore Home for

Chronic Invalids, of Broadway and 138th st. Arnold W. Brunner, 320 5th av, and Buchman & Fox, 11 East 59th st, associated, are the archi-tects. I. M. Feldman, 120 Liberty st, is steam engineer.

MUNICIPAL WORK.

SAND BLASTING.—Estimates will be received by the Park Board until Thursday, August 31, for sandblasting sides and intrados of foot bridge over the Bronx river at the falls near the Lorillard mansion, in Bronx Park.

GRAVEL.—The Park Board will open bids Thursday, August 31, for furnishing and delivering gravel for reconstructing the roadway of the Bronx and Pelham Parkway, from the Southern Boulevard to the Bear Swamp road, the Bronx.

OIL.—Estimates will be received by the Park Board, Thursday, August 31, for furnishing and delivering road oil for reconstructing the roadway of the Bronx and Pelham parkway, from the Southern Boulevard to the Bear Swamp road,

SCHOOLS AND COLLEGES.

MARTHA AV.—N. Serracino, architect, 1170 Broadway, is preparing plans for a modern parochial school building to be erected at the northeast corner of Martha av and 241st st, the Bronx, on the city line between New York and Yonkers, for St. Barnabas Church, of which Rev. M. A. Reilly, is pastor. Work will probably be started next year.

STORES, OFFICES & LOFTS.

TREMONT AV.—A. N. Allen and H. J. Kerrigan, associated architects, 2 West 45th st, are preparing plans for a 4-sty, brick and terra cotta, store and office building, 66x100 ft., at Tremont and Park avs, over the New York Central Railroad tracks. The Harlem Division Realty Co., of 2070 Morris av, is the lessee. The cost is estimated at \$80,000. The contract work will be handled by the lessees.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

FLATBUSH AV.—The J. C. Wandell Co., architects, 502 39th st, Brooklyn, is preparing plans for a 4-sty stores and tenement, 22x80 ft., at the southwest corner of Stevens Court and Flatbush av, for the Shlickerman Construction Co., of 7510 4th av, Brooklyn. The owner will build and take bids on sub-contracts and materials. Estimated cost is \$25,000.

FACTORIES AND WAREHOUSES.

FACTORIES AND WAREHOUSES.

BROOKLYN, N. Y.—Excavation is well underway for the 7-sty, fireproof concrete factory, 100x125 ft., at Nassau st and Flatbush av, for the Cary Mfg. Co., of 19 Roosevelt st, N. Y. C. The Hennebique Construction Co., of 1170 Broadway, N. Y. C., holds the general contract.

PROSPECT PARK WEST.—B. F. Hudson, architect, 319 9th st, Brooklyn, is revising plans and will be ready for bids about September 20, for the 3-sty brick carriage factory, 80x 100 ft., on the west side of Prospect Park West, 100 ft. south of 17th st, for A, B. Smith, of 227 Prospect Park West. Estimated cost is \$20,000.

MUNICIPAL WORK.

MUNICIPAL WORK.

PAINTING.—The Park Board will receive bids until Aug. 31, for materials and labor necessary to paint the interior of the large palm house in Prospect Park, Brooklyn.

OIL.—Estimates will be received by the Park Board, Thursday, August 31, for furnishing and delivering 1,000 barrels of emulsifying road sprinkling oil, at Prospect Park and the gravel pit, Ocean Parkway, near Av P, Brooklyn.

BUILDING.—Estimates will be received by the Park Board, Thursday, August 31, for repairs to shelter house in Bushwick Park, Brooklyn.

SEWER WORK—The President of Paraurah

repairs to shelter house in Bushwick Park, Brooklyn.

SEWER WORK.—The President of Borough of Brooklyn, will open bids Wednesday, August 30, for labor and materials required for constructing sewers, forcemain and sub-structures of the sewage pumping station, Section No. 1; of sanitary outlet sewers, storm outlet sewers and the forcemain in Av V, between the west-erly line of West 11th st and the easterly line of West 10th st, together with all sanitary outlet sewers, storm outlet sewers and the forcemain and the sewage pumping station, and all adjuncts and appurtenances within the parcel of land between Av V and a line parallel therewith and 200 ft, southerly therefrom.

SEWER WORK.—Bids will be received by the President of Borough of Brooklyn, Wednesday, August 30, for furnishing labor and material required for constructing a sewer in Lincoln av, between Ridgewood av and Jamaica av, and a temporary outlet across what was formerly Condit st.

Queens,

APARTMENTS, FLATS AND TENEMENTS.

QUEENS.—Cannella & Laspia, architects, 60 Graham av, Brooklyn, have plans under way for eight 3-sty brick apartments, to be erected at the southwest corner of Sutter av and Holly st, for E. Egenberger. P. J. Campbell, 200 West 34th st, represents the owners. Estimated cost, \$8,000 each.

RIDGEWOOD, L. I.—L, Allmendinger, architect, 926 Broadway, Brooklyn, is preparing plans for ten 3-sty brick tenements on Onderdonk av, between Foxhall st, and Halleck av, for Jacob Rodler, owner. Estimated cost is \$7,-500 each

DWELLINGS.

DWELLINGS.

LONG ISLAND.—C. L. Varrone, architect, of Corona, L. I., has plans in progress for two 2-sty brick residences, 20x50 ft., to cost \$9,-000. The location will be announced later. The architect will take all bids.

FLUSHING, L. I.—Donn Barber, architect, 25 East 26th st, N. Y. C., is preparing plans and will soon take bids on the general contract for a 2½-sty, terra cotta block and stucco residence, to be erected at Jamaica and Sommers avs, this place, for Dr. W. M. Stone, of Flushing.

Flushing.

FOREST HILLS, L. I.—The Sage Foundation Home Co., N. Y. C., will erect six 2-sty brick dwellings in Ingram st, at a cost of \$17,500.

PORT WASHINGTON, L. I.—William Emerson, architect, of 281 5th av, N. Y. C., is preparing plans for a residence, 40x120 ft., to be erected here for Robert Roe, Jr. No figures have yet been submitted.

FACTORIES AND WAREHOUSES.

ASTORIA, L. I.—H. S. Karp, Long Island City, is taking bids on a 5-sty brick factory building, 58x150 ft., to be erected at Payntar and Van Alst avs. Astoria.

HALLS AND CLUBS.

LONG ISLAND CITY.—J. Berger & Co., architects, 13th av, Long Island City, are taking estimates on the 3-sty brick club house, 25x75 ft., to be erected on Steinway av, near Broadway, for the Knights of Pythias, 432 10th av, Long Island City. Pangburn & Wall, of 132 Elm st, Long Island City, have submitted an estimate. Estimated cost, \$15,000.

STORES, OFFICES AND LOFTS.

LONG ISLAND CITY.—Work is to be started at once on the \$600,000 loft building to be erected on Jackson av, by the Degnon Terminal and Realty Co.

Richmond.

FACTORIES AND WAREHOUSES.

ELM PARK, S. I.—Harry Allen Jacobs, architect, of 320 5th av, -N. Y. C., is taking bids on the 3-sty non-fireproof brick factory building, for the Standard Varnish Works, of 29 Broadway, N. Y. C., to be erected here. Heiman Rosenger is president, William Rosenberg, secretary and Max Wolf, treasurer.

PUBLIC BUILDINGS

STATEN ISLAND.—Nothing definite has yet been determined with view to the location for the new county court house, for which Borough President Cromwell recently succeeded in obtaining an appropriation of \$250,000 for site and building in Richmond borough.

Out of Town.

APARTMENTS, FLATS AND TENEMENTS.

JERSEY CITY, N. J.—Nathan Welitoff, architect, of 238 Washington st, Newark, N. J., has completed plans for five six-family flats to be erected on Grant av between Ocean and Jackson avs, by Abraham Corlin. Brick, 3-stys each, 26x57 ft. The estimated cost will be about \$37,500. son avs, 26x57 ft. \$37,500.

ARMORIES.

JERSEY CITY, N. J.—Col. H. H. Brinkerhoff, commanding the Fourth Regiment, is trying to secure a contractor who will bid to carry out the necessary changes about the Bergen Avenue Armory. Twice before bids have been asked, and both times they have run higher than the state appropriation of \$15,000.

CHURCHES.

CHURCHES.

YONKERS, N. Y.—A new brick synagogue is to be erected on Hamilton av. between Morris and Post sts, for the congregation Staff of Aaron. The cost is estimated at about \$40,000.

ELIZABETH. N. J.—The Epworth Methodist Episcopal Church, now located at Orchard st, and Westfield av, will erect a new edifice at Stiles and Magie sts. The structure will be of brick and hollow tile and cost about \$16,000. Address chairman of the building committee.

OSWEGO, N. Y.—Laveaute & Curtiss, architects of Syracuse, have prepared plass for improvements to St. Louis' church. A heating plant will be installed at a cost of \$2,500. Plans for the plant were made by E. E. Palmer, heating engineer, of Syracuse, and a Palmer system will be installed. Other extensive interior alterations will be made.

MECHANICSVILLE, N. Y.—St. Paul's Roman Catholic congregation, contemplates the erection of a new edifice. The building will cost about \$135,000.

DWELLINGS.

GREAT KILLS, N. J.—George Cohn, 131 West 129th st, N. Y. C., will erect a handsome residence and garage at this place, adjoining the Great Kills Yacht Club, of which he is a member. The house will be of colonial style of architecture and cost about \$30,000.

FACTORIES AND WAREHOUSES.

UTICA, N. Y.—The Utica Steam Engine & Boiler Works is having plans prepared for a new annex building 50x150 ft., to be erected west of the present boiler shop. It is to be of iron and concrete, fireproof throughjut. Thomas F. McKeough, is president and secretary.

CAMDEN, N. J.—Plans are being prepared for the erection of a group of buildings here for the American Artificial Silk Manufacturing Co.

HALLS AND CLUBS.

HALLS AND CLUBS.

SOUTH MANCHESTER, CONN.—E. N. & R. E. Spaulding, of Suffield, Conn., have prepared plans for a new building for the Odd Fellows' Building Association of Manchester. It will be of brick, 2-stys, 60x100 ft., arranged for stores, offices and lodge rooms.

HARRISVILLE, N. Y.—F. A. Caswell, of Watertown, has received the contract for the construction of the Odd Fellows Temple to be erected at this place. The building will be erected at this place. The building swill be erected of concrete blocks and will cost \$9,486.

NEWBURGH, N. Y.—The building committee of the Y. M. C. A. including A. L. J. Miller, Samuel V. Schoonmaker, S. L. Stewart, T. R. Beal and General Secretary Vost, has approved plans for the new structure to be erected in Grand st. Jackson & Rosencrans, of N. Y. C. with Frank E. Esterbrook, of 75 2d st, Newburgh, are associate architects. The plans have been sent to New York to be submitted to contractors for estimates.

KINGSTON, N. Y.—An Odd Fellows temple is to be erected at this place at a cost of \$100,000. No plans have yet been drawn. Address the secretary of the order for particulars.

HOSPITALS AND ASYLUMS.

HOSPITALS AND ASYLUMS.

FAR ROCKAWAY, N. Y.—Work will soon be started on the new hospital building at this place for the St. Joseph's Hospital association. Many residents of Manhattan who summer at the Rockaways are contributors to the building fund. The cost is placed at \$250,000.

BINGHAMTON, N. Y.—Walter A. Whitlock, architect, Security Mutual Building, Binghamton, has prepared plans for the new building to be erected at this place for the Susquehanna Valley Home. Bids will be opened August 26, by the Board of Directors. The structure is to be 26 ft. wide and 475 ft. long, basement and 1-sty; concrete and brick, fireproof throughout. The cost is withheld.

OSWEGO, N. Y.—The first building of the newly incorporated Riverview Springs Sanitorium Co., which contemplates the erection of a \$300,000 department sanitorium on the West River road, between this city and Fulton, is to be started at once, at a cost of \$8,000. It is to be of frame construction, 3-stys in height. The company also has plans prepared for another large building to be built next year at a cost of \$150,000. Address the secretary at Oswego.

ELIZABETH. N. J.—Bids will be received.

Oswego.

ELIZABETH, N. J.—Bids will be received until Sept. 14, at the Union County Court House for the erection of a sanitarium here. Bids will be received for construction and engineering. J. Oakley & Son, 280 North Broad St., are the architects.

JAMESBURG, N. J.—The Board of Managers of the State Home for Boys, Jamesburg, will receive bids until Sept. 6, for constructing a home.

BEDFORD HILLS, N. Y.—A hospital for women to be conducted in connection with the reformatory for women is to be erected at this place by the State of New York on the property recently purchased from Richard Rutledge, of White Plains.

White Plains.

MALONE, N. Y.—The following bids have been received for the erection of the administration building and for other constructions at the Northern New York Isstitution for Deaf Mutes at this place: Fiske-Carter Construction Co., Worcester, Mass., \$147.536; Charlebois Bros., Watertown, N. Y., \$124,500; Proctor Mfg. Co., Ogdensburg, \$132,000; R. Richards & Son, Utica, \$130,289; M. Kantrowitz, Albany \$122,-000; Wills & Marvin Co., N. Y. C., \$120,000; W. S. Robertson, Saratoga, \$135.864; C. H. Everitt, Buffalo, \$124,900; Peter Keeler Building Co., Albany, \$129,799.

MT. VERNON, N. Y.—Milton See & Son, architects, 6 West 22d st. N. Y. C., have plans out for figures for the 4-sty brick hospital, 40x115 ft. at this place for the city of Mt. Vernon.

MUNICIPAL WORK.

MUNICIPAL WORK.

ARCH BRIDGES.—Bids will be received by the Board of Water Supply, at its offices seventh floor, 165 Broadway, until Tuesday, September 5, for the construction of two reinforced concrete arch bridges, with spans 67 ft. 6 inches and 200 ft. respectively, and four reinforced concrete girder bridges having spans of 25 ft. and 39 ft., with their approaches, in connection with the new system of highways around Ashokan reservoir.

TONAWANDA, N. Y.—Sealed proposals will be received by George L'. Beckrich, City Clerk of the City of North Tonawanda, until Aug. 28, for furnishing material and macadamizing Wheatfield st. All bids must be accompanied by a bond in the sum of \$1,000 as a guarantee of good faith and faithful performance of the contract. John B. Batt is Secy. Board of Public Works.

MONTCLAIR, N. J.—The Town Clerk is ready

Public Works.

MONTCLAIR, N. J.—The Town Clerk is ready for bids for the paving of Bloomfield av. The contract will probably be awarded at the meeting of the Town Council on Sept. 11.

HUNTINGTON, N. Y.—Bids will be received by the Town Board until 11 a. m., Sept. 8, for improving Main st, from New York av, to Green st. Plans are on file at the office of Alonzo P. Whitson, Town Supt. of Highways.

HOBART, N. Y.—O. A. Miller, Engr., of Oneonta, N. Y., is completing plans for the construction of a sewer system here. Estimated cost, \$25,000.

NEWBURGH, N. Y.—The City Clerk will receive bids until Sept. 5 for constructing a tile pipe sewer along the course of the open ditch on the south side of Washington Heights and on the north side of Washington Heights and on the north side of the Erie R. R. tracks for a distance of about 1,400 ft. to connect with the drain at a point near the north entrance to the West Shore tunnel.

PORT CHESTER, N. Y.—The Board of Supervisors of Westchester County will receive bids until Sept. 11 for widening a masonry bridge over the Byram River at Port Chester.

GENEVA, N. Y.—The Board of Public Works has awarded the contract for the construction of a filtration plant at this place to the Lake

Shore Construction Co. of Buffalo, for \$35,-290.90; and the contract for a new concrete reservoir for \$18,692. The Lake Shore Co. was about \$8,000 below their nearest competitor on the filtration plant and nearly \$8,000 below the sext bidder on the reservoir work.

OLIVE, N. Y.—Sealed bids will be received by the Board of Water Supply, 165 Broadway, N. Y. C., until September 5th, for the construction of two reinforced concrete arch bridges and four reinforced concrete girder bridges in connection with the new system of highways around Ashokan reservoir at Olive, Ulster Co.

NEWARK, N. J.—Bids have been opened for the paving of Market st, from the Court House to the Pennsylvania Railroad Station with bitulithic. The bid of the Standard Bitulithic Co. was \$65,150 and that of the J. F. Shanley Co., \$67,525. On motion of Commissioner Ryan, action on the bids was delayed until the next meeting.

SCHOOLS AND COLLEGES.

SCHOOLS AND COLLEGES.

NEWARK, N. J.—Bids have been submitted by Frederick Fatzler Co., 118 Market st; the Industrial Engineering Co., 30 Church st, N. Y. C.; W. H. Fissell & Co., 1133 Broadway, N. Y. C., for the Cleveland Public School, to be erected at Bergen st and 17th av, by the Board of Education. Frederick F. Guild, is president. E. F. Guilbert, City Hall, Newark, is the architect.

ITHACA, N. Y.—Gibb & Waltz, architects, Ithaca Trust Co. Bldg., Ithaca, are preparing preliminary sketches for three 3-sty brick and concrete college buildings, at Sibley College, for the Cornell University. The total cost is \$260,000.

PLATTSBURG, N. Y.—Local builders will submit estimates Aug. 26, on the general contract for the erection of the high school at this place for the Board of Education, Samuel M. Weed, 26 Clinton st, is presidest; William T. Towner, 320 5th av. N. Y. C., is architect. Estimated cost, \$90,000.

STABLES AND GARAGES.

SCHENECTADY, N. Y.—Arthur G. Lindley & Co., of 331 State st, have prepared plans for a stable and storehouse in Yates st, for the Fitzgerald Brewing Co. The building will be 40x45 ft., 2-stys and basement, of brick and reinforced concrete. A large refrigerator 12x 35 ft., is to be installed.

STORES, OFFICES AND LOFTS.

STORES, OFFICES AND LOFTS.

PORT CHESTER, N. Y.—Contracts have been made for the erection of three large business blocks in Westchester av. J. Fred Dold will erect a 3-sty brick structure; Edward C. Sherwood a 4-sty structure and Paul J. Burgevin, president of the Board of Trade, will construct a building. The contracts on all call for the beginning of work on September I.

MIDDLETOWN, N. Y.—Leander C. Purdy, president of the Orange County Lighting Co., has purchased the Matthews property in South st, near Franklin sq, for improvement with a large office building, which, when completed, will be occupied in part by the Orange County Lighting Co. Plans for the new building have not been completed

SYRACUSE, N. Y.—Merritt C. Conway, architect, Bastable Building, is preparing plans for a 3-sty building of reinforced concrete to be erected in Rich st for Thomas Kelly. The building will be devoted entirely to a bakery. It will be 100x40 ft.

JERSEY CITY, N. J.—The Fagan Iron Works, of this city, has acquired a site adjoining the present works and contemplates the erection of an office building and warehouse.

Contracts Awarded.

APARTMENTS, FLATS AND TENEMENTS.

APARTMENTS, FLATS AND TENEMENTS.

102D ST.—Tearing out is under way at 306308 East 102d st, for alterations to the two
tenement houses owned by S. Brudner. Harrison & Sackheim, 230 Grand st, architects.
The general contract has been awarded to S.
Rosenblum. Cost about \$7,000.

WASHINGTON ST.—The New York Terraine &
Building Co., 489 5th av, has received the
mason and carpenter work for the 6-sty tenement and store building, 25x100 ft., at 185 Washington st for Leon Miral, on premises; Harrison & Sackheim, 230 Grand st, are the architects. Bids on steel, razing, excavating, metal
ceilings, ornamental iron, marble and tile work
have not been placed. Estimated cost, \$40,000.

BELMONT AV.—Contracts for marble and tile
work have been awarded to the D. Bravin Tile
and Marble Co., of 232 East 111th st, plumbing
to George Thers, 584 East 169th st, lighting to
N. V. Caison, 1742 Lexington av, on the apartment house at Belmont av and 187th st, for the
Terrace Realty Co., from plans by M. W. Del
Gaudio, Tremont and Webster avs. The plastering has not been awarded.

SULLIVAN ST.—D. Abbetti, 226 Lafayette st,
has received the contract to erect the 6-sty
tenement house, 49.7x87.4 ft., at 150-152 Sullivan st, for the Citizens Investing Co., 226
Lafayette st, to cost \$55,000. L. A. Sheinart,
194 Bowery, is architect.

106TH ST.—Thomas T. Hopper Co., 1326
Broadway, has received the general contract

194 Bowery, is architect.

106TH ST.—Thomas T. Hopper Co., 1326 Broadway, has received the general contract to erect the 6-sty apartment house, at 150-152 West 106th st, for Clara L. Eakins. Townsend, Steinle & Haskell, architects, Broadway and 34th st. Estimated cost about \$90,000.

82D ST.—The Wm. M. Moore Const. Co., of 853 St. Nicholas av, has received the mason work for the \$700,000 apartment house, 12-stys, 115x92 ft., at 71-77 East 82d st, for the Fullerton Weaver Realty Co., of 106 East 82d st. D. Everett Waid and J. E. Carpenter, 1 Madison av, are associate architects. Bids on other sub-contracts will be taken by the architects.

BANKS.

HARTFORD, CONN.—Sub-contracts have been issued for the building of the Hartford National Bank, at Main and Asylum sts, as follows: Steel work to the American Bridge Co., of N. Y. C.; ornamental iron work, Whale Creek Iron Works, Brooklyn, N. Y.; vault work, the Remington & Sherman Co. Wells Bros. Co., N. Y. C., hold the general contract. Donn Barber, 25 East 26th st, N. Y. C., is architect.

BROOKLYN.—John H. Parker Co., 315 4th av, N. Y. C., has received the general contract to erect the branch bank building, at the southwest corner of Nostrand av and Herkimer st, Brooklyn, for the Peoples Trust Co., of 181 Montague st. Dennison & Hirons, 475 5th av, N. Y. C., are the architects.

CHURCHES.

CHURCHES.

RICHMOND HILL, L. I.—The Commonwealth Roofing Co., 49 Greenpoint av, has received the contract for the damp-proofing, rock asphalt work, roofing and metal work on the new church of the Holy Child Jesus, at Richmond Hill. L. I. Frank Droesch is the general contractor.

AMSTERDAM AV.—Contracts have been awarded to Wakeham & Miller, 103 Park av, for alterations and additions to the West Park Presbyterian church, 86th st and Amsterdam av. The additions comprehend a third story added to the chapel building. Ludlow & Peabody, 12 West 31st st, are the architects.

TREMONT AV.—J. E. Butterwerth, Rider av, Bronx, has received the contract for the completion of the Tremont Baptist Church, at Tremont and Webster avs, the Bronx, William H. Birkmire, of 1133 Broadway, prepared these plans.

DWELLINGS.

DWELLINGS.

ST. NICHOLAS AV.—Charles Peterson, Beach av, Van Nest, has received the contract for alterations to the 3-sty residence 1367 St. Nicholas av, for John Mara, on premises. Geo. Hof, Jr., 1436 Webster av, architect.

547H ST.—Charles T. Wills, Inc., 286 5th av, has received the general contract to erect the 8-sty residence which John D. Rockefeller, Jr. will erect at 10 West 54th st, from plans by William W. Bosworth, 527 5th av. Estimated cost is \$200,000.

48TH ST.—S. E. Gage, architect, 340 Madison v, has completed plans for renovating the sty residence of Reginald H. Sayre, at 14 Vest 48th st. Cost about \$8,000. No contract as been let.

92D ST.—Louis Muller, 243 East 75th st, has secured the contract for enlarging and renovating the 3-sty dwelling, 152 East 92d st, owned by Lizzie Pfeiffensehneider, on premises. Plans are by Carl P. Johnson, of 8 East 42d st

92D ST.—Thomas T. Hopper & Co., 47 West 34th st, has received the general contract to erect a new residence at 26 East 92d st, from plans by A. W. Swasey, 47 West 34th st.

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FACTORIES AND WAREHOUSES.

NEW BRUNSWICK, N. J.—The Torrington Building Co., of Torrington, Conn., has received the contract to erect a complete plant for the Simplex Automobile Co. in this city. The structure will be of reinforced concrete, 2-stys high, 66.6x392 ft., with two elevator towers 3-stys high, 21.6x6 ft. The cost is \$100,000. Work is to be completed by Nov. 15.

BUFFALO, N. Y.—The Turner Construction Co., Buffalo and Manhattan, has received the general contract to erect an addition to the 3-sty, fireproof, reinforced concrete manufacturing plant in the east side of Tennessee st, for the Republic Metalware Co. Colson-Hudson, 35 Dun Bldg., Buffalo, is the architect.

LONG ISLAND CITY.—H. D. Best & Co., 320 5th av, received the general contract from the Standard Oil Co., 26 Broadway, N. Y. C., to erect the warehouse, stable and office building at this place.

GANSEVOORT ST.—John McKeefrey, 1416

at this place.

GANSEVOORT ST.—John McKeefrey, 1416
Broadway, has received the contract to erect
the 7-sty fireproof, reinforced concrete storage
building, 50x100 ft., at 90-92 Gansevoort st.
J. S. Glover, 160 State st, Brooklyn, is the
architect.

HOSPITALS AND ASYLUMS.

16TH ST.—The following sub-contracts for the alterations to the Scarlet Fever and Dipththeria Hospital, in the north side of 16th st, 693 ft, east of Av C, have been awarded as follows: Heating, Gillis & Geoghegan, 537 West Broadway; plumbing, J. P. Blair, 349 Park av; lighting, Hughes Electric Heating Co., 1161 Broadway; The William Young Co., 550 West 41st st, holds the general contract. Contracts for plastering and painting have not yet been issued. Renwick, Aspinwall & Tucker, 320 5th av, are the architects. Estimated cost, \$12,-000.

OOO.

RALPH AV.—John Auer & Sons, 648 Lexington av, Brooklyn, have received the general contract to erect the 4-sty fireproof, brick, stone and steel asylum on Ralph av, near Pacific st, Brooklyn, for the Brooklyn Hebrew Orphan Asylum Society, of 373-393 Ralph av. Simon F. Rothschild, is president. John B. Snook's Sons, 73 Nassau st, N. Y. C., are the architects.

HOTELS.

5TH AV.—H. H. Oddie, Inc., has received the general contract from the 719 5th Avenue Co. (Klein & Jackson), 149 Broadway, to erect the new apartment hotel building, 12-stys, 52x 100 ft., at 5th av and 56th st, at a cost of \$400,000. Excavating is now under way, but no other sub-contracts have yet been awarded. Rouse & Goldstone, 38 West 32d st, are the architects, Falk & Hager, 30 Church st, steel engineers; W. C. Tucker, 156 5th av, sanitary engineer; Nygren Tenney & Ohmes, 87 Nassau st, steam engineers.

st, steam engineers.

46TH ST.—The Levering & Garrigues Co.,
552 West 23d st, have received the steel contract for the addition to the hotel, from 46th
to 47th sts, for the Ritz Carlton Hotel, on premises. The plans call for an 18-sty addition

to the hotel proper, 140 ft. frontage in 46th st, and a 2-sty addition in the 47th st side with a frontage of 56 ft., to be used as a ball room. Warren & Wetmore, 3 East 33d st, are the architects; Balcom & Darrows, 314 Madison av, steel engineers; Clark MacMullen & Riley, 20 Broad st, steam and electrical engineers. M. Reid & Co., Inc., 114 West 39th st, holds the general contract. The cost is estimated at \$1,000,000.

LIFE SAVING STATIONS.

BLUE POINT, QUOGUE, L. I.—George W. Wines, of East Quogue, L. I., has secured the general contract to erect life saving stations at Blue Point, Smith's Point, and Tiana Life Saving Station, all on Long Island, for the U. S. Government, Treasury Dept., U. S. Life Saving Service, Washington, D. C. Albert D. Jackson, Quogue, L. I., John Penny, Moriches, L. I., and Frank Rorke, Patchogue, L. I. are station masters in charge.

MUNICIPAL WORK.

SCHENECTADY, N. Y.—The Foundation Co., 115 Broadway, N. Y. C., has received the contract and has just begun work on the piers for the bridge over the Mohawk River at Schenectady, N. Y., for the Delaware & Hudson Co. The contract consists of four river piers carried down to hard pan, at an average depth of 37 ft. below water level, also two abutments on land. The piers will average in size 17 ft. 6 in.x70 ft., and the abutments are 10 ft. x110 ft.

SUMMIT, N. J.—Russell Klockner, of Trenton, has received the contract for the constructios of sewers in Ridgedale av, and in William

GENEVA, N. Y.—The Board of Public Works has awarded contracts for the construction of the filtration plant and reservoir. The bidders were: Filtration plant, Lake Shore Construction & Supply Co., of Dunkirk, \$35,290.90; James E. Bunting, Flushing, N. Y., \$43,652; Pitt Constructing Co. of Pittsburg, Pa., \$44,-210; Hilton & Mason, of N. Y. C., \$50,991; Stobough Construction Co., of N. Y. C., \$50,991; Stobough Construction Co., of N. Y. C., \$55,975,70. On reservoir, Lake Shore Construction & Supply Co., Dunkirk, \$18,692; Lupfer, Remick & Bradley, Buffalo, \$27,656; Hilton & Mason, N. Y. C., \$29,738; Stobough Construction Co., N. Y. C., \$30,886; P. H. Murray, Rochester, \$30,915; James E. Bunting, Flushing, N. Y., \$31,481. The Lake Shore Construction Co., being the lowest bidder on the two propositions, was awarded the contracts.

NEW ROCHELLE, N. Y.—The contract for the construction of sewers in North Ave., from Eastchester rd to Broadview, has been awarded to the Rochelle Construction Co., of New Rochelle

WORTH ST.—A. D. Johnson & Co., 43 West 27th st, have received the contract to erect the 1-sty comfort stations, 20x35 ft., for the Park Department, at Worth and Baxter sts.

SCHOOLS AND COLLEGES.

HOBOKEN, N. J.—Ludlow & Peabody, architects, 12 West 31st st, have awarded to the Jones Const. Co., 1 Union sq, the contract for alterations and additions to the Stevens Castle at Hoboken, N. J., by way of changing it from its original use as the homestead of the Stevens family to a Students' Union for the Stevens Institute of Technology. Contracts, excepting for the furnishing and lighting fixtures, have all been let.

STABLES AND GARAGES.

60TH ST.—Jennings & Welstead, 227 West 50th st, have received the carpenter work and Philip Reilly, 533 Lexington av, the plumbing on the stable building, 4-stys, at 225-227 West 60th st, from plans by Charles Stegmayer, 168 East 91st st. Cost about \$25,000.

STORES, OFFICES AND LOFTS.

ALLEN ST.—Work has started tearing out the stable building at 54 Allen st, for store and loft purposes. The general contract has been awarded to M. Rothberg. Joseph Spector, owner, 324 Grand st. Harrison & Sackheim, architects.

BROADWAY.—The Cauldwell-Wingate Co., 381 4th av, has secured the contract for extensive alterations to the 5-sty office building, 53 Broaoway, for R. W. Goelet, of 9 West 17th st. Louis C. Jallade of 37 Liberty st, is the architect.

architect.

4TH AV.—Contracts have been awarded for interior trim to the Batavia & N. Y. Woodworking Co., Fuller Bldg., and interior tile and marble to the McLaury Marble Co., 103 Park av, for the 12-sty office and loft building, 100x115 ft., at the southwest corner of 4th av and 20th st, for the 148 4th Avenue Co., (Klein & Jackson), 149 Broadway, estimated to cost \$650,000. Rouse & Goldstone, 38 West 32d st architects; Falk & Hager, 30 Church st, steel engineers; C. O. Mailloux and C. E. Knox, 90 West st, electrical engineers; H. H. Oddie, Inc., is general contractor.

51ST ST.—R. S. Pollock Co., 118 East 28th st, has received the contract to erect the 3-sty brick studio building, 20x100 ft., at 168 East 51st st, from plans by McKim, Mead & White, 160 5th av.

THEATRES.

STANTON ST.—Mrs. Maria Neustalder, owner, 111 2d st, has awarded the contract to S. Rosen, at site, for rebuilding the moving picture building at 178 Stanton st. Harrison & Sackheim, architects.

5TH AV.—McGavern & Lytle, Inc., 311 2d av, have received the general contract to erect the 2-sty fireproof brick and terra cotta theatre, at 106th and 107th sts and 5th av, for an amusement company, of which Felix Isman, Arcade Bldg., Philadelphia, is interested. The general contractors are ready for estimates on

sub-contracts. W. H. Hoffman & Co., Arcade Bldg., Philadelphia, are the architects. Esti-mated cost, \$65,000.

ONEIDA, N. Y.—Charlebois Bros., of Watertown, N. Y., have received the contract to erect the Madison Opera House for the Oneida Theatre Co. The amount of the contract was not given but the cost of the theatre will be about \$47,000.

PLANS FILED FOR NEW CON-STRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

SULLIVAN ST, Nos. 150-152, 6-sty brick and stone tenement, 49.7x87.4; cost, \$55,000; owner, Citizen Investing Co., 226 Lafayette st; architect L. A. Sheinart, 194 Bowery. Plan No. 539. D. Abbetti, 226 Lafayette st, has contract. 44TH ST, n s, 175 w 9th av, 6-sty brick store and tenement, 50x87.4; cost, \$35,000; owner, Samuel Root, 65 East 97th st; architect, Geo. L. Wills, 1 Union sq. Plan No. 542. Owner builds.

Owner builds.

MACOMBS PL, n e cor 150th st. 6-sty brick and stone store and tenement, 49.11x99.3, tin roof; cost, \$50,000; owner, Belrose Realty Co., 309 Broadway; architect, Geo. L. Wills, 1 Union sq. Plan No. 544. Sarah Gluck, pres., Nathan Friedman, vice-pres., Samuel Bitterman, secy. Owner builds.

DWELLINGS.

PARK AV, s w cor 70th st, 4-sty brick and stone dwelling, 113.8x75.8, tile roof; cost, \$300,-000; owner, Geo, Blumenthal, 23 West 53d st; architects, Trowbridge & Livingston, 527 5th av. Plan No. 546. M. Eidlitz & Son, 489 5th av, has contract.

FACTORIES AND WAREHOUSES.

43D ST, n s, 207 w 7th av, 11-sty brick warehouse, 143x90, tar and gravel roof; cost, \$500,000; owner, New York Times Bldg. Co., Broadway and 42d st; architects, Buchman & Fox, 11 East 59th st. Plan No. 543. Not awarded. Adolph Ochs, pres., Benj. C. Franck, secy.

MISCELLANEOUS.

45TH ST, Nos. 417-421 East, reinforced concrete coal pocket, 36x30; cost, \$6,500; owner, Sulzberger & Sons Co., 406 East 47th st; architect, Wm. M. Torrance, 63 Sanford st, East Orange, N. J. Plan No. 541.

STORES, OFFICES AND LOFTS.

STORES, OFFICES AND LOFTS.

BEACH ST, No. 8, 8-sty brick and stone loft, 27.2x76.3; cost, \$25,000; owner, S. Charles Weish, 256 Broadway; architect, F. P. Kelley, 3 West 29th st. Plan No. 540. Not awarded. BROADWAY, No. 1626, 3-sty brick and stone store and office, 25.1x49.2, tar and gravel roof; cost, \$12,000; owner, Cyrus Clark Estate, 55 Liberty st; architect, H. M. Baer 21 West 45th st. Plan No. 545. Not let.

25TH ST, Nos. 118-120 East, 12-sty brick and stone mercantile building, 41.8x89.6, extension, 41.8x5.9, composition roof; cost, \$140,000; owner, Mrs. Louisa C. H. Dyckman, Orange, N. J.; architects, G. Starrett & Van Vleck, 45 East 17th st. Plan No. 547. Corning Co., has contract.

BROADWAY, s e cor 106th st, 2-sty brick and stone store and loft, 28.1x68.9x79.8, tin roof; cost, \$5,000; owner, McMillan Bros., 210 West 42d st; architect, Adolph G. Rechlin, 233 5th av. Plan No. 548. Not let.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

APARTMENTS, FLATS AND TENEMENTS.

179TH ST, s s, 100.25 e Daly av, 4-sty brick tenement, 65.5x48, tin roof; cost, \$35,000; owners, Obark Realty Co., Chas. O. Krabo, 181st st and Bryant av, Pres.; architect, Chas. Schaefer, Jr., 401 Tremont av. Plan No. 627.

182D ST, n e cor Washington av, 5-sty brick tenement, 36.7x84, plastic slate roof; cost, \$45,000; owners, Haddes Realty Co., Jacob I. Frankel, Pres., on premises; architects, Moore & Landseidel, 148th st and 3d av. Plan No. 640. WASHINGTON AV, e s. 36.7 n 182d st, three

& Landseidel, 148th st and 3d av. Plan No. 640.
WASHINGTON AV, e s, 36.7 n 182d st, three 5-sty brick tenements, 40.7x67.0, plastic slate roof; total cost, \$75,000; owners, Hadden Realty Co., Jacob I. Frankel, 182d st and Washington av, Pres.; architects, Moore & Landseidel, 148th st and 3d av. Plan No. 641.
TIFFANY ST, e s, 275 s 163d st, 5-sty brick tenement, 50x97.8, plastic slate roof; cost, \$50,-000; owner, Steinmetz Const. Co., Samuel B. Steinmetz, 1416 Glover st, pres.; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 642.

171ST ST, s e cor 3d av, 5-sty brick tenement, slag roof, 25x90; cost, \$25,000; owner, Geo. Schultz, 242 East 23d st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 645.

DWELLINGS.

SETON AV, e s, 450 n 233d st, 2½-sty frame dwelling, 21x28, owner, Randolph architect, Henry Plan No. 628.

Plan No. 628.

230TH ST, s s, 300 e Barnes av, two 2-sty brick dwellings, 22x53, tin roof; total cost, \$12,-000; owner, Vincenzo Avarella, 538 East 139th st; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 630.

ST. LAWRENCE AV, e s, 231 s Gleason av, 2-sty frame dwelling, 21x50, tin roof; cost, \$4,500; owner, Louisa B. Diemer, 1768 Gleason av; architect, B. Ebeling, 1136 Walker av. Plan No. 631.

MAYFLOWER AV, w s. 150 n Alice st, 2-sty frame dwelling, 22x42, tin roof; cost, \$3,750; owner John Young, Mayflower av; architect, M. A. Buckley, 1573 Hone av. Plan No. 643.

FACTORIES AND WAREHOUSES.

GIRARD AV, n e cor 157th st, 1-sty brick shop, 40x55; cost, \$2,500; owners, Maguire Eros., S45 Walton av; architect, W. C. Ried, 1023 Summit av. Plan No. 629.

McGRAW AV, e s, 150 e Sparrow st, 1-sty brick shop, 25x70, slag roof; cost, \$2,500; owner, Gidale Lion, 103 Av B; architect, Jacob Fisher, 296 East 3d st, Plan No. 639.

157TH ST, n e cor Girard av, 1-sty brick shop, 30x28, slag roof; cost, \$2,500; owner, Maguire Bros., 845 Walton av; architect, Wilfred C. Reid, 1023 Summit av. Plan No. 638.

MISCELLANEOUS.

MISCELLANEOUS.

WEBSTER AV, e s, 14 n 197th st, 1-sty frame toilet, 4x8; cost, \$200; owners, Di Lizio & Co., on premises; architect M. W. Del Gaudio 401 Tremont av. Plan No. 632.

157TH ST, n s, 80 e Girard av, 1-sty frame shed, 32x25; cost, \$250; owners, Maguire Bros., \$45 Walnut av; architect, Wilfred C Reid, 1023 Summit av. Plan No. 644.

OLD ROAD, e s, 312 n 246th st, 1-sty frame lockers and baths, 30x16; cost, \$1,000; owners, Teachers College, 525 West 120th st; architect, C. P. Benns, 525 West 120th st. Plan No. 647.

BLACKROCK AV. No. 2110, build, 1-sty, of

architect, C. P. Benns, 925 West 120th St. Flan No. 647.

BLACKROCK AV, No. 2110, build 1-sty of frame 1-sty frame stable; cost, \$300; owner, Antonio Florio, 2153 Chatterton av; architect, Henry Lane, 1612 Zerega av. Plan No. 387.

HARLEM RIVER & Portchester R. R. tracks, n s, 200 s City Island av, 1-sty steel extension, 50x8 to 1-sty shelter house; cost, \$1,300; owners, Harlem River & Port Chester R. R. Co., 70 East 45th st; architect, P. B. Spencer, 70 East 45th st; architect, P. B. Spencer, 70 East 45th st. Plan No. 388.

HONEYWELL AV, w s, 206.4 n 180th st, 1-sty frame extension, 7x12, to 2-sty frame dwelling; cost, \$75; owner, Alpons Di Blasi on premises; architect, Alfred Di Blasi, 29 West Jackson av, L. I. City. Plan No. 389.

222D ST, n s, 400 w White Plains rd, new foundation to 2½-sty frame dwelling; cost, \$150; owner, Herman Hunger on premises; architect, John Fitzpatrick, 3755 Barnes av. Plan No. 390.

STABLES AND GARAGES.

CROTONA PARK EAST, e s, 594.59 n 173 st, 1-sty frame garage, 12x20; cost, \$50; owned Tillie Johnson, on premises; architect, Johnson, on premises. Plan No. 634.

WALTON AV, n e cor North st, 1-sty frame garage, 15x25, tin roof; cost, \$1,000; owner, Geo. W. Henderson, on premises; architect, Geo. Hof, Jr., 1436 Webster av. Plan No. 637.

178TH ST, s s, 90 e Bryant av, 1-sty brick stable, 29x20; cost, \$800; owner C. Fritzel, 2026 Boston rd; architect, H. G. Steinmetz, 1007 East 180th st. Plan No. 636.

STORES, OFFFICES AND LOFTS.

3D AV, w s, 50 n 183d st, two 1-sty brick stores, tin roof, 37.6x95; total cost, \$28,000; owners, M. & W. Ettinger, 4533 3d av; architect, Chas. Schaefer, Jr., 401 Tremont av. Plan

CANAL PL, e s, 192 s 144th st, 2-sty brick lofts, 50x125, tar and gravel roof; cost, \$6,500; owner and architect, Geo. Haiss, 705 Alexander av. Plan No. 626.

der av. Plan No. 626. 164TH ST, n w cor Morris av, 1-sty brick stores, 50x98, tar and gravel roof; cost, \$10,-600; owner, Mrs. Elizabeth A. Diller, 162d st and Mott av; architect, Harry Anderson, 1187 Broadway. Plan No. 635.

BEAUMONT AV, e s, 55 n 183d st, 1-sty frame stores, plastic slate roof, 20x25; cost, \$450; owner and architect, Emil Ginsberger, 2272 Prospect av. Plah No. 646.

PLANS FILED FOR ALTERA-TION WORK.

Manhattan.

ANN ST, Nos. 49-51, change platform, piers to 5-sty brick loft; cost, \$800; owner, Wendel Estate, 175 Broadway; architect, Adolph Giobbe, 144 West 39th st. Plan No. 2227.

ANN ST, No. 47, show windows, steps, to 7-sty brick loft and store; cost, \$750; owners, J. H. & J. S. Barclay, 19 Liberty st; architect, C. J. Horgan, 5 East 42d st. Plan No. 9220

BLOOME ST. No. 201, toilets, windows, to 3-sty brick store and club & synagogue; cost, \$400; owner, M. Cohen, premises; architect, O. Reissmann, 30 1st st. Plan No. 2290.

BEEKMAN ST, No. 2, partitions, plumbing fixtures, fire-escapes, to 4-sty brick toty, 143 Webster av, Plan No. 2273.

BEEKMAN PL, No. 2, partitions, doors, stairs, new front to 6-sty brick store and office; cost, \$1,000; owner, John Hart, premises; architect, Geo. Hof, Jr., 143 Webster av, Plan No. 2273.

BEEKMAN PL, No. 2, partitions, plumbing fixtures, fire-escapes, to 4-sty brick dwelling; cost, \$3,000; owner, Estate John J. Radley, 150 Nassau st; architect, Louis C. Maurer, 1493 Broadway. Plan No. 2283.

CROSBY ST, No. 55, new girders, columns, to 4-sty brick convertor station; cost, \$20,000; owner, New York Edison Co., 55 Duane st; architect, Wm. Weissenberger, Jr., 55 Duane st. Plan No. 2233.

ELDRIDGE AND FORSYTH STS, 100.6 s. Hester st. over the stage of the stage of

ELDRIDGE AND FORSYTH STS, 100.6 s Hester st, erect iron trusses to 6-sty brick school; cost, \$950; owner, City of New York; architect, C. B. J. Snyder, 500 Park av. Plan No. 2319.

FORSYTH ST. Nos. 175-179½, partitions, show windows, to 3-sty brick dwelling; cost, \$1,-200; owner, Eleanora L. S. Cenci, Paris, France; architect, Frank Straub, 18 East 42d st. Plan No. 2265.

FULTON ST. No. 256, windows, partitions, alter doors, to 5-sty brick tenement; cost, \$250; owner, Bernard L. Meyer, 256 Fulton st; architect, Gross & Kleinberger, Bible House, Plan No. 2304.

GRAND ST, No. 290, change partitions, floors, to 2-sty brick dwelling; cost, \$6,000; owner, Samuel Kamlet, 54 St. Marks pl; architects, Horenburger & Bardes, 122 Bowery. Plan No.

2266.

GREENE ST, Nos. 258-260, enclose stair well to 6-sty brick store and loft; cost, \$1,000; owner, Sailors Snug Harbor, 31 Nassau st; architect, Chas. Volz, 160 5th av. Plan No. 2230. New York Fireproof Door & Partition Co., 80 Duane st, has contract.

LEWIS ST, No. 107, toilets, partitions, to 2, 3 and 5-sty brick tenements; cost, \$500; owner, J. Berkowitz, 604 East 5th st; architect, S. Weisenberg, 1265 Broadway. Plan No. 2271.

LUDLOW ST, No. 52, 1-sty brick rear extension, 20x27, partitions, baths, to 4-sty brick dwelling and baths; cost, \$700; owner, David Marshawsky, 52 Ludlow st; architect, O. Reissmann, 30 1st st. Plan No. 2280.

LAFAYETTE ST, n e cor 4th st, change sidewalk to 7-sty brick loft; cost, \$7,500; owner, The Rosewell Smith Estate, 92 William st; architect, Walter S. Timmis, 108 Avondale st, Queens, L. I. Plan No. 2312.

MACDOUGAL ST, Nos. 78-80, skylights, partitions, to two 3-sty brick apartments; cost, \$200; owner, Estate N. Low, Corp., 208 Bleecker st; architect, Robert Teichman, 22 William st. Plan No. 2255.

MINETTA LANE No. 16

MINETTA LANE, No. 19, cut openings, to sty brick shop and dwelling; cost, \$200; wner, Thomas Rosson, 278 Mott st; architects, ommerfeld & Steckler, 31 Union sq. Plan No.

NEW FORSYTHE ST, Nos. 6-12, erect sign to 1-sty brick store; cost, \$450; owner, Chas. Rubisger, 220 Broadway; architect, Geo. M. McCabe, 96 5th av. Plan No. 2234.

PINE ST, No. 38, add 2 stys to rear, new stairs, front wall, to 3-sty brick office building; cost, \$30,000; owner, North Assurance Co., of London; architect, Frederick Putnam Platt, 1123 Broadway. Plan No. 2322. J. O'Dell Whitenack, 231 West 18th st, has contract.

SOUTH ST. No. 197 partitions, windows sky-

1123 Broadway. Plan No. 2322. J. O'Dell Whitenack, 231 West 18th st, has contract. SOUTH ST, No. 197, partitions, windows, skylights, to 4-sty brick tenement and store; cost, \$150; owner Union Construction & Realty Co., 129 Park row; architect, David Davies, 129 Park row. Plan No. 2278.

1ST ST, No. 31, partitions, windows, bath room to 5-sty brick tenement; cost, \$2,000; owner, Jacob Kerner, 31 1st st; architect, O. Reissmann, 30 1st st. Plan No. 2242.

2D ST, Nos. 218-220, partitions, to 4-sty brick tenement and hall; cost, \$300; owner, I. Eisler, 220 2d st; architect, Jacob Fisher, 296 East 3d st. Plan No. 2270.

4TH ST, Nos. 292-298 East, new show windows, toilets, partitions, to four 4-sty brick tenements; cost, \$3,000; owner, Estate John W. Chanler, 242 Houston st; architect, Henry Regelmann, 133 7th st. Plan No. 2257.

12TH ST, No. 283 West, partitions, to 4-sty brick tenement; cost, \$2,000; owner, H. W. Schwartz, 291 West 12th st; architect, D. J. Comyns, 147 4th av. Plan No. 2306.

14TH ST, No. 34 East, alter vault wall, to 5-sty brick salesroom; cost, \$500; owner, Estate John T. Metcalfe, 147 4th av; architect, R. Berger, 309 Broadway. Plan No. 2254.

14TH ST, No. 9-11 East, change sidewall to two 4-sty brick stores and offices: cost \$500:

14TH ST, Nos 9-11 East, change sidewall to two 4-sty brick stores and offices; cost, \$500; owner, Van Buren Estate, 21 West 14th st; architect, Chas. Volz, 160 5th av. Plan No. 2323.

14TH ST, Nos. 47-49 West, change sidewalk, show windows, to 5-sty brick store and tenement; cost, \$1,500; owner, Van Beuren Estate, 21 West 14th st; architect, Chas. Volz, 160 5th av. Plan No. 2324.

av. Plan No. 2324. 14TH ST, Nos. 41-43 East, change show windows, to 5-sty brick store and loft; cost, \$1,500; owner, Van Buren Estate, 21 West 14th st; architect, Chas. Volz, 160 5th av. Plan No. 2329.

14TH ST, Nos. 13-17 East, change sidewalk to three 4-sty brick stores and offices; cost, \$1,500; owner, Van Beuren Estate, 21 West 14th st; architect, Chas. Volz, 160 5th av. Plan No. 2325.

14TH ST, Nos. 33-35 West, change sidewalk, show windows, to two 5-sty brick stores and lofts; cost, \$1,200; owner, Van Beuren Estate, 21 West 14th st; architect, Chas Volz, 160 5th av. Plan No. 2326.

14TH ST, Nos. 12-16 East, change show windows, to 5-sty brick store and loft; cost, \$1,200; owner, Van Beuren Estate, 21 West 14th st; architect, Chas. Volz, 160 5th av. Plan No. 2327.

14TH ST, Nos. 37-39 West, change show windows to 5-sty brick stores and tenement; cost, \$1,500; owner, Van Beuren Estate, 21 West 14th st; architect, Chas. Volz, 160 5th av. Plan No. 2328.

20TH ST, No. 238 East, windows, walls, to 5-sty brick stable and warehouse; cost, \$1,000; owner, Mary O'Beirne, 238 East 20th st; architect, J. J. F. Gavigan, 1123 Broadway. Plan No. 2250.

No. 2250.
21ST ST, Nos. 302-306 East, brick wall, partitions, to three 4-sty brick laundry and sleeping rooms; cost, \$2,000; owner, N. Y. Post Graduate Medical School and Hospital, 301 East 20th st; architects, McKim, Mead & White, 160 5th av. Plan No. 2305.
22D ST, No. 40 East, fireproof partitions, fire-escapes, to 12-sty brick office and loft; cost, \$2,000; owner, 40 East 22d Street Co., 103 Park av; architects, Mulliken & Moeller, 103 Park av. Plan No. 2309.

22D ST, No. 46 West, change vault, roof, to ½-sty brick cafe and lodging house; cost, 1.500; owner, W. Ross, 106 Central Park West; rchitect, Beck Contracting Co., 151 West 32d t. Plan No. 2245.

st. Plan No. 2245.

23D ST, No. 141 East, steel beams, to 5-sty brick garage; cost, \$300; owner, Mortimer Smith, 215 West 70th st; architect, Johs Boese, 280 Broadway. Plan No. 2317.

24TH ST, Nos. 141-143 West, change stairways, doors, to 7-sty brick loft; cost, \$500; owner, Urban Const. Co., 95 Liberty st; architect, Wm. H. Barnett, 1438 Vyse av, Bronx. Plan No. 2277. Freeman and Gates, 139 West 24th st, have contract.

24th st, have contract.

24TH ST, Nos. 205-211 East, new roof, change skylight, to 6-sty brick factory; cost, \$350; owner, J. M. Horton Ice Cream Co., 205 East 24th st; architect, Wallis & Goodwillie, 346 4th av. Plan No. 2246.

26TH ST, No. 210 East, 3-sty brick front extension, 25x10, raise roof beams to 3-sty brick shop; cost \$5,000; owner, J. Kammerer, 210 East 26th st; architect, O. Reissmann, 30 1st st. Plan No. 2241.

27TH ST, Nos. 436-438 West, cut walls, doors

27TH ST, Nos. 436-438 West, cut walls, doors to 5-sty brick clubhouse; cost, \$800; owner, Hudson Guild, 436 West 27th st; architect, Chas. Volz, 160 5th av. Plan No. 2308.

Volz, 160 oth av. Plan No. 2308.

28TH ST, No. 119 West, 1-sty rear frame extension, 16x40, to 3-sty florists supplies; cost, \$150; owner, Elizabeth Berge, 908 West End av; architect, Wm. H. Barnett, 1438 Vyse av. Plan No. 2298. Freeman & Gates, 139 West 24th st, have contract.

28TH ST, No. 40 East, partitions, toilets, windows, to 3-sty brick store and dwelling; cost, \$800; owner, Ernest C. Auer, 57 Fulton st, Brooklyn; architect, Waller G. Stemler, 142 East 33d st. Plan No. 2285.

32D ST, Nos. 164-166 West, alter front stoop, stairs to two 3-sty brick tenements; cost, \$375; owner, W. R. Denham, 621 Broadway; architect, Henry H. Holly, 39 West 27th st. Plan No. 2243.

33D ST, Nos. 38-40 West, windows, openings, to 7-sty brick store and loft; cost, \$275; owner, Waldorf Realty Co., 38 West 33d st; architect, David Lippmann, 100 West 17th st. Plan No. 2282.

34TH ST, No. 122 West, partitiins, stairs, girders, to 4-sty brick store; cost, \$800; owner, Mattheu Micolino, 97 Washington Market; architects, Schwartz & Gross, 347 5th av. Plan No. 2321.

No. 2321.

39TH ST, No. 150 East, elevator shaft, skylights, steel girders, to 4-sty brick stable; cost, \$3,500; owner, Dr. M. L. Warren, Flushing, L. I.; architect, J. H. Friend, 148 Alexander av. Plan No. 2240.

40TH ST, No. 326 West, toilets, partitions, to 5-sty brick tenement; cost, \$2,500; owner, Ellis Farms Boys Training School, Wilsboro, N. Y.; architect, Wm. Bryant, 250 West 47th st. Plan No. 2260.

42D ST. No. 19 West, 1-sty brick rear tension, 25x35.5, stairs, iron beams; cost, \$500; owner, W. C. Ely, 27 William st; archite E. S. Child, 29 Broadway. Plan No. 222-

E. S. Child, 29 Broadway. Plan No. 2224.
42D ST, Nos. 207-211 West, erect marquise,
to 3-sty brick theatre; cost, \$1,000; owner, Oscar Hammerstein, 7th av and 42d st; architect,
Henry Steimann, 2358 Lyon av. Plan No. 2297.
46TH ST, No. 615 West, plumbing, toilets,
partitions, windows, to two 4 and 5-sty brick
tenements; cost, \$—; owner, Edgar Pitshke,
255 West 108th st; architect, L. F. J. Weiher,
271 West 125th st, Plan No. 2288.

47TH ST, No. 66 West, change windows, to 3-sty brick dwelling; cost, \$200; owner, J. Smith, 66 West 47th st; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 2276.

48TH ST, No. 14 West, 1-siy brick rear extension, 10.10x16.2, stairs, partitions, chimney, to 4-sty brick dwelling; cost, \$8,000; owner, Reginald H. Sayre, 9 East 45th st; architect, S. E. Gage, 340 Madison av. Plan No. 2296. Not let.

48TH ST, n s, 691 w 5th av, bath rooms, shaft, to 4-sty brick dwelling; cost, \$1,200; owner, Henry W. Ford, 20 Nassau st; architect, Frederick Rose and Walter Williams, 21 East 45th st. Plan No. 2259.

49TH ST, No. 148 East, partitions, new bath rooms, to 5-sty brick tenement; cost, \$5,000; owner, Maze Realty Co., 148 East 49th st; architects, Nast & Springstein, 21 West 45th st. Plan No. 2249.

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52D ST, No. 101 West, partitions, toilets, to 5-sty brick store and tenement; cost, \$1,000; owner, Peter Doelger, 407 East 55th st; architect, Chas. Stegmayer, 108 East 91st st. Plan No. 2313.

August 26, 1911.

No. 2313.

53D ST, No. 148 East, stairs, toilets, plumbing fixtures, front stoop, to 4-sty brick tenement; cost, \$6,000; owner, R. & E. Linder, 123 West 30th st; architect, W. Mortensen, 114 East 28th st. Plan No. 2223.

56TH ST, No. 124 East, 2-sty brick rear extension, 20x23.4, to 4-sty brick residence; cost, \$5,000; owner, F. R. Condert, premises; architect, Wm. S. Miller, 141 East 40th st. Plan No. 2252.

No. 2252.
59TH ST, No. 117 East, 1-sty front extension, 24x7.8, partitions, change stoop, to 3-sty brick dwelling; cost, \$2,000; owner, Edgewater Realty Co., 524 Willis av; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 2275.
63D ST, No. 9 East, partitions, windows, toilets to 4-sty brick dwelling; cost, \$4,000; owner, Douglass Robinson, 128 Broadway; architect, J. L. Hernon, 128 Broadway. Plan No. 2261.

65TH ST, Nos. 154-156 West, partitions, plumbing, to 5-sty brick bachelor apartment; cost, \$750; owner, Clifford G, Miller, premises; architect, J. J. F. Gavigan, 1123 Broadway. Plan No. 2244.

Plan No. 2244.

73D ST, No. 134 East, 2-sty brick rear extension, 5.4x22, add 1-sty, walls to 3-sty brick dwelling; cost, \$10,000; owner, John K. Turton, 303 5th av; architects, Marvin, Davis & Turton, 303 5th av. Plan No. 2263.

73D ST, Nos. 351-353 East, steel shutters, stairways, windows, to 5-sty brick factory; cost, \$3,000; owner, A. Rosenthal, premises; architect, C. B. Meyers, 1 Union sq. Plan No. 2303.

TH ST, No. 320 East, partitions, windows, 4-sty brick tenement; cost, \$500; owner, mas Dalton, 305 East 74th st; architect, L. Spannhake, 233 East 78th st. Plan No.

74TH ST, No. 431 East, partitions, windows, to 2-sty brick store and tenement; cost, \$350; owner, W. Moore, 32 Nassau st; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 2279. 77TH ST, No. 314 East, 1-sty front extension, Sx4.3, toilets, partitions, to 4-sty brick tenement; cost, \$500; owner, Leon Keshner, premises; architect, H. Zlot, 230 Grand st. Plan No. 2269.

92D ST, No. 152 East, 3-sty brick and stone rear extension, 7.10x27.4, windows, to 3-sty brick dwelling; cost, \$1,200; owner, Lizzie Pfeiffensehneider, premises; architect, Carl P. Johnson, 8 East 42d st. Plan No. 2287.

93D ST, Nos. 417-419 East, partitions to two 6-sty brick lofts; cost, \$100; owner, Adam Happle, premises; architects, Horenburger & Bardes, 122 Bowery. Plan No. 2267.

102D ST, No. 101 West, partitions, toilets, windows, to 5-sty brick store and tenement; cost, \$500; owner, Daniel McNamara, premises; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 2286.

110TH ST, n w cor 8th av, erect sign to

architect, Chas. Stegmayer, 168 East 91st st. Plan No. 2286.

110TH ST, n w cor 8th av, erect sign to 1-sty store; cost, \$500; owner, Texas Realty Co., 109 West 108th st. Plan No. 2264.

116TH ST, No. 261 West, erect sign to 5-sty brick cafe and apartment; cost, \$100; owner, Peter Doelger, 407 East 55th s; architect, Walter A. Faxon, 2376 3d av. Plan No. 2292.

116TH ST, Nos. 38-40 West, show windows, cut openings, to two 5-sty brick tenements; cost, \$400; owner, Ligmat Realty Co., 149 Broadway; architect, I. I. Rosenberg, 245 West 111th st. Plan No. 2293.

124TH ST, Nos. 157-159 West, partitions, stairs, windows, to 10-sty brick hotel; cost. \$5,000; owner, S. F. Myers Realty Co., 47 Maiden Lane; architect, Otto L. Spannhake, 233 East 78th st; John E. Korndahl, 785 Columbus av lessee. Plan No. 2274.

BROADWAY, No. 175, beams, toilets, stairs, to 5-sty brick store and office; cost, \$8,500; owner, Wendel Estate, 175 Broadway; architect, Adolph Giobbe, 144 West 39th st. Plan No. 2228.

BROADWAY, No. 747, enclose freight lift, to 4-sty brick restaurant and shore cost. \$1000.

BROADWAY, No. 747, enclose freight lift, to sty brick restaurant and shop; cost, \$1,000; wner, Sailors Snug Harbor, 31 Nassau st; rehitect, Chas. Volz, 160 5th av. Plan No. 229. Edwin Outwater, 225 5th av, has conract.

tract.

BROADWAY, No. 777, enclose stairwell to 6-sty brick store and shop; cost, \$1,000; owner, Sailors Snug Harbor, 31 Nassau st; architect, Chas. Volz, 160 5th av. Plan No. 2231. New York Fire Proof Door & Partition Co., 80 Duane st, has contract.

BROADWAY, Nos. 753-755, enclose stairwell, to 5-sty brick store and shop; cost, \$1,000; owner, Sailors Snug Harbor, 31 Nassau st; architect, Chas. Volz, 160 5th av. Plan No. 2232. Richard L. Walsh, 100 William st, has contract.

BROADWAY, No. 1439, erect sign to 3-sty brick store; cost, \$100; owner, J. R. Munter, 1439 Broadway; architect, Walter A. Faxon, 2376 3d av. Plan No. 2236.

BROADWAY, Nos. 64-70, new street, Nos. 15-19, extend smokestack, to 18-sty brick and stone office building; cost, ____; owner, The Manhattan Life Ins. Co., premises; architect, Alexander Miller & Bro. Inc., ft. of Morris st, N. J. Plan No. 2268.

BROADWAY, se cor 110th st, change balustrade, wall, to 2-sty brick theatre; cost, \$2,000; owner, Mrs. Josephine Schmidt, 108th st and Columbus av; architect Thomas W. Lamb, 501 5th av. Plan No. 2291.

BROADWAY, No. 53, change partitions, floor beams, to 5-sty brick office; cost, \$1,000; owner, R. W. Goelet, 9 West 17th st; architect, L. E. Jallade, 37 Liberty st. Plan No. 2300.

BROADWAY, Nos. 2361-2379, 87th st, Nos. 250-252 West, 86th st, Nos. 251-253 West, erect sign to thirteen 2-sty stores and offices; cost, \$475; owner, Adolph Lewisohn, 9 West 57th st. Plan No. 2310.

BROADWAY, e s, 31st-32d sts, change sidewalk, curb, to 9 & 15 5-sty brick hotel and shops; cost, \$1,500; owner, Robert W. Goelet, Newport, R. I.; architects, Warren & Wetmore, 3 East 33d st. Plan No. 2314.

COLUMBUS AV, Nos. 908-910, partitions, tollets, to 5-sty brick tenement and store; cost, \$175; owner, H. C. Copeland, 242 East 101st st; architect, Jobst Hoffmann, 318 West 121st st. Plan No. 2247.

LENOX AV, No. 468, stairs, to 5-sty brick

LENOX AV, No. 468, stairs, to 5-sty brick tenement; cost, \$200; owner, Marie Eckert, 468 Lenox av; architect, J. J. Heelan, 584 East 167th st. Plan No. 2258.

LEXINGTON AV. No. 205, partitions, metal ceilings, iron columns, piers, to 2-sty brick stable; cost, \$1,500; owner, Katherine L. K. Pell, Tuxedo, N. Y.; architect, Harry A. Collins, 254 West 20th st. Plan No. 2226.

MADISON AV, n e cor 34th st, fireproof partitions to 16-sty office and store; cost, \$500; owner, Margaret S. E. Cameron, Clifton, S. I.; architects, Clinton & Russell, 32 Nassau st.

MADISON AV, n e cor 129th st, partitions, to 1-sty brick church; cost, \$500; owner, All Saints R. C. Church, premises; architect, H. H. Holly, 39 West 27th st. Plan No. 2307.

MANHATTAN AV, Nos. 516-520, new chimney to three 5-sty brick tenements; cost, \$500; owner, Geo. Margraf, 97 Central Park West; architect, Henry Regelmann, 133 7th st. Plan No. 2289.

MADISON AV, No. 127, partitions to 6-sty brick studio and office; cost, \$400; owner, Woodbury Langdon, 320 Broadway; architect, Wilfred C. Reid, 1023 Summit av, Bronx. Plan No. 2284.

MADISON AV, No. 600, partitions, stairs, 5-sty stone residence; cost, \$1,000; owner, Estate Mary T. Thomas, 19 Liberty st; architect Sommerfeld & Steckler, 31 Union sq. Plan No. 2311.

Sommerfeld & Steckler, 31 Union sq. Plan No. 2311.

MOUNT MORRIS PARK WEST, No. 2, erect basketball court to 4-sty brick school; cost, \$500; owner, John Dutton Wright, 1 Mount Morris Park West; architect, L. A. Hornum, 145 East 42d st. Plan No. 2320.

PLEASANT AV, No. 206, change vent shaft, to 5-sty brick tenement; cost, \$300; owner, A. Papa, 298 Pleasant av, architect, M. W. Del Gaudin, East Tremont av. Plan No. 2237.

ST. NICHOLAS AV, No. 1367, 1-sty brick rear extension, 18x58, steel beams, toilets, to 3-sty brick dwelling; cost, \$3,500; owner, John Mara premises; architect, Geo, Hof, Jr., 1436 Webster av. Plan No. 2272.

SOUTH ST, No. 184, tank and tower to 4-sty brick warehouse; cost, \$400; owner, Wm. J. Matheson, 182 Front st; architect, E. E. Maxwell, 143 Liberty st. Plan No. 2301.

WEST ST, No. 174, erect sign to 4-sty brick hotel and store; cost, \$150; owner, Estate Harriet A. Woodbury, 272 Madison av. Plan No. 2294.

1ST AV, Nos. 571-573, 1-sty rear extension, 19.8x21.7, partitions, beams, to two 4-sty brick store and tenement; cost, \$10,000; owner, Wm. G. Wagner, premises; architect, H. Regelmann, 133 7th st. Plan No. 2225.

1ST AV, No. 589, partitions, windows, to 4-sty brick tenement; cost, \$400; owner, Geo. Karsch, 242 Sanford av, Flushing, N. Y.; architect, J. H. Knubel, 318 West 42d st. Plan No. 2248.

1ST AV, Nos. 2011-2015, support walls, to three 5-sty brick tenements; cost, \$1,000; owner, Samuel Fleck, Jr., 49 Loew av; architects, Bernstein & Bernstein, 24 East 23d st. Plan No. 2316.

2D AV, No. 356, change steps to 4-sty brick charity building; cost, \$450; owner, Hebrew Charities Building, 273 Madison av; architects, Janes & Leo, 124 West 45th st. Plan No. 2281.

2D AV, No. 24, alter steps, posts, to 5-sty brick store, office and meeting rooms; cost, \$150; owner, N. W. Keane, 30 1st st; architect, O. Reissmann, 30 1st st. Plan No. 2295.

O. Reissmann, 30 1st st. Plan No. 2295.

2D AV, No. 884, partitions, windows, to 4sty brick hotel; cost, \$400; owner, N. Y. Breweries Co., 441 West 25th st; architect, Otto L.
Spannhake, 233 East 78th st. Plan No. 2302.

3D AV, No. 1503, partitions to 4-sty brick loft
and moving picture show; cost, \$500; F. J. McManus, 19 Moore av, North Bergen, N. J.;
architects, Gross & Kleinberger, Bible House.
Plan No. 2315.

7TH AV, s w cor 50th st, 1-sty brick rear
extension, 33.6x8, partitions, piers, windows, to
two 6-sty brick store, studio and hotel; cost,
\$6,000; owner, Paul Salvin, 760 7th av; architects, B. Horwitz and S. B. Eisendrath, 500 5th
av. Plan No. 2299.

7TH AV, s e cor 48th st, install low pressure

av. Plan No. 2299.

7TH AV, se cor 48th st, install low pressure boiler, steel beams, stairs to 4-sty brick store and tenement; cost, \$3,000; owner, Louis M. Simpson, 539 Broadway; architect, Geo. Keister, 12 West 31st st. Plan No. 2318.

ter, 12 West 31st st. Plan No. 2318.

8TH AV, Nos. 2156-2168, erect sign to 5-sty brick cafe; cost, \$500; owner, Peter Doelger, 407 East 55th st. Plan No. 2238.

9TH AV, No. 565, new plumbing, toilets, partitions, to 4-sty brick tenement; cost, \$125; owner, Dennis F. Gerbereaux, 419 West Broadway; architect, L. F. J. Weiher, 271 West 125th st. Plan No. 2235.

97H AV, Nos. 834-838, erect sign to three sty brick stores and tenements; cost, \$150; wner, R. W. Chanler, 11 East 42d st. Plants, 2825. owner, R. No. 2253.

Bronx.

BRISTOW ST, No. 1375, 2-sty frame extension, 5.8x6.0 to 2-sty frame store and dwelling; cost, \$250; owner, Rose Stevens, 1377 Bristow st; architect, Harry B. Van Benschoten, 296 Union av. Plan No. 383.

GOUVENEUR PL, s e cor Park av, new partitions to 4-sty brick store and tenement; cost, \$150; owner, Eliz Schwarzler, 201st st and Perry av; architect, Chas. Schaefer, Jr., 401 Tremont av. Plan No. 384.

MOTT HAVEN R. R. YARD, 230 n 150th st, new roof over platform; cost, \$100; own-ers, N. Y. & H. R. R. Co., 45th st and Lex-ington av; architect, J. C. Bailey, Goldens Bridge. Plan No. 385.

PROSPECT AV, No. 1431, new window, new stairs, etc., to 5-sty brick store and tenement; cost, \$1,800; owner, Eliza Meister, on premises; architect, Harry B. Van Benschoten, 1296 Union av. Plan No. 386.

Bids Opened.

MANHATTAN.—The New York Construction Co., 1328 Broadway, submitted the lowest bid on Aug. 21, to the Board of Education, for the installation of an electric equipment in the Washington Irving High School, at \$37,840. The only other bid was from T. Frederick Jackson, Inc.

Jackson, Inc.

HOBOKEN, N. J.—The Paul J. Exser Const. Co., 55 East 20th st, N. Y. C., at \$114,600, submitted the lowest bid on Thursday, to the committee on Public Grounds and Buildings, for the erection of an additional story and other interior changes to the City Hall, at Newark and Washington sts, this city. The next lowest bid was put in by W. H. & F. W. Cane, 13 Park Row Building, N. Y. C., at \$119,577. Schneider & Dieffenbach, 220 Broadway, N. Y. C., architects.

C., architects.

QUEENS.—President Gresser of the Borough of Queens opened bids on Tuesday, Aug. 22, for repaying in the borough as follows: No. 1, for regulating and grading in Fillmore av from Junction av to 48th st. Reasner Const. Co., \$4,011.20. No. 2, for regulating and grading the Boulevard from Washington av to Broadway. Atlanta Const. Co., \$26,280. No. 3, for repaying with grantte blocks on concrete foun-

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dation in Metropolitan av from Helen st to the Montauk Division of the Long Island Railroad. C. A. Myers, \$34,791.50. No. 4, for repaving with improved granite blocks on a prepared macadam foundation in Jackson av from the westerly side of Shell road to the Flushing river. H. J. Mullen Const. Co., \$31,474. No. 5, for paving with improved granite blocks on a prepared macadam foundation in Broadway from Murray Lane to Tenth st, Bayside. Henry J. Mullen Const. Co., \$126,425. No. 6, for repaving with asphaltic concrete on a macadam foundation in Lawrence st and College Point Causeway from a point 500 ft. north of Broadway to Thirteenth st. Standard Bitulithic Co., \$17,504. No. 7, for repaving with asphaltic concrete on a macadam foundation in Cooper av from Myrtle av to the Montauk Division of the Long Island Railroad. Uvalde Const. Co., \$4,600. No. 8, for repaving with asphaltic cement on a macadam foundation in Woodhaven av, from Jamaica av to Forest Park Driveway. Barber Asphalt Co., \$6,216. No. 9, for repaving with asphaltic cement on a macadam foundation in the Hempstead and Jamaica Turnpike from Grand st to Harvard av. Barber Asphalt Co., \$9,851.50. No. 10, repaving with asphaltic concrete in Merrick rd from Fulton st to a point 1,500 ft. of Central av, Springfield. Continental Public Works Co., \$17,490.

Government Work

IRONTON, OHIO.—The U. S. public building at this place will be constructed by Edward Henry, of Catlettsburg, Ky., for the sum of \$68,390.

LEAVENWORTH, KANS.—All bids received in March last by the superintendent of prisons, Department of Justice, Washington D. C. for furnishing 8,000 bbls. Portland cement for use at the U. S. Penitentiary, at Leavenworth, Kans., have been rejected and new proposals in accordance with specifications previously issued are invited.

WASHINGTON, D. C.—No decision has yet been reached under bids opened August 8, by the Secretary of the Interior, for installing elevator, constructing shaft and tent house at the Freedman's Hospital Building, Washington, D. C.

the Freedman's Hospital Building, Washington, D. C.

ST. LOUIS, MO.—The bid of the Lamson Consolidated Store Service Co., of Boston, Mass., has been accepted at \$85,875 for installing mail handling apparatus in the U. S. public building at St. Louis, Mo.

MANHATTAN.—Bids were opened Aug. 16 by the supervising architect, Treasury Department, Washington, D. C., for installing a vacuum cleaning system in the U. S. post office, New York city as follows: Thos. H. Smith Co., N. Y. C., \$13,990; American Rotary Valve Co., Chicago, Ill., \$12,000; low bid.

RICHFORD, VT.—H. Merritt Wallis of Beverly, Mass., at \$56,000, submitted the lowest bid on Aug. 14 for the construction complete of the U. S. public building at this place.

GRAND RAPIDS, MICH.—The time for opening all bids for the completion of the fourth floor in the United States Post Office and Court House at Grand Rapids, Michigan, is hereby extended from August 31 to 14th of September, 1911. James Knox Taylor, Supervising Architect, Washington, D. C.—Notice is hereby given that the time for opening all bids for the construction of the United States Post Office at Washington, D. C., has been extended from Sept. 15 to October 10, 1911. This also refers to bids for mechanical equipment, and mail handling apparatus.

Personal and Trade Notes.

Personal and Trade Notes.

DANFORTH N. S. STURGIS, son of the late Russell Sturgis, the architect, died on Saturday, Aug. 19. Mr. Sturgis was himself an architect and the head of the firm of Sturgis & Faxon, 114 East 28th st. Mr. Sturgis was graduated from Yale in 1889. He was a member of the Yale and the University Clubs.

THE ART COMMISSION of the City of Yonkers, has approved of the design submitted in competition by A. E. Foringer, and Vincent Aderente, of Grantwood, New Jersey, and 145 West 55th st, Manhattan, for the decoration of the Council Chamber of the City Hall of Yonkers. Forty designs were presented for the consideration of the commission, which consisted of Rudolph Eickemeyer, Jr., chairman, G. Howard Chamberlin, and Charles H. Israels. It will require from six to eight months for the execution of the work.

Cost of Concrete at Panama.

Cost of Concrete at Panama.

The cost of concrete placed in Gatun Locks during the quarter—231,907 cu. yds.—was \$6.6972 per cu. yd. This price, as noted in the "Canal Record," included all expenditures and included likewise 3,314 yds. of reinforced concrete, used in the construction of operating tunnels, at a cost of \$14.276 per cu. yd. In March 86,884 cu. yds. of concrete were placed in the locks, and of this amount 1,585 cu. yds. were reinforced concrete. Reinforced concrete cost \$13,9034 a cu. yd., and the mass concrete \$6,315 a yd.; these costs are the lowest for concrete at Gatun Locks. The estimate made in October, 1908, placed the cost at \$7.75 per cu. yd. The cost of crushed stone from Porto Bello, which forms part of the concrete at Gatun, shows a reduction of 23.11 cts. a yard from the last quarter, the average cost being \$2.1787, as against \$2.4098 in the previous quarter.

THE BUILDING MATERIAL MARKET.

Growing Activity in Structural Steel Orders, and Front Brick in Stronger Demand.

A Reaction in Hudson River Common Brick From the Exceptional Trade of Previous Weeks Affects Wholesale Market Only-Manhattan Lumber Yard Trade Below Normal, But Metropolitan Wholesale Interests Active.

Yard Trade Below Normal, But Metropolitan Wholesale Interests Active.

C ONTINUED liquidation of securities at the Stock Exchange is the most disquieting influence in business circles at the present time. While building material interests are not directly affected, the resulting depressing influence upon general business is deplored, especially as the bear movement is believed to be entirely professional and contrary to the general trend in fundamental lines of industry.

Very timely, therefore, were the reassuring statements made this week by financiers of standing appertaining to the real status of industrial affairs. A. Bartin Hepburn, chairman of the Clearing House and presiding officer of the Chamber of Commerce, is quoted as saying that there is nothing the matter with existing conditions from a business standpoint. Crops on the whole are good. Prices are high, labor is well employed at good wages and collections are good. Public sentiment should come to recognize the boom period of 1907 as abnormal and existing conditions of trade as to volume and activity as practically normal, Mr. Hepburn added that business is usually slow at this time of the year, and perhaps there will be the usual increase that comes with business activities in the Fall.

Much of the slowness in the building material market of this city can now be asseribed to peculiar conditions in the Bronx. The abnormal building movement which began there about the time of the completion of the Subway has reached a natural resting place. Within a period of seven years \$51,000,000 was invested in construction in the territory contiguous to the new Subway, or, more precisely stated, within one-quarter mile of that line. The figures are from the Superintendent of Buildings in the Bronx, Mr. Henderson.

This new territory is now developed and occupied to such an extent that builders must cast about for other fields. But for the delay in beginning new Sub-

Henderson.

This new territory is now developed and occupied to such an extent that builders must cast about for other fields. But for the delay in beginning new Subway construction, there would no doubt have been an emigration to the west side of the borough in anticipation of the Jerome avenue extension. Municipal hesitation in regard to transit matters has had the effect of making building loans less easy to obtain in the Bronx, and operations are lessened to some extent on that account. less easy to ou ations are le that account.

that account.

The abnormal building movement on Washington Heights has also reached a natural halting place, and when all the facts are added together it will be perceived that they are logical and fundamentally sane and sound. The lesson of the time is to avoid going to extremes in speculative construction. Meanwhile the percentage of vacancies in residential apartments is being steadily diminished and the technical position of the real estate market is consequently improving in a corresponding degree.

BRICK MARKET QUIET.

The wholesale brick market has been very quiet this week and cargo sales extremely few. Eleven cargoes went out on Monday, compared with 20 on Monday of last week, and only 3 on Wednesday. The low tide of business is taken as a natural reaction from the high activity of the two previous weeks, when sales were equal to good weeks in big years. Quotations are unchanged at \$5.87½ to \$6.25 per M. in cargo lots to dealers.

Dealers in front brick report a steady gain in sales and inquiries, with every prospect of a good fall.

Left over Aug. 14, 18 cargoes

Monday, August 14	Arrivals.	Sales.
Tuesday	4	15
Wednesday		19
Thursday	9	8
Thursday	18	10
Friday	7	9
Saturday	5	2
Totals	56	64

Left over Aug. 21, 10 cargoes. Sales in corresponding week last year 67. Prices a year ago, \$5.37½. Current quotations for Hudson River common hards, \$5.87½ to \$6.25.
FRONT BRICK.—Current quotationss delivered per thousand at buildings are:

Buffs,	No.	1				and a variable	89	19 to	\$28
Grays,	wari	oue el	nahar	and	anno	I-lod		G to	20
diays,	vali	ous bi	lades	апи	shec.	Ried		0 10	90
Kittanr	ling	White	, No.	1			2	26 to	30
Kittanr	ning	White	, No.	2			2	24 to	32
Old Go	ld .						2	28 to	34
Trentor	or or	Phila	delphi	a Re	ds		2	26 to	28

ENAMEL AND PORCELAIN BRICK are now noted at these prices; delivered at job; per quoted at thousand:

_			J	Enameled.	Porcelain.
English	size	 		\$70 to \$75	to \$70
American	n	 		60 to 75	to 65
Seconds					

CEMENT.

CEMENT.

Portland cement quotations from manufacturers are unchanged, at \$1.48 per bbl., in cargo lots to dealers, alongside within lighterage limits. Shipments in the Eastern territory are reported to be in a slightly ascending scale. The local consumption is not generally estimated to be normal, though dealers recognize that the level of 1909 is not a fair standard of comparison, seeing that the year named produced about as large a local demand as this territory ever had, though the prices were very unsatisfactory to manufacturers.

IRON AND STEEL.

The inquiry for pig iron at the mills is reported to be light this week, though the market is firm. The Standard Sanitary Manufacturing Company purchased about 7,000 tons this week of foundry grades for fourth quarter delivery, an order which indicates large expectations for the building business.

dicates large expectations for the building business.

Considerable activity is reported in structural steel. The Eastern shops of the American Bridge Company are working about 90 per cent. of capacity. No better indication could be desired of the real condition of the structural steel market. The company has taken a contract for 5,000 tons needed for the New York Central terminal work. Post & McCord have booked an order for 3,000 tons required for two apartment houses.

The McClintic-Marshall Construction Co. will furnish 340 tons of steel for a new plant for the A. S. Cameron Steam Pump Works at Phillipsburg, N. J., and the Eastern Steel Co. is the successful bidder on 300 tons of steel for the McDonald Building in East 19th street. The structural work on the Aeolian Building on 42d street, amounting to 4,000 tons, is being refigured. Bids will soon be received on 200 tons of steel for the Montefiore Home in the Bronx.

The American Steel & Wire Company is operating 75 per cent. of its mill capacity. This is a slight decrease from recent activities, but is more than satisfactory at this season. The American Sheet & Tin Plate Company is reported to have 186 tin mills out of a total of 235 in commission and is operating about 77 per cent. of capacity.

Although there was a decrease of more than 4 per cent in the preduction.

sion and is operating about 1. P. capacity.

Although there was a decrease of more than 4 per cent. in the production of wire rods in this country last year, in the 10 years from 1902 to 1910 there was an increase of 74 per cent., and in the decade from 1892 to 1901 the increased output was 123 per cent.

PIG IRON.

NO.	IX	101	ind	ry				2.						. 8	315.2	5	to	\$15.75	,
No. :	2X	fou	ndr	v	٠.				/-	0.				7	15 2	5	to	15 50	1
10.	4 I	lain	١.												14.7	5	to	15.00	1
Gray	10	orge					٠.								14.2	5	to	14 50	
Basic															14.7	5	to	15.00	,
Sou																			
No. I	l f	ound	lry			,								. \$	15.0	0	to	\$15.50	,

No. 2 foundry \$15.00 to No. 3 foundry 14.50 to No. 4 foundry 13.75 to No. 1 soft 15.00 to No. 2 soft 14.50 to STRUCTURAL MATERIAL (Tidewater).

Year.	Tons.	Year.	Tons.
1892	453,957	1902	1,300.326
1893	387,307	1903	1,095,813
1894	360,305		949,146
1895	517,920	1905	1,660,519
1896	495,571	1906	2,118,772
1897	583,790	1907	
1898	702,197		1,083,181
1899	850,376		$\dots 2,275,562$
1900	815,161	1910	2,266,890
1901	1 013 150		

LUMBER IN THIS TERRITORY.

Local wholesale offices report a fair business and collections good. General conditions seem to be fully equal to those which prevailed last year, with the added advantage that the outlook is very much better than last year. Increased orders from the outside have somewhat compensated for diminished business in town. Much business is for delivery in the Fall and indicates general confidence in the future.

and indicates general confidence in the future.

Spruce is one of the items in the list which does not seem to participate in the general movement. Quotations have had a recession, due to extremely large offerings. Hemlock, on the other hand, is well sold up. North Carolina pine is steadily working into a stronger position, but long-leaf yellow pine is stationary so far, though its position is one of strength in view of the call for it which must come from large local public works sooner or later.

Hardwoods do not seem to be in large supply at mill points and quotations are firm. White oak, wide poplar and mahogany are the strongest items. City manufacturers report dull times but a good prospect for the fall and winter.

LUMBER.
HEMLOCKDelivered, N. Y.
HEMLOCK.—Delivered, N. Y. Pennsylvania, base price\$21.00
West Virginia, base price
month's quotations. Price per thousand feet,
f. o. b. cars, N. Y.
10 ft. 12 ft. 14 ft. 16 ft. 2 x 4 in. \$22 50 \$20 50 \$20 50 \$22 50
2 x 6 in to 2 x 10 in 20.50 20.50 20.50 17.50
2 x 4 in
1 x 8 in
SPRUCE.—(Eastern random cargoes delivered,
N. Y.) 2 in\$20.00 to \$24.00
6 to 9 ins
6 to 9 ins
Adirondack and Canada.—(12 and 13 ft. f. o.
b. N. Y., rail.) Following prices are per thousand feet:
1 x 4 in\$24.00 and \$25.00 From 1 x 5 to 1 x 10, inclusive, add 50 cents
From 1 x 5 to 1 x 10, inclusive, add 50 cents
per inch of width, for estimating. 2 x 3 in\$22.00 and \$22.50
2 x 3 in. \$22.00 and \$22.50 2 x 4 in. 22.00 and 22.50 2 x 5 in. 21.50 and 22.00 2 x 6 in. 22.00 and 22.50
2 x 5 in
2 7 7 10 21 50 900 22 00
2 x 8 in
2 x 9 in. 24.50 and 25.00 2 x 10 in. 25.50 and 26.00
1 x 2 in
LATH.—Eastern Spruce, f. o. b. N. Y.
LATH.—Eastern Spruce, f. o. b. N. Y. 1½ in. slab
YELLOW PINE (Delivered in New York by
sail.) Building orders, 12 in. & under\$23.00 to \$24.00
Building orders, 14 in. & up 29.00 to 30.00
Yard orders—ordinary assortment 22.00 to 23.00
Ship stock—easy schedules 32.00 to 33.00 Ship stock—40 ft. average 38.00 to 39.00
Heart face siding, 4-4 & 5-4 in 30.00 to 31.00
Kiln dried sap sidings, 4-4 in 19.00 to 20.00
Kiln dried sap siding, 5-4 in 20.00 to 21.00
GUM.—(f. o. b. cars, lighterage free). 1 in. 1st and 2nds\$45.00 to \$47.00
1 is. 1st and 2nds, quartered 59.00
1 is. 1st and 2nds, quartered. 59.00 1 in. 1st and 2nds, clear sap. 31.00 1 in. No. 1 sap 25.00
WINDOW GLASS.
Inaction on the part of manufacturers

Inaction on the part of manufacturers and jobbers is the prominent characteristic of the market. General prices are represented by quotations of 90 and 40 to 90 and 50 per cent. discount from both manufacturers' and jobbers' lists.

				Single thickness. Price per box, 50 sq.					
	Size	of Glass		A.	В.				
			15	\$2.27	\$2.18				
12	x 14) x 13]	to 14 :	x 20		2.27				
	x 26 x 22		x 24	2.55	2.40				
	x 20 x 36		x 30		2.50 2.57				
26	x 28	to 24 :	x 36		2.65				
28	x 34 x 32		x 40	3.27	2.85				
32	x 30 x 38		x 50	3.80	3.27				
	x 36 x 52		x 54	4.07	3.57				

PAINTS, OILS AND DRESSINGS.

LINSEED OIL	-City									
Raw, per gal										.86c
Boiled American,	per	gal.	• •	• •	• •	٠.	٠	•		.87c
WHITE LEAD.										

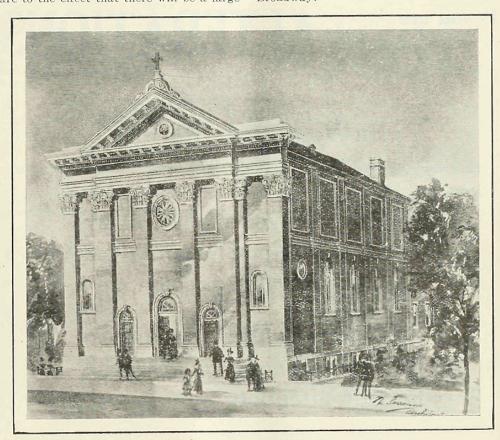
American dry, per gal., in oil....... 5½ cents 100, 250 and 500 lb. kegs, per gal... 7½ cents In 25 and 50 lb. kegs in oil, per gal... 8 cents

HARDWARE.

Evidence is not wanting that trade in building hardware is gathering volume. The local demand is for a very good grade of goods. A large amount of business construction and less cheap tenement house work than ever before in the history of the city accounts for this. Hardware manufacturers are beginning to stir up Fall business. Reports from other centers are to the effect that there will be a large

New Church on Woodlawn and McLean Heights.

The new Church of St. Barnabas, with a rectory building annexed, at Woodlawn and McLean Heights, is at present under consideration at the northeast corner of Martha avenue and East 241st street, on the city line between New York and Yonkers. N. Serracino, architect, No. 1770 Broadway:



NEW CHURCH OF ST. BARNABAS

N. Serracino, Architect.

Woodlawn Heights.

demand from some quarters in September.

BABII COILD.		
Braided drab, per lb		
Braided white comp	non, per lb	
Nos. 8 to 12		. 25c.
No. 7 white		. 27½c.
No. 6 white		
Cotton, twisted		. 25c.
India hemp, braided,	per lb	. 23c.
SASH CHAIN, rib	bon.	
	Hercules. B	right.

No.	80	\$1.2	O per lb.	\$1.25	per 1b.
	.00		0 per lb.	1,38	per lb.
	30		8 per lb.	1.50	per 1b.
	50	3.0	3 per lb.	3.30	per lb.
DOC	OR CHECK	S, Pulli	nan, per	gross.	\$60
	NGERS, Pa	rlor door	, with ta	ble set,	tracks,
Ball b	pearing			. \$2.50	to \$4.50
	ar				
	GES.				
Surfac	ce, gravity	locking	blind	\$6.80	to \$1.00
Holdb	ack door	(screen),	gross		\$10.00
LAT	CHESD	oor, per	doz		. \$2.00
NAT	T.S				

 Wire, N. Y., from store.
 \$2.00

 Cut, N. Y., from store.
 1.90

 PACKING (elevator).

Rosin sized sheathing, 500 sq. ft., per

ton, in carload lots
Light weight, 25 lbs. to roll, per lb \$0.38
Medium 30 lbs. to roll, per lb
Black waterproof sheathing, light weight,
500 sq. ft
Medium
Heavy 1.30
Deafening felt, 6 and 9 sq. ft., 2 tons,
carload\$40.00
Deafening felt, 6 and 9 sq. ft., less than
carload 44.00
Red rope roofing, 250 sq. ft. per roll 1.95
Tarred 1 ply, 400 sq. ft. roll, ton and
carloads 34.00
Tarred 1 ply, 400 sq. ft. roll, less than
carloads 36.00
Tarred 2 ply roll, 108 sq. ft. per roll58
Towned 2 ply 1011, 100 sq. 1t. per 1011
Tarred 3 ply roll, 108 sq. ft. per roll75
Slaters felt, roll 500 sq. ft., per ton car-
load 40.00
Slaters felt, roll 500 sq. ft., less than car-
load, per roll
PIPE.—Lead, Eastern 5.80

-Richard F. George, the sculptor and son of Henry George, the author of "Progress and Poverty," has completed his study for the bronze statue to be erected in this city in memory of Dr. Edward Mc-Clynn

The church building will have a frontage of 52 feet, depth 111 feet, and height 56 feet. Exterior and interior of structure to be in classic style; of brick, limestone and terra cotta. The interior will be decorated with marble, ornamental plaster and paintings. Seating capacity of main church on first floor will be 476, without calculating 150 that can be accommodated in the organ gallery.

The parish was established by Archbishop Farley in June, 1910, and the Rev. M. A. Reilly, after many years as a Diocesan Missionary in New York Apostolate was assigned as Rector.

The Marble Strike.

The Marble Strike.

The Marble Industry Employers' Association are pursuing a policy with regard to their former workmen now on strike which has proved successful when trouble has arisen in other trades. They have recognized a new union of cutters, carvers and setters, and all such craftsmen hereafter employed will be expected to join that union. Open shop has been declared so far as polishers, rubbers and sawyers are concerned. Neither the Reliance Labor Club of cutters and setters nor the Whitestone association of polishers, rubbers and sawyers will hereafter be recognized.

A number of new hands have been taken

nized.

A number of new hands have been taken on, and some of the strikers have returned to work. Jobs have been manned in a number of cases and work resumed in the shops to some extent. Some of the employers are boarding men in the shops and sending guards with those who go home in the evening, as cases of violence have been reported. The fight has resolved itself into a question of relative tenacity, with the odds largely in favor of the employers.

Filtering Plant for a Mercantile Building.

An unusual improvement for a mercantile building is being added by the 31st Madison Co., Terry & Tench, to their recently completed loft building at 141 and 143 Madison avenue and 23 to 27 East 31st street. The entire building is being piped for a plant which will filter and ozonate all the drinking water in the building. Filtering plants are used in some of the high-grade office structures, but such a luxury is seldom found in a building used mostly for manufacturing purposes. The tenants will save money and the health of the employees will be protected.





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FOR SALE

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THE CITY. PAYS BETTER THAN
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THE OWNER'S DESIRE TO SELL
WITH REASONABLE PROMPTNESS
RENDERS THIS OFFERING AN UNUSUALLY ATTRACTIVE ONE.
CORRESPONDENCE AND INVESTIGATION SOLICITED. ADDRESS

MERCHANTS BUILDING CO.

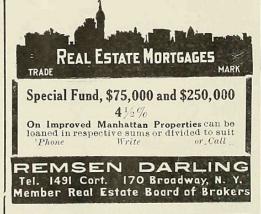
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PLUMBER, licensed, desires position with Real Estate firm; 5 years with last employer. Sober and industrious. Best references. BOX 45, Record and Guide.

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=To= YIELD

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Commissioner of Labor, State of New York Specializing on Factory Negligence Cases and matters involving the Labor Law Room 208 Metropolitan Tower Tel., 2220 Gram

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RECORD SECTION

of the

RECOR GUDE

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 26, 1911

(87) No. 2267

BLOCK AND LOT INDEX OF RECORDED CONVEYANCES

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

The first figure indicates the official Block number.

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

61-13	
98-2	1
261-37	
301-13	
313-25	:
330-47	Į.
377-8	
382-54	
414-22	
464-19	
496-12	
514-9	
552-65	-
719-59 762-66-67	
780-70	
796-60-62	1

849-70
866-67
873-67
877-82
919-33-34
1062-7
1065-40
1067-7
1086-50-52
1116-20
1154-26-27
1185-43
12/9-23-28
1236-63
1283-59-60
1330-13
1335-22

1337-42-45
1368-311/2
1388-301/2
1407-41
1510-13
1513-26-27
1518-43
1521-26
1558-21
1596-46
1601-7
1608-41
1617-211/4
1625-46
1637-72
1647-46

1658-33				
1665-6				
1667-39				
1671-27				
1672-10				
1686-49				
1721-60				
1733-53				
1741-1				
1748-74				
1819-22				
1826-42				
1832-46				
1847-31	0			
1848-36-39	de	pt	It	40
1936-52				

1888-53	
1963-55	
1993-60	
2012-23	
2045-56	
2051-146	
2061-241/6	
2065-48	
2105-54	
2111-105	
2115 pt lt 38	
2120-24	
2149-214 & pt lot 222	
2160-49	
2179-70	
2180 pt lt 93	

EXPLANATION OF TERMS USED 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 Pub-

lic 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 year the stated year is given. When both the dates are in the same year the year

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 asset the asset that the instrument is strictly followed.

is strictly followed. \$20,000—\$30,000 indicates the as- atty—attorney

sessed 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 prop-erty recorded is in the annexed district, for which there is no section or block

KEY TO ABBREVIATIONS USED.

A.L.-all liens ano-another av-avenue admr-administrator admtrx-Administratrix agmt-Agreement. A—assessed value adj—adjoining apt—apartment assign-assignment

bk—brick B & S—Bargain and Sale bldg—building b—basement blk—block County a G—cover Company covenant against grantor 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—executor
extrx—executors
foreclos—foreclosure
fr—frame
ft—front
individ—individual
irreg—irregular
impt—improvement
installs—installments
mtg—mortpage mtg—mortgage mos—months mfg—manufacturing Nos—numbers MIS—...

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

tnts—tenements

w—west

y—years

C & 100—other consideration s—numbers -north m—nominal

y—years O C & 100—other consideration and \$100

&c-and so forth

'HE TITLE INSURANCE CO., OF NEW YORK
135 Broadway, Manhattan CAPITAL AND SURPLUS, CAPITAL AND SURPLUS, \$3,000,000

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on ABRAHAM R. LAWRENCE, Counsel

August 26, 1911.

Fred'k G. Hobbs, Pres. Fred'k H. Birch, Treas Geo. L. Slawson, Vice-Pres. Chas. D. Hobbs, Secy.

SLAWSON & HOBBS

Real Estate

162 WEST 72D STREET

ADVERTISED LEGAL SALES.

AUG. 26. No Legal Sales advertised for this day.

AUG. 28.

183D st, 465-7. on map 467, ns, 99.7 Washington av, 35x100, 4-sty bk tnt; Carrie A Torriani et al agt Jno Rendall eal; Carter & Haskell, attys, 111 Bway Edw G Whitaker, ref. (Amt due, \$20, 964; taxes, &c, \$500.) By Joseph P Day.

AUG. 29.

Poe pl, cl, 355.6 s 194th; see Briggs av. 2590.

Varick st, 65, ws, 68 s Vestry, 22x62.3, 4-sty bk loft & str bldg; Marion B del Monte agt Greenwich Investing Co et al; Grenville B Winthrop, atty, 6 Wall; Jas Kearney, ref. (Amt due, \$20,271.33; taxes, &c, \$—) By Chas A Berrian.

62D st, 212 to 216, ss, 200 w Amsterdam av, 75x100.5, three 5-sty bk tnts & strs; 62D ST, 225, ns, 375 w Amsterdam av, 25x100.5, 5-sty bk tnt; Abraham A Silberberg agt Friedland Realty Co et al; Jas A Turley, atty, 258 Bway; Geo F Roesch, ref; (Amt due, \$1,243.75; taxes, &c, \$650; sub to a mtg of \$70,750.) By Joseph P Day.

124TH st, 355 E. ns. 94 w 1 av, 18.8x 100.11, 3-sty & b stn dwg; Albro Akin et al agt Marcus L Osk et al; Bowers & Sands, attys, 31 Nassau; Robt J Culhane, ref. (Amt due, \$5,968.28; taxes, &c, \$168.21.) Mtg recorded Dec23'91. By Joseph P Day.

seph P Day.

Briggs av, 2590, es, 355.6 s 194th, 19.7x 95.10 to c l Poe pl, —x94.3, 2-sty bk dwg; Fredericka Knoechel agt Mary E Morgan et al; John P Herren, atty, 38 Park Row; Wm T Quinn, ref; (Amt due, \$7.649.69; taxes, &c, \$439.13.) Mtg recorded Feb3'08. By Herbert A Sherman.

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

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

3D av, 4000-4, es, 176.11 s 174th, 75x90, three 4-sty bk tnts & strs; Chas Strauss agt Alex Axt et al; Strauss, Reich & Boyer, atty, 141 Bway; Denis A Spellissy, ref. (Amt due, \$6.628.20; taxes, &c, \$1, 200; sub to three first mtgs aggregating \$39,000.) Mtg recorded Mar 16, 1904. By Joseph P Day.

AUG. 30.

..3D st. 353-5 E, ns. 155.3 e Av D, runs n96 xe35xs35xw6xse58.5xw41.9 to beg, 6-sty bk tnt & strs; Theodore Guterman agt Frank Feldman et al; JA Seidman, atty, 61 Park Row; Isham Henderson, ref; (Amt due, \$7,310.50; taxes, &c, \$250.) Mtg recorded Mar13'06. By Bryan L Kennelly.

172D st, 1012 (1270), ss, 50 w Boone av, 25x100, 2-sty fr dwg; Sarah A Gardiner, extrx et al agt Benj Viau et al; Abel Crook, atty, 93 Nassau; Chas E Hawthorne, ref; (Amt due, \$5,952.43; taxes, &c, \$444.20.) Mt recorded Jan2'06. By Herbert A Sherman.

Broadway, 3688, es, 51 n 152d, 16x78,3-sty & b stn dwg; John R Suydam, trustee, agt Mary Elitch Long, formerly Mary E Elitch, et al; Geo W Ellis, atty, 149 Bway; Isham Henderson, ref. (Amt due, \$10,732.22; taxes, &c, \$381.46.) By Bryan L Kennelly.

Lexington av, 1897-1903, on map 1899-1905, nec 118th, 100.11x39, 5-sty bk tnt & strs; Rubin Bros agt Louis Meyer Realty Co et al; Isaac Cohen, atty, 141 Bway; Chas Brandt, Jr, ref; (Amt due, \$17,340.94; taxes, &c., \$—; sub to a first mtg of \$52,000.) Mtg recorded Oct7'07. By Joseph P Day.

AUG. 31

AUG. 31.

Rivington st, 183, ss, 50 e Attorney, 25 x100, 4-sty bk tnt & strs: Jacob Cohen agt Barnett Cohen et al; Isidor L Daniels, atty, 260 Madison: Sheridan S Norton, ref; (Partition.) By Joseph P Day.

233D st, sec 4 av; see 4 av, sec 233d.

4TH av, sec 233d, runs se94.10xe—xn 100xw77.7 to beg; Wakefield; Jos Theiss agt Savino Deindicibus et al: Harold Swain, atty. 176 Bway: Emanuel I S Hart. ref; (Amt due, \$1,611.44; taxes, &c. \$260.)

Mtg recorded Feb18'08. By Samuel Marx.

SEPT. 1, 2 and 4. No Legal Sales advertised for these days

AUCTION SALES OF THE WEEK.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Aug. 25, 1911, at the New York Real Estate Salesroom, 14 and 16 Vesey st. Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertised Legal Sales.

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

JOSEPH P. DAY.

*St Pauls pl, 2; see Brook av, swc St Pauls pl.

^a72D st, 28 E, (*) ss, 40 e Mad av, 18.3x 80, 5-sty & b stn dwg. (Amt due, \$65,-813.17; taxes, &c, \$17.) County Holding Co. 60,000

a167TH st, 581; see Franklin av, 1160.

aBrook av, (*) swc St Pauls pl, (No 2) 36.9x80x32.2x80.2, 5-sty bk tnt & strs. (Amt due, \$2,820.04; taxes, &c, \$750; sub to two prior mtgs aggregating \$36,000.) Emily A Loughman.

Emily A Loughman.

**AFranklin av, 1160, nec 167th (581), 100 x25, 2-sty fr dwg. (Amt due, \$9,723.77; taxes, &c, \$175.) Jas J Martin. 10,250

**Longfellow av, (*) ws, 350 n Lafayette 153.1x101.10x133.10x100, vacant. (Amt due, \$1,001.31; taxes, &c, \$572.17.) Saml Cowen.

en. **Lexington av, 1835,** (*) es, 60.11 s 114th, 19.9x78, 4-sty stn tnt & strs. (Amt due, \$17,214.65; taxes, &c, \$948.29.) Mary S 15,000

^aPrivate rd or drive, es, & ws, & being plots 1, 8, 9, 10, 11, 12 & 15, map of New Park, Westchester. (Amt due, \$103,562.80; taxes, &c, \$7,155.24.) Saml Weil, representing parties in interest.

senting parties in interest. 108,000

aso Boulevard, (*) es, 212.6 n Barretto, 112.6x100, 6-sty bk tnt & strs. (Amt due, \$16,094.20; taxes, &c, \$210.94; sub to prior liens of \$96,500.) Saml Gotthelf. 114,395

aso Boulevard (*) es, 100 n Barretto, 112.6x100, 6-sty bk tnt & strs. (Amt due, \$76,075.70; taxes, &c, \$496.94; sub to prior mtg of \$90,000.) Saml Gotthelf. 105,000

JAMES L. WELLS.

JAMES L. WELLS.

a178TH st, swe 3d av; see 3 av, 4249-51.
aBoone av, (*) es, 150 s 173d, runs e34.5 xn8.8xne200.11 to West Farms rd (1567), xs27.2xsw201.3xs9.8xw47.1xn50 to beg, 2-sty fr dwg & vacant. (Amt due, \$8,787.82; taxes, &c, \$608.90.)

Metropolitan Life 8,500

^aWest Farms rd, 1567; see Boone av, es, 150 s 173d.

3D av, 4249-51, () swc 178th, 43x78.10x 42.10x79.2, two 3-sty fr tnts & strs. (Amt due, \$26,762; taxes, &c, \$630.60.) Hy Best et al. 27,200

D. PHOENIX INGRAHAM.

^aHoratio st, 54; see Hudson, 635.

^aHudson st, 635 (*) swe Horatio (54)
26.8x78.2x17.2x78.4, 4-sty bk tnt & strs.
(Partition.) Ethel Quimby. 12,400

CHARLES A. BERRIAN.

*Bailey av, ws. abt 1223 s Kingsbridge rd; see Sedgwick av, es, 1223 s Kingsbridge rd.

**Comparison of the comparison of the compariso

aSedgwick av, (*) ws, 1223 s Kingsbridge rd, 50.4x100 to Bailey av, 50.3x100, vacant. (Amt due, \$3,531.30; taxes, &c, \$989.39.) Kingsbridge Real Estate Co. 4,600

HERBERT A. SHERMAN.

*Gold st, 78, ss, 82 w Ferry, 15.3x78, part
-sty bk loft & str bldg. (Amt due, \$1,-66.50; taxes, &c, \$3.60; sub to a prior
atg of \$3,000.) Withdrawn.

DANIEL GREENWALD.

^aRidge st, 149, ws, 125 n Stanton, 25x100, 5-sty bk tnt & strs; sheriff's sale of all R. T., &c. Adj to Sept 20.

alioTH st, 350 W; see Manhattan av, swc

**als4TH st, 509 W, ns, 100 w Ams, 50x 90.11, 5-sty bk tnt. (Sheriff's sale of all right, title, &c.) Adj sine die.

**Manhattan av. swc 115th (350), 27x92, 5-sty bk tnt; (Sheriff's sale of all right, title, &c.) Adj to Sept 13.

Total \$514,985 Corresponding week, 1910 237,430 Jan. 1st, 1911, to date ... 33,024,430 Corresponding period, 1910 39,937,046

CONVEYANCES

Borough of Manhattan.

AUG. 18, 19, 21, 22, 23 & 24.

AUG. 18, 19, 21, 22, 23 & 24.

Allen st, 97, (2:414-22) nws, abt 125 n Broome, 25x87.6, 5-sty bk tnt & strs; deed of trust; Hannah Baum to Elkan B & Pinckney Marks, 416 W 122 & David Marks, 15 Morningside av, in trust; Aug 16; Aug18'11; A\$21,000-34,000. nom

Clinton st, 175, (1:313-25) ws, abt 155 s Grand, 25x100, 5-sty bk tnt & strs; deed of trust; Hannah Baum to Elkan B & Pinckney Marks, 416 W 122, & David Marks, 15 Morningside av, in trust; Aug 16; Aug18'11; A\$25,000-34,000. nom

Crosby st, 101-3, (2:496-12) ses, 53.3 sw Prince, 40x64.9x39.4x61.6, 7-sty bk loft & str bldg; Ernst Wieda to Rose H Suss-kind, 68 E 88, & Martha Trieb, 2143 7 av; mtg \$52,000; Aug17; Aug21'11; A\$29,000mtg 55,000

Exterior or River st, nwc 156th; see 156th, ns, 325 e 8 av.

Forsyth set, 56, (1:301-13) es, 51.3 s Hester, 24.9x75, with all title to strip adj, —x—, 5-sty bk tnt & strs; Rose G Lewin to Isaac Lipschitz, 1 E 106; Mar6, Aug 23'11; A\$17,000-25,000.

Greenwich st, 179, (1:61-13) es, 106.3 n Cortlandt, 25.1x59.3x21.8x54.7, 4-sty bk tnt & strs; Eleanore Wichelns to Bronx In-vestment Co, 128 Bway; 1-6 pt; July12; Aug18'11; A\$22,000-29,000.

Greenwich st, 179; Alfred Wichelns to same; 1-6 pt; Aug14; Aug18'11. nom Greenwich st, 179; John F Wichelns to same; QC; Aug17; Aug18'11. nom

Greenwich st, 179; Alma Wichelns et al same; % pt; Aug17; Aug18'11. 13,512.06 Jackson, 35; see Monroe 274.

Lewis st, 118, (2:330-47) es, 125 s Houston, 25x100, 5-sty bk tnt & strs; Bernhard Lowenstein to Saml Lowenstein, 381 S 3, Bklyn; ½ B, T & I; Mtg\$24,500; June29; Aug24'11; A\$16,000-34,000.

Aug 24'11; A\$16,000-34,000. nom

Monroe st, 274 (1:261-37) swc Jackson
(No 35), 25x89.7x25x89.6, 6-sty bk tnt &
strs; Annie Levine & ano to Israel Botkowitz, 253 E Bway & Louis Rotkowitz,
12 E 85; Mtg \$47,000 & AL; Aug 21, Aug
22'11; A\$24,000-5,000.

Prospect pl, 45, (5:1335-22) nec 42d, 17.1 x58, 3-sty bk tnt & str; Ephraim Buchwald to Stephen H Jackson, 53 E 67; mtg \$17,100; June15; Aug18'11; A\$7,000-13,000.

Prospect pl, 45, (5:1335-22) nec 42d, 17.1 x58, 3-sty bk tnt & strs; Stephen H Jackson to N. T. Hegeman Co, 501 5 av; mtg \$17,000; Aug14; Aug18'11; A\$7,000-13,000.

West Washington pl, 73, (2:552-65) ns, 154 w Macdougal, 22x97, 4-sty & b bk dwg; Nina C Jarvis & ano HEIRS Walter S Jarvis, Jr, to Josephine Leland, 233 Jefferson av, Bklyn; ½ pt; AT; B&S; Aug10; Aug18'11; A\$16,000-18,500.

Water st, 256. (1:98-2) ns, abt 20 w Peck slip, 19x50x17x50, 5-sty bk loft & str bldg; Nina C Jarvis & ano HEIRS Walter S Jarvis, Jr, to Josephine Leland, 233 Jefferson av, Bklyn; ½ pt; AT; B&S; Aug10; Aug18'11; A\$13,700-17,000.

Wooster st, 150. (2:514-9) as 195 s House

Wooster st, 150, (2:514-9) es, 195 s Houston, 25x100, 5-sty bk tnt & strs; Morris Schachter et al to Mercury Holding Co, 1439 E 9, Bklyn; mtg \$26,000; Aug15; Aug 18'11; A\$22,000-32,000.

18'11; A\$22,000-32,000. O C & 100

STH st, sec Av C, see Av C, 124.

9TH st, 218 E, (2:464-9) ss, 329 w 2 av, 21x75, 4-sty bk tnt & strs; Rosa Hertz, 7 1st, to Gizella Rosenbach, 150 Keap, Bklyn; Mtg\$16,000; July28; Aug24'11; A \$11,000-17,000.

9TH st. 315-17 W. (7:1888-53) ns. 275 w West End av, 75x100.11, 8-sty bk tnt; M & R L Bldg Co to S Levy Realty Co, 200 Bway; Mtg \$215,000; Aug9, Aug22'11; A\$——\$——. O C & 100

12TH st, 711 E, (2:382-54) ns, 158 e Av C, 25x100, 5-sty bk tnt; Lena Rueckert to Keystone Building Co, 44 Court, Bklyn; mtg \$17,000; Aug19; Aug21'11; A\$11,000-21,000.

18TH st, sec 4 av, see 4 av, 215-9.

21ST st, swc Broadway, see Broadway, 917-19.

21ST st, 10-12 E, see Broadway, 511-15.
21ST st. 136-40 W, (3:796-60) ss, 297.7 e 7 av, 69x92, 12-sty bk loft & str bldg; Riley & Brice Realty Co to Yawl Realty Co, 805 Eastern Parkway, Bklyn; mtgs \$282,500; June6; (re-recorded from June 12'11); Aug19'11; A\$64,000-\$—.

O C & 100 21ST st, 10-12 E, see Broadway, 917-19.

21ST st, 136-40 W, (3:796-60) ss, 297.7 e 7 av, 69x92, 12-sty bk loft & str bldg; Yawl Realty Co to Harry N Dine at North Columbus av, Mt Vernon, NY; mtg \$279,-000 & AL; Aug17; Aug18'11; A\$64,000-

\$\begin{array}{c}\$ nom \\ \textbf{22D st, 114 E, (3:877-82) ss, 215 w Lex av, 20x98.9, 3-sty & b bk dwg; Harold Binney to Arthur R Gray, 281 4 av; mtg \\$13,000; Aug3; Aug18'11; A\\$20,000-24,500. \\
\$\text{C}\$ \text{C}\$ 0 C & 100 \\
\$\text{22D st, 428 W, (3:719-59) ss, 238.10 w} \text{9 av, 19.6x93, 3-sty & b bk dwg; Chas H} \\
\$\text{Woodruff EXR, &c Jas Jarrett to Geo L & Harriette B Woodruff, 2345 Bway & Elinor W Cleland, 313 E 18; Aug5, Aug23'11; A\\$8,500-10,500. \\
\$\text{31ST st, 252 W, (3:780-70) ss, 150 se, 8} \end{array}\$

318T st. 252 W, (3:780-70) ss, 150 se 8 av, 25x32.5x—x34.8, 5-sty bk tnt & strs; Chas A Riegelman to Margt E Weill, 69 W 131; ½ pt; mtg \$20.000 & AL; Aug18; Aug 21'11; A\$9,500-10,500.

31ST st, 252 W; same to Florence Cahen, 320 Central Park W; ½ pt; mtg \$20,000 & AL; Aug18; Aug21'11.

AL; Aug18; Aug2111.

37TH st, 14 E, (3:866-67) ss, 252 e 5 av, 25x98.9, 4-sty & b stn dwg; Corpn of the Brick Presbyterian Church to Chas E Haviland, 29 Av de Villiers, Paris, France; C a G; Aug17; Aug21'11; A\$80,000-92,000.

O C & 100

Conveyances

39TH st, swe 2 av, see 2 av, 719-21.

39TH st, 348-50 W (3:762-66-67) ss, 100.1
e 9 av, runs s47xw0.½xs51.9xe50xn98.9 to
st, xw49.11, 2 6-sty bk tnts & strs & 2 4sty bk tnts in rear; Edw Baer to Florence Cohen, 320 Central Park W; ½ pt;
Mtg \$42,000 & AL; Aug19, Aug22'11: A\$25,00-55,000.

C & 100

42D st, nec Prospect pl, see Prospect pl,

45TH st, 310-6 E, (5:1337-42-45) ss, 169.8 e 2 av, 105.4x100.5, 4 4-sty bk tnts with strs in 310; J Garfield Moses to Emma J Bergman, 408 E 142, Rosina Di Caprio, 302 E 44, & Clara Uhl, 1034 Lincoln pl, Bklyn; B&S; AL; Aug18; Aug19'11; A\$38,000-64,-000. O C & 100

45TH st E, sec Mad av; see Mad av, sec 45.

45TH st, ss, 125 e Mad av; see Mad av,

48TH st, 18-20 E, (5:1283-59-60) ss, 69.9 w Mad a v, 50x100.5, 2 4-sty & b stn dwgs; City Real Estate Co to Walter E Meyer, 1 W 73; B&S; Mtgs \$195,000; Aug16, Aug 22'11; A\$151,000-168,000. O C & 100

22'11; A\$151,000-168,000. O C & 100

49TH st W, (4:1021) ns, 141.1 w Bway,
strip 0.4x100.5; J Sidney Bernstein ref to
Jas P Knight, 194 Riverside Drive; AT;
PARTITION; July18, Aug22'11. 125

52D st, 449 W, (4:1062-7) ns, 150 e 10
av, 25x100.5, 5-sty bk tnt & strs; Harry N
Kohn to Ernest Petrucci, 474 9 av; Jos M
& Aug J Petrucci, 488 9 av, & Frank
Petrucci, 566 9 av; Mtg\$21,000; Aug23;
Aug24'11; A\$12,000-20,000. O C & 100

56TH st, 410 W. (4:1065-40) ss. 175 w

Aug24'11; A\$12,000-20,000. O C & 56TH st, 410 W, (4:1065-40) ss, 175 9 av, 25x91.2x25.2x94.4, 5-sty bk tnt & st Lena Slater to Clifford C Snyder at Frhold, NJ & Jeemima A Ely at Washingt DC; Mtg \$16,000; Aug17, Aug22'11; A\$1500-17,500.

500-17,500.

56TH st, 231 E, (5:1330-13) ns, 275 w 2 av, 25x100.5, 5-sty bk tnt & strs; Alfred Mixsell ADMR Magdalena Mixsell to Cora A Meister at Weehawken, NJ, & Alfred Mixsell, at Portchester, NY; Aug17; Aug 18'11; A\$11,000-25,000.

18'11; A\$11,000-25,000.

57TH st, 463 W, (4:1067-7) ns, 155 e 10 av, 20x100.5, except strip 20x25 on rear, taken for school purposes, 4-sty & b stn dwg; Mary A Kemeys to Ellen D Chapman, 474 W 34; Aug4; Aug18'11; A\$8,500-15,000.

O C & 100

57TH st, 444 E, see 63d, 31 W.

57TH st, 444 E, see 63d, 31 W.

57TH st, 444 E, (5:1368-31½) ss, 142.5
W Av A, 17.10x90, 2-sty & b bk dwg; also
INTERIOR LOT, 90 s 57th &142.5 w Av A,
runs w36xs33.2xe36.1xn35.6 to beg, vacant; Adelheid M E Ernst & ano heirs
Fredk Buse to Martha Buse, 446 E 57;
AT; B&S & C a G; Aug10; Aug24'11;
A\$8,500-9,500.

57TH st 444 E, Harry E Dec.

57TH st, 444 E; Henry F Buse to same; AT; C a G; AL; Jan12; Aug24'11.
O C & 100

57TH st, 444 E; Fredk Buse et al to me; AT; C a G; June28; Aug24'11. nom

Same; AT; C a G; Junezs; Augz411. nom 58TH st. 534-50 W, (4:1086-50-52) ss. 175 e 11 av, 200x100.5, 4 & 6-sty bk loft & str bldg, with machinery, etc; Jefferson Real Estate Co to Mayal Realty Co, 2 Rector; mtg \$80,000 & AL; Aug18; Aug19'11; A\$78,-000-125,000.

61ST st W, swe Central Park W, see Central Park W, swe 61st. 61st st W, see Bway, see Central Park W, swe 61st.

W, swc 618t.

62D st. 205 W, (4:1154-27) ns, 125 w Ams av, 25x100.5, 5-stv bk tnt & strs; A\$6,000-14,000; also 62D ST, 207 W, (4:1154-26) ns, 150 w Ams av, 25x100.5, 5-stv bk tnt & strs; A\$6,000-14,000; Michael Guttenberg to Wm & Saml Guttenberg, 430 Ocean Parkway, Bklyn; AT; mtg \$24,000; Aug18; Aug 19'11.

OC & 100

way, Bklyn; AT; mtg \$24,000; Aug18; Aug 19'11. OC & 100
62D st, 207 W, see 62d st, 205 W.
63D st, 17 E, (5:1378-13) ns, 95 w Mad av, 29.6x100.5, 5-stv stn dwg; re dower; Julia C Depew to Frances H Park, 74 Av du Bois de Bologne, Paris, France; QC; July12; Aug24'11; A\$120,000-215,000. nom 63D st. 31 W. (4:1116-20) ns, 300 w Central Park W, 37.6x100.5, 5-sty bk tnt; Mtg \$36,000; A\$45,000-66,000; also 57TH ST, 444 E, (5:1368-31½) ss, 142.5 w Av A, 71.10x90. 2-sty & bk dwg; also INTERIOR LOT, 90 s 57th & 142.5 w Av A, runs w36xs33.2xe36.1xn35.6 to beg, vacant; Mtg \$6,000; A\$8,500-9,500; Wilhelmina S Buse by Leslie C Ferguson, GDN to Fredk Buse 416 E 57; Hy W Buse, at Ridley Park, Pa; Alfretta Engelhardt, 685 Eagle av, Bronx; Hy F Buse. 104 Vine. Beloit, Wis; Adelheid M E Ernst, at East Orange, NJ, & Sophia D Bahr, 42 W 65; 1-7 pt; AT; B&S; July1; Aug24'11. 7,000

63D st, 31 W; Adelheid M E Ernst ano, heirs Fredk Buse to Martha Bu: 446 E 57; AT; B&S & C a G; AL; Augi Aug24'11.

63D st, 31 W; Hy F Buse to same; AT; C a G; AL; Jan12; Aug24'11. O C & 100 63D st, 31 W; Fredk Buse et al to same; AT; C a G; AL; June28; Aug24'11. nom

71ST st, sec Park av, see Park av, 733.
73D st, 182 E, (5:1407-41) ss, 100 w 3 av, 25x102.2, 5-sty bk garage; Rachel K Ezekiel et al to Bella Kayton, 134 E 95; AT; B&S; July31; Aug24'11; A\$17,500-31,000.

73D st 182 E; Simon Kayton et al to same; AT; B&S; Julv31; Aug24'11. nom 73D st, 53 E, (5:1388-30½) ns, 242.6 e Mad av, 17.6x102.2, 4-sty & b bk dwg; Louis Biloon to Charter Realty Co, 100 Wm; Mtg\$35,000; Aug23; Aug24'11; A\$33,-000-42,000.

SIST st, 203-13 W, (4:1229-23-28) ns, 100 w Ams av, 100 (?)x102.2x150x102.2, 4 5-sty bk tnts; Zachariah Zacharias to 81st Street Co, 149 Bway; mtgs \$190,000; Aug16; Aug 18'11; A\$96,000-180,000.

81ST st, 125 E, (5:1510-13) ns, 88 w Lex av, 17x102.2, 3-sty & b stn dwg; Isidor Sperling to Leah K Weiss, 125 E 81; B&S; AL; June20; Aug18'11; A\$10,500-17,000.

S4TH st 157 E; see 84th, 159-61 E.

S4TH st, 159-61 E, (5:1513-27) ns, 222

3 av, 33.6x102.2, 3-sty fr tnt & strs.
3-sty bk bldg in rear; Mtg \$9,000; A\$17,500-22,000; also 84TH ST, 157 E, (5:151326) ns, 255.6 w 3 av, 21.3x100x—x100, 3-sty
fr tnt & str; Mtg \$6,000; A\$11,000-12,500;
Eliza D Corson widow to Geo T Corson,
161 E 84; Cornelius V Corson at Tuckahoe, NY; AT; May16, Aug23'11. gift

S4TH st 159-61 E, (5:1513-27) ns, 222 w
3 av, 33.6x102.2, 3-sty fr tnt & str & 3-sty
bk bldg in rear; Mtg \$9,000; A\$17,500-22,000; also 84TH ST, 157 E, (5:1513-26) ns,
255.6 w 3 av, 21.3x100, 3-sty fr tnt & str,
Mtg \$6,000; A\$11,000-12,500; Millie C wife
Chas A Beers to Geo T Corson, 161 E 84
& Cornelius V Corson at Tuckahoe, NY;
AT; B&S; July10, Aug23'11. nom

90TH st, 168 E, (5:1518-43) ss, 160 w 3
av, 30x100.8, 5-sty str tnt; Carrie Bushnell
to Katharina Rachow, 168 E 90; B&S; AL;
May6'07; Aug19'11; A\$16,500-29,000. nom

92D st, 155-7 E, (5:1521-26) ns, 235.4 w
3 av, 42.8x100.8, 6-sty bk tnt; Jefferson
Bank to Manhattan Ave Holding Co, 74
Bway; AL; June26; Aug21'11; A\$22,00057,000. nom

57,000. 95TH st, 335 E, (5:1558-21) ns, 110 w 1 av, 30x100.8, 5-sty bk tnt; Ella S West to Lillian Gingold, 147 St Nicholas av; mtg \$27,000; Aug17; Aug18'11; A\$9,500-27,000. O C & 100

OC & 100

97TH st, 36 W, (7:1832-46) ss, 329 w Central Park W, 18x100.11, 4-sty & b bk dwg;
Eva J Marx to Moses S Adler, 200 E 69;
mtg \$18,000: Aug8; Aug11'11; A\$9,300-19,000; corrects error in last issue when location was 97th st, 256, on map Nos 256-8 W.

98TH st, 148 E, (6:1625-46) ss, 170 e Lex v, 25x100.11, 6-sty bk tnt & strs; Chas G Villoughby to Wilx Realty Co, 814 Bway; &S; AL; Feb9; Aug19'11; A\$8,000-28,000.

160TH st, 313-5 E, (6:1672-10) ns, 220 e 2 av, 40x100.11, 6-sty bk tnt & strs; Rose Bester & ano to Gitel Goldberg, 215 Grand B&S: Mtg \$36,000 & AL; Aug17, Aug23'11; A\$12,000-44,000.

A\$12,000-44,000.

103D st, 64-6 E (6:1608-41) ss, 25 w
Park av, 37.6x100.11, 6-sty bk tnt & strs;
Isaac Kossoff to Nathan Gliboff, 645 Ams
av; Mtg \$45,500; Aug22, Aug23'11; A\$16,0 C & 100

109-47,000.

109TH st, 234 E, (6:1658-33) ss, 200 w 2 v, 25x100.10, 5-sty bk tnt & strs; Moses Pearlman to Max Bernow, 477 Miller av, 3klyn; AL; July31; Aug18'11; A\$8,000-23,-0 C & 100

109TH st, 234 E, (6:1658-33) ss, 200 w av, 25x100.10, 5-sty bk tnt & strs; Jacob Horowitz to Max Bernow, 477 Miller a: Bklyn; B&S; Aug2; Aug18'11; A\$8,000-23 000. O C & 10

111TH st W, see Bway; see 111th st, 536-38 W.

111TH st, 208-10 W, (7:1826-42) ss, 20 w 7 av, 50x71.10, 6-sty tnt; Jos Keller t Irene Horowitz, 1329 51st, Bklyn; Mt \$55,000; Aug22, Aug23'11; A\$21,500-52,00

111TH st, 536-38 W, (7:1882) ss, 75 e Bway, 83.4x100.11, owned by party 1st pt; also BROADWAY, 2852-58, (7:1882) sec, 111th (No 540), 50.11x75; leased by party 2d pt; Agmt as to erection of smoke stack etc by party 2d pt; New Amsterdam Holding Co, 507 5 av with Jos P Kennelly, 486 Col av; Aug14; Aug23'11.

113TH st, 16 W, (6:1596-46) ss, 245 w 5 av, 25x100.11, 5-sty bk tnt; Saml Weiss to Chas Gartensteig; ¼ pt; QC; Nov29'02; Aug19'11; A\$13,000-25,000.

113TH st. 16 W; Chas Gartensteig to Mitchell Weiss, 16 W 113; ½ pt; C a G; Aug15; Aug19'11.

Aug15; Aug19'11. nom

113TH st 312 W, (7:1847-31) ss, 166.8
w 8 av, 16.8x100.11, 3-sty & b bk dwg;
Jacob A Van Gerichten to Herman
Korschner, at Lynbrook, LI; Mtg \$9,000;
Aug14, Aug23'11; A\$8,600-10,500. O C & 100

115TH st, 209 E, (6:1665-6) ns, 134 e 3
av, 18x100.11, 3-sty & b stn dwg; Jefferson
Bank, a corpn, to Manhattan Holding
Co, 74 Bway; AL; June26; Aug21'11; A
\$6,500-10,000. nom

115TH st, 300-2 E; see 2 av, 2238. 115TH st, 315-9 W; see Manhattan av, 263-70.

3-70.

117TH st, 61 W, (6:1601-7) ns, 127 enox av, 26x100.11, 5-sty bk tnt; Se 7 eiss to Mitchel Weiss; ½ pt; mtg \$\frac{1}{2}\$ (0); Dec1'05; Aug19'11; A\$14,500-26,000. O C &

117TH st, 61 W, (6:1601-7) ns, 127 e Lenox av, 26x100.11, 5-sty bk tnt; Mitchel Weiss & Rebecca his wife to Esther Weiss, 30 W 85; ½ pt; C a G; Aug18; Aug19'11; A \$14,500-26,000.

118TH st. 166-8 E: Power of atty; Sarah Weiss, 98 E Randolph st, Chicago, Ill to Martin Goldberger, 210 E 79; Aug21, Aug 23'11.

118TH st. 216-8 E, (6:1667-39) ss, 212.1 e 3 av, 37.1x100.5, 6-sty bk tnt; Lawrenc Cohen to Jno Focarile, 285 Pleasant av Mtg\$45,250; Aug23;Aug24'11; A\$12,500-44,000.

124TH st, 56 W, (6:1721-60) ss, abt 120 w Mt Morris Park W, —x—, 3-sty & b stn dwg; Deed of Trust; all Real Estate wheresoever situate & all bonds, mtgs, stocks, securities, cash & personal prop, &c; Caroline H Porter wid of Josiah Porter to Chas L Robinson, 56 W 124; in trust; B&S; Aug14, Aug19'11; A\$10,500-nom

124TH st, sec Pleasant av, see Pleasant , sec 124.

V, sec 124. 124TH st E, sec Mad av; see Mad 1929. 131ST st, 248 W, (7:1936-52) ss, 305 e av, 20x99:11, 3-sty & b stn dwg; Mary L ompton to Oscar Compton, 248 W 131, a fe estate; B&S & CaG; Jan26, Aug22'11; \$8,800-12,000.

A\$8,800-12,000. gift

131ST st, 248 W; Mary L Compton to
May E Moss, 248 W 131 & Daisy L Northrop, 120 W 131; sub to life estate as above;
B&S & CaG; Jan26, Aug22'11. gift

136TH st, 30 W, (6:1733-53) ss, 410 e
Lenox av, 37.6x99.11, 6-sty bk tnt; Oscar
Rehfeldt to Bertha Rehfeldt, 1 Sutton pl;
QC; June5; Aug18'11; A\$14,500-45,000. nom

136TH st, 30 W; Wilhelm Rehfeldt to
same; QC; June5; Aug18'11. nom

136TH st, 30 W; Rosa Krueger to same:

136TH st, 30 W; Rosa Krueger to same; QC; June5; Aug18'11.

136TH st, 30 W; Antonie Rehfeldt same; QC; June5; Aug18'11. 143D st, W, nec Lenox av, see Lenox av, 660-4.

143D st, 111-3 W, (7:2012-23) ns, 183.4 w Lenox av, 41.8x99.11, 6-sty bk tnt & strs; Leonhard Realty Co, 130 E 110 to Floren-tine M Fuld, 130 E 110; mtg \$50,250; Apr 15; Aug18'11; A\$16,500-48,000.

146**TH** st, 419 **W**, (7:2061-24½) ns, 58 e Ams av, 12.6x99.11, 4-sty & b bk dw Julia E Byrne to Rebecca B Reynolds, 2 W 135; B&S; July29'08; Aug24'11; A\$3,5

148TH st W, swe S av; see 8 av, 2785. 151ST st, swe Convent av; see Convent

156TH st W, (8:2105-54) ns, 325 e 8 av, runs n24.11xe107.1 to ws proposed River or Exterior st, xs30.4 to 156th, xw124.5 to beg, vacant; Murtha J Garry to Jno Brown 614 W 146 & Jno M Fimian, 633 W 148; AL; Aug22, Aug23'11; A\$4,000-4,000. nom

156TH st W, nwe Amsterdam av, see Amsterdam av, 1940-2.

Amsterdam av, 1940-2.

162D st, 520-2 W, (8:2120-24) ss, 440 e
Bway, 40x99.10, 5-sty bk tnt; Chas V
Crofts to Albt A Docter, 230 W 101; mtg
\$44,500; Aug14; Aug21'11; A\$14,500-43,000.
O C & 100

166TH st, 453-5 W, (8:2111-105) ns, 95 W Colonial Parkway, late Edgecomb av, 50.1 x60, 5-sty bk tnt; Trial Realty Co to Dean Holding Co, 378 Grand; mtg \$35,000 & AL; Aug16; Aug18'11; A\$10,000-28,000.

1818T st W, nwe Northern av, see Northern av, nwc 181st.

Av C, 124, (2:377-8) sec 8th (No 352), 19 x70, 4-sty bk tnt & str with 1-sty ext; Michael Kleinsinger to Frank Kleinsinger, 244 Division; mtg \$20,000; Aug19'11; A\$14,000-18,000.

O C & 100

Amsterdam av, 1940-2; re mtg; G ade Friedman to same; Aug15; Aug18 O C &

Amsterdam av, 1940-2, (8:2115-pt lot 38) nwc 156th (No 501), 52,11x125, 6-sty bk tnt & str; Audubon Impt Co to Jacob Ruppert, a corpn, 1639 3 av; mts \$121,000 & AL; Aug17; Aug18'11; A\$ O C & 100

Amsterdam av, 1944-6, (8:2115-pt lot 38) ws, 52.11 n 156th, 46.11x125, 6-sty bk tnt & strs; Audubon Impt Co to Isaac Goldowitz, 193 Tompkins av, Bklyn; mtg \$80,-000 & AL; Aug17; Aug18'11. O C & 100

Amsterdam av, es, 66.10 s 196th, see Harlem River, ws, 158.4 n 195.

Amsterdam av, ws, 74.8 s 196th, see Harlem River, ws, 158.4 n 195th.

Amsterdam av, c l plot 10 map of Isaac Dyckman, see Harlem River, ws, 158.4 n 195th.

Broadway, 917-19, (3:849-70) swc 21st, 48.2x96.6x46x82.2; also 21ST ST, 10-12 E, s s, 82.2 w Bway, 46x92, 6-sty bk bldg & str; Eufrasia Leland & ano HEIRS, &c Francis Leland to Broadway & Twenty-First St Co, 347 5 av; Aug15; Aug19'11; A \$565,000-660,000.

Broadway, (4:1239) ws, 100.8 s 92d st, 50.5x—, (owned by party 1st part) BWAY, ws, adj above on s (owned by party 2d part); agmt as to court yard; Philip Livingston with Saml McMillan; Nov8'09; Aug 21'11.

T11.

Broadway, (8:2180-pt lot 93) ws, 149.10
181st, 30.3x84.11x30x88.5, vacant; Ethel
181st, 30.3x84.11x30x88.5, vacant; Ethel
181st, 30.3x84.11x30x88.5, vacant; Ethel
181st, 30.3x84.11x30x88.5, vacant; Ethel
181st, 30.3x84.11x30x88.5, vacant
181st, 30.3x84.11x30x88.5,

Bradhurst av, 29, (7:2051-146) ws, 299.11 s 145th, 17x60.3x16.8x62.9, 3-sty & b bk dwg; Emma E Cattus, Jr to Cath C Randall, 302 W 139; Aug21, Aug22'11; A\$2, 500-7,500.

Broadway, 2852-58; see 111th, 536-38 W. Broadway, sec 61ST, see Central Park, swc 61st.

Broadway, nec Grand Circle, see Central Park W, swc 61st.

Central Park W nwc Grand Circle, see entral Park W, swc 61st.

Claremont av, 130-6, (7:1993-60) es, 200 n 122d, 100x100, 6-sty bk tnt; Codae Realty Co to Augusta Oestreicher, 209 W 7, Wilmington, Del: Mtg\$172,500; Aug23; Aug24'11; A\$70,000-185,000. O C & 100

Central Park W, (4:1113-29) swc 61st, bounded s Grand Circle & w by Bway, vacant; re dower; Julia C Depew to Frances H Park, 74 Av du Bois de Bologne, Paris, France; QC; July12; Aug24'11; A\$1,600,000-1,600,000.

Convent av, (7:2065-48) swc 151st, 108.5 x43.5x99.11x86.10, 6-sty bk tnt; Saranac Constn Co to Edgar Ellinger at Mt Vernon, NR; Mtg \$116,000; Aug3, Aug22'11; A\$——\$—.

Fort George av, cl plot 10 map of Isa Dyckman, see Harlem River, ws, 158.4 195th.

Fort George av. c 1 plot 22 map of Isaac Dyckman, see Harlem River, ws. 158.4 n 195th.

Grand Circle, nwe Central Park W, see Central Park W, swe 61st.

Grand Circle, nec Bway see Central Park W, swe 61st.

Lenox av, 660-4, (6:1741-1) nec 143d, runs e96.2xn59.11xe16.7xn39.11xw27.10xs25x w85 to av xs74.11 to beg, 2 6-sty bk tnts & strs; Maurice Cohen to Manhattan Ave Holding Co, 74 Bway; AL; June26; Aug21 '11; A\$60,000-120,000.

1; A\$60,000-120,000. nom Lexington av, 367, (5:1295), asn of rents s collateral; Jos T McColgan to Harry sodds, 2019 Surf av, Coney Island; Aug11; ug18'11. 3,500

Madison av. 1677, (6:1617-21¼) es, 30.3 n 111th, 15.3x70, 3-sty stn tnt & str; Lena Dreihauf to Abr H Sarasohn, 31 W 115; mtg \$11,500; Aug18; Aug21'11; A\$8,-000-10,000.

000-10,000.

Morningside av W, 100-2, (7:1963-55) s
ws at pt 200 e Ams av, runs s91.1xe146.9
to sws of Morningside av W, xnw179.2 to
beg, 6-sty bk tnt; S Levy Realty Co to M
R L Bldg Co, 315 W 99; Mtg \$137,500; Aug
9; Aug22'11; A\$85,000-170,000. exch & 100
Manhattan av, 362-70. (7:1848-36-39 pt
40) nec 115th, (No 315-9) 100.11x125; 1sty strs & vacant; Hyman & Henry Sonn
to Gorham Constn Co, 50 W 86; Aug1, Aug
22'11; A\$\$--\$--\$
Madison av, (5:1279) sec 45th st. 125x

Madison av, (5:1279) sec 45th st, 125x 125, owned by party 1st part; also 45TH st, ss, 125 e Mad av, —x60; owned by party 2d pt; Agmt as to re of wall, etc; Tiffany Studios with N Y State Realty & Terminal Co at Grand Central Terminal, swc 45th & Lex av; Aug17, Aug23'11.

Madison av, (5:1279) sec 45th, 125x125; Agmt as to re of claims etc for changing grade of 45th st; Same with City of N Y & the N Y C & H R R R Co at Albany, NY; Aug17, Aug23'11.

Madison av, 1929 (6:1748-74) sec 124th, 20.6x80, 3-sty stn tnt & str; Simeon M Barber to Reginald H Schenck, 275 Central Park W & Remsen Schenck, 271 Claremont av, Montclair, NJ; Aug23'11; A\$20,000-24,000.

A\$20,000-24,000.

Northern av, (8:2179-70) nwc 181st, 78:
13\text{x}110.1\text{x}138.11, 6-sty bk tnt; Coda:
Realty Co to Trebla Realty Co, 11 E 59
Mtg\(\frac{2}{2}00,000\); Aug\(23\); Aug\(24'11\); A\(\frac{2}{3}44,000\)
\(\frac{8}{---}\).

O C & 10

Park av, 733, (5:1405) sec 71st (Nos 104-10), 96.5x125; declaration as to annulment of covenants of restriction, etc; Eugene Meyer, Jr, with Agnes E Meyer, his wife; Aug14; Aug18'11.

Meyer, Jr. with Again Aug14; Aug18'11.

Pleasant av. (6:1819-22) sec 124th, 20x—to exterior bulkhead line Harlem River, with land under water, &c; Byron Wolverton to Randall Dock Co, 42 Perry; B&S; AL; Aug19'11; A\$12,000-12,000.

OC & 4,000

14,000. nom

Park av, 1505, (6:1637-72) es, 75.8 s
110th, runs s25.2xe155xn25xw75xn0.2xw80
to beg, 1 & 2-sty bk stable; Geo Kotcher
Corp et al to Getsel Kotcher, 1 & 3 Watkins, Bklyn; Mtg\$12,250; QC & correction
deed; Aug23; Aug24'11; A\$11,000-14,000.
O C & 100

O C & 10

Riverside Drive, 37, (4:1185-43) es, 25.
s 76th, 18.11x94x18.8x96.11, 4-sty & b str
dwg; Robt A Inch as TRUSTEE in bank
ruptcy of Harry L Toplitz to Mary Ehr
mann, 208 W 114; AT; Oct11'10; Aug21'11
A\$20,000-45,000.

West End av, 594 (4:1236-63) es, 43.8 89th, 19x64, 3-sty & b bk dwg; Jos W M Culloch to Mary H wife Jas W McCullocat Orange, NJ; B&S; Mtg \$15,000; Aug; Aug22'11; A\$12,000-18,500. O C & 1

Culloch to Mary H wife Jas W McCulloch at Orange, NJ; B&S; Mtg \$15,000; Aug21, Aug2211; A\$12,000-18,500. O C & 100

1ST av, 1941-3, (6:1671-27) ws, 80.11 s
100th, 40x100, 6-sty bk tnt & strs; Martin H & David Stone to Fannie Stone, all at 867 E 23, Bklyn; mtg \$34,000; Aug18'11; A \$16,000-48,000. O C & 100

2D av, 719-21, (3:919-33-34) swc 39th (No 248), 49.5x83, 2 5-sty bk tnts & strs; Agnes L M Carey to Fredk Gebien, 78 W 94; Aug10; Aug18'11; A\$34,500-63,000. nom

2D av, 223S, (6:1686-49) sec 115th, (Nos 300-2) 20.2x75, 4-sty stn tnt & str with 1-sty ext; Edw C Sheehy to Michl Fraina, 320 E 113; Mtg \$10,000 & AL; Aug1, Aug 22'11; A\$11,000-18,000.

3D av, 1763, (6:1647-46) es, 25.9 s 98th, 25x83,9, 5-sty bk tnt & strs; Stephen H Jackson to Moses Pearlman, 1873 Cropsey av, Bklyn; mtg \$24,000; July13; Aug18'11; A\$13,000-24,000.

4TH av, 215-9, (3:873-67) sec 18th (Nos 100-6), runs \$78.6xe115xn25.6xe10xs41xe50x n2xe0.2xn92 to 18 xw175.2 to beg, 20-sty bk loft, office & str bldg; re mtg; Thos F Ryan to Henry Corn, 667 Mad av; Aug18; Aug21'11; A\$350,000-\$—. 425,000

4TH av, 215-9; ower of attorney to re mtg, &c; Thos F Ryan at Oak Ridge, Vir, to John Quinn; June10; Aug21'11.

4TH av, 215-9, (3:873-67) sec 18th (Nos 100-6), runs \$78.6xe115xn25.6xe10xs41xe50x n2xe0.2xn92 to 18th xw175.2 to beg, with all title to 10 ft alley from 17th, 20-sty bk loft, office & str bldg; Henry Corn to Eufrasia Leland & Emma L Wesson, 125 E 79; mtg \$1,200,000; Aug18; Aug19'11; A \$350,000-\$—. O C & 100

6TH av, 323, (3:796); Asst of rents; Berthold A Rich to Nathan J Packard, 411 West End av & Moses Packard, 275 Cler-mont av, Bklyn; AL; Aug17, Aug22'11.

2,500 **STH av, 2785**; (7:2045-56) swe 148th (No 300), 25x75, 5-sty bk tnt & strs; Chas Linder to Chas W Knoche, 207 E 68; mtgs \$35,000 & AL; Aug18; Aug19'11; A\$11,000-24,000.

\$35,000 & AL; Aug18; Aug19'11; A\$11,000-24,000.

... Harlem River, (8:2149-214 & pt lot 222) ws, 158.4 n 195th, runs w— to es Ams av at pt 66.10 s 196th xs335.10 to pt 102.10 s 195th xe— to Harlem River at pt 79.6 s 195th xn— to beg; also AM-STERDAM AV, (8:2160-49) ws, 74.8 s 196th, runs w454xs327.7 to pt 136.9 s 195th xe445.8 to av at pt 109 s 195th xn334.2 to beg, with AT to lands under water & in bed of sts, &c; also FORT GEORGE AV, (8:2149) c l plot 22 map (No 697) of Isaac Dyckman, runs nw299.1xsw327.9xnw163.6 to av & still nw50 to c l of av x—875.2 to beg; also FORT GEORGE AV, (8:2149) to c l Ams av xne101.4 to beg, except parts for sts; re dower; Julia C Depew to Frances H Park, 74 Av du Bois de Bologne, Paris, France; QC; July12; nom
Interior lot 90 s 57th & 142.5 w Av A,

Interior lot 90 s 57th & 142.5 w Av A, e 63d, 31 W.

Interior lot 90 s 57th & 142.5 w Av A, e 57th, 444 E.

Interior strip. (4:1066) begins at cl blk bet 56th & 57th & 372.6 w 9 av, runs n31.1xnw2.6xs31.9xe2.2 to beg; J Stilwell Vilas heir &c Jos Vilas to Abe Baer, 2 W 89; QC; Aug15, Aug23'11. O C & 100

MISCELLANEOUS CONVEYANCES

Borough of Manhattan.

General release; Julius Von Stoppany to Edw Hagan, Av W, bet E 73 & E 74, Bk-lyn; Aug14; Aug21'11.

General re of dower, &c; Eda O wife Chas V Fornes to said Chas V Fornes, 103 Waverly pl; QC; June6; Aug24'11.

O C & 100

Power of atty: Lina Ettlinger, to Wilber C Goodale, 511 W 112; June15, Aug 23'11.

Poewr of atty; Emma E Horn to Wil-er C Goodale, 511 W 112; June15, Aug

Receipt & re of legacy; Louise A wife Geo Irving to Louise A Irving & Francis A Shepherd, 322 W 22, & Scott B Shep-herd, 1105 Boston rd, EXRS, &c, Geo Shepherd, decd; Aug21; Aug24'11. 2,000

Receipt, &c, as above; Alva S Lining-n to same; Aug21; Aug24'11. 3,000

Receipt, &c, as above; Geo S Irving to ume; Aug21; Aug24'11. 3,000

Receipt &c. as above; Emeline Eldridge same; Aug18; Aug24'11.

Receipt, &c, as above; Maud S Burke to me; Aug18; Aug24'11.

CONVEYANCES Borough of the Bronx.

Beck st. nee Av St John, see Av St John, see Kelly.

Burnett st. 1115 (146TH st). (10:2737)
ns, 125 w Whitlock av, 25x100, 2-sty fr
dwg, except part for Burnett pl; Helen F
McAndrew, wid to Jno J McAndrew &
Ellen M Marshall, 1113 Burnett pl, heirs
Michl McAndrews; C a G; Aug15; Aug18
'11.

Burnett st, 1145 (146TH st), (10:2737) ns, 125 w Leggett av, 25x100, except part for Burnett pl, 2-sty fr dwg; Jno J Mc-Andrew & ano heirs Michl McAndrew to Helen F McAndrew wid Michl McAndrew, 1113 Burnett pl; C a G; AL; Aug15; Aug 18'11

Coster st, 626, (10:2764-2769) es, 52 Spofford av, 20x100, 2-sty bk dwg: Ju Bernstein to Henry J Feiser, 206 J: Weehawken Heights, NJ; B&S; Mtg\$6 & AL; June16; Aug18'11.

& AL; June16; Aug18'11.

Coster st. 626; Henry J Feiser to Henry Ebeling, 448 E 162, & Aug Hoebermann.
972 Boston rd; B&S & C a G; Mtg\$6,350 & AL; Aug15; Aug18'11.

Catherine st (*), es, 400 s Westchester av, 76x100, Washingtonville; Wm W Penfield to Wm D Miller, 4704 White Plains rd; AL; Aug11; Aug24'11.

Dock st (*), nes, 100 se Thomas, 50x100, Westchester; Jno Davis, Jr, to Thos B Watson, 1551 Eastchester rd; AL; Aug16; Aug18'11.

Dock st (*) nes, 100 se Thomas, 50x100, Mestchester; Jno Davis, Jr, to Thos B Watson, 1551 Eastchester rd; AL; Aug16; Aug18'11.

Aug18 11.

Dock st (*), nes, 100 se Thomas, 50x100,
Westchester; Thos B Bowne & Son Co to
Jno Davis, Jr, 426 E 144; AL; Aug16;
Aug18'11.

nom

Aug18'11. nom

Faile st, 1027. (10:2749) ws, 369.6 s Bancroft, 20x100, 3-sty bk dwg; Ellennorah F Dunne to Margaretta O'Shaughnessy, 912 St Nicholas av; B&S & C a G; Mtg \$13.000; Aug10; Aug21'11. nom

Faile st. (10:2762 & 2764) nwc Lafayette av, runs n200xw100xs100xe50xs100 to av x e50 to beg, vacant; Harlan P Wright to Wm R Hausstein, 787 Dawson; ½ pt; AT; mtg \$7,900 on whole; Aug19; Aug22'11.

Faile st. (10:2762 & 2764) nwc Lafayette av, same prop; Wm R Hausstein to Beck \$1 Realty Co, \$36 Westchester av; mtg \$5,500; Aug21; Aug22'11. O C & 100 Garden st, nec Crotona av, see Crotona av, 2250.

Grote st, 700 see Crotona av, 2250.

av. 2250. **Grote st. 700** see Crotona av. 2250. **Gilbert pl. 1211,** (10:2761) ns. 125 w
Faile, 25x100, 2-sty bk dwg; Erich Von
Eschwege to Henrietta Waxman, 147 W
143; mtg \$8,000; Aug21; Aug23'11.

Home st, SS2, (10:2692) ss, 211.1 e Stebbins av, 17.1x69.2x23.9x85.8, 2-sty fr dwg; Leo L Leventritt, ref, to Herman Cramer, 878 So Boulevard; FORECLOS, June15; Aug18; Aug19'11. 3,000

Home st, S84, (10:2692) ss, 228.2 e Stebbins av, 24.10x42.8x36.9x69.2, 2-sty fr dwg; Leo L Leventritt, ref, to Herman Cramer, 878 So Boulevard; FORECLOS, June15; Aug18; Aug19'11.

Aug18; Aug1911. 3,000

Hewitt pl, 754-6, (10:2695) es, 125 n
156th, 50x100, 5-sty bk tnt; Beck St Realty
Co to Wm R Hausstein, 787 Dawson; mtg
\$36,000; July31; Aug23'11. O C & 100

Hickory st (*), es, abt 229.5 s Bartholdi,
55x100x65x124; also HICKORY ST (*), es,
abt 219.5 s Bartholdi, 10x124x10x122.11;
Louise wife Frank Daxer to Chas Williams, 369 E 207; Mtg\$6,000; Aug2; Aug23
'11. onm

Village (*) as abt 219.5 s Bartholdi,

Hickory st (*), es, abt 219.5 s Bartholdi, see Hickory (*), es, abt 229.5 s Bartholdi.

Kelly st, sec Av St John, see Av St John, see Kelly.

John, sec Kelly.

Loring pl, (11:3225) es, 95.6 s Fordham rd, 75x124.3x75x129, vacant; Alice M Dall to Thos B Watson, 1551 Eastchester rd; Mtg\$7,000; Aug21'11.

O C & 100

Lincoln st, (*) ws. 300 s Van Nest av, see Oneida av, nec 237th.

Odell st, 1351, (*) ws, 180 s Starling av, 25x108; Philip Kaufman to Wm J Mc-Mann, 2017 Vyse av; mtg \$3,500; Aug23'11.

O C & 100

Poplar st, (*) ns, 213 e Bear Swamp rd, 25x100; Jos P Coffey et al to The Harlem River & Port Chester R R Co, 70 E 45; Aug18'11. O C & 2,250

Van Buren, (*) swe Morris Park av, see Morris Park av, (*) swe Van Buren.

134TH st, 530-2, (9:2261) ss, *250 w St Ann's av, 50x100, 5-sty bk tnt; Jos Stumpf to Hyman A Wolf, 603 W 111; mtgs \$39,-500 & AL; Aug21; Aug22'11. O C & 100

142D st, 452 (708) E, (9:2286) ss, 466.8 e Willis av, 16.8x100, 2-sty & b bk dwg; Mary C Mahony to Peter F Lane, 20 W 65; mtg \$4,000; Aug21; Aug22'11. O C & 100

149TH st, (9:2337) ss, 433.4 w Morris av, 33.4x86.6, vacant; Jno J Donovan to Anna S Somers at Ft Edward, Washington Co, NY; ½ pt; QC; Aug9; Aug18'11.

149TH st, (9:2337); same prop; same to Eliz J Stancliffe, 242 W 104; ¼ pt; QC; Aug9; Aug18'11.

149TH st, (9:2337); same prop; same to Ida H Mulgannon, 235 Main st, Hempstead, LI; ¼ part; QC; Aug5; Aug18'11.

nom

149TH st, 539, (9:2276) ns, 240 e Brook v, 60x75, 6-sty bk tnt; Brown & Lapin ealty Co to Gustav Staiger, 11 E 128; ttg \$55,000 & AL Aug18; Aug23'11. O C & 100

Realty Co to Gustav Staiger, 11 E 128; mtg \$55,060 & AL Aug18; Aug23'11.

O C & 100

1518T st, 243, (9:2441) ns, 250 w Morris av, 25x100, 3-sty bk loft & str bldg; Jas C Connell, ref, to Cristoforo Cozzolino, 412 E 117; Mtg\$6,500; FORECLOS; Aug16; Aug18; Aug19'11.

160TH st, 423, (9:2382) nes, 150 nw Elton av, runs ne100xnw22xsw25xw3xsw75 to st xse25 to beg, 3-sty & b fr dwg; Jas M Hayes to Tuchman Bros Constn Co, 1426 Glover; Aug5; Aug24'11. O C & 100

160TH st, 427, (9:2382) ns, 125 w Elton av, 25x100, 2-sty fr dwg; also 160TH ST, 419-21, (9:2382) ns, 175 w Elton av, runs n75xw25xn25xw22xs100 to st xe47 to beg, 1 2 & 1 3-sty fr dwgs; Wm Sherwood to same; Aug23; Aug24'11. O C & 100

160TH st, 419-21, see 160th, 427.

161ST st, 611-7, see Eagle av, 890.

162D st, swc Anderson av, see Anderson av, swc 162d.

16STH st, swc Washington av, see Washington av, 1217.

16STH st, S02 E, (10:2681) sws, at ses Union av, 89x21x96.10x59.2, 6-sty bk tnt; Wm J Frey to Edw Miller, 334 W 46; Mtg\$38,000; Aug15; Aug18'11. O C & 100

173D st, 452, (11:2905) ss, 100 e Park av, 50x100, 2-sty fr dwg & 2-sty bk stable in rear; Henry M Steinhardt, ref, to Wm H Kirchner, 1290 Fulton av; Mtg\$9,000; FORECLOS, Aug15; Aug19'11. 500

176TH st, (*) es, 225 n Gleason av, 25x 100; Chester Constn Co to Oliver E Davis, 824 Morris av; mtg \$5,500; Aug16; Aug19'11.

181ST st, 744, (11:3096) ss, 130.2 e Clinton av, 33x140.2, 4-sty bk tnt; Meyer Gold-

11. O C & 100

1818T st, 744, (11:3096) ss, 130.2 e Clinton av, 33x140.2, 4-sty bk tnt; Meyer Goldberg et al to Louise Ebling, 803 Eagle av; Mtg\$22,000; Aug16; Aug24'11. nom

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

184TH st, 212, (11:3234) es, 75.7 s Fordham rd, runs e46xn2.4xe11xs58.4xw57 to st xn56 to beg, 4-sty bk tnt; Thos B Watson to Alice M Dall, 48 Midwood, Bklyn; mtg
\$25,000; Aug17; Aug22'11. O C & 100

189TH st, nwc Grand Blvd & Concourse

189TH st, nwc Grand Blvd & Concourse, see Grand Blvd & Concourse, swc Fordham rd.

1977H st, nec Grand Blvd & Concourse, se Grand Blvd & Concourse, nec 197th.

197TH st, ns, 37.5 e Grand Blvd & Concourse, see Grand Blvd & Concourse, nec 197th.

197TH st, nec Creston av, see Grand Blvd & Concourse, nec 197th.

197TH st ns, 95 e Creston av, see Grand Blvd & Concourse, nec 197th.

198TH st, ss, 43.6 w Grand Blvd & Concourse, see Grand Blvd & Concourse, nec 197th.

265TH st (*), nec Hali av, 100x100; Barnett Nelson et al to The Madison Constn Co, 132 Nassau; Mtg\$1,968 & AL; Aug11; Aug23'11. O C & 200

218TH st (4th av), (*) ss, 153 e Bronxwood av, 50x114, Wakefield; Albt Hanskiewicz to Rocco Falotico, ½ pt, & John Falotico, ½ pt, 232 Mott; mtg \$3,000; Aug 21; Aug 22'11.

Conveyances

223D st, (*) ss, 505 e Barnes av, 50x114, Wakefield; Jos Hoyenski to Mary Hoyenski, 850 E 223; AT; mtg \$5,000; Aug22; Aug23'11.

233D st, 631 E (*), ns, 105 e Carpenter 7, 25x114; Jos H Jones to Richd Hanra-11, 4226 Carpenter av; Mtg\$3,000; Aug8; 1019 ug19'11.

Aug19'11.

233D st (19th av), (*) lot begins 100 s Jefferson av & 100 w Fox av, runs s143 to nes 233d (19 av), xnw96.7xn82.2xe75 to beg, except pt for 233d; Mercury Realty Co to Alice Duff, 457 E 182; mtg \$2,000 & AL; Aug16; Aug19'11.

235TH st. (12:3383) sec Katonah av, 175 x200 to ns 234th, vacant; Geo R Walgrove by Maurice Goodman GDN to Ida L Brower, at Purling, Greene Co, NY; AT; Aug18; Aug22'11.

235TH st. (*) ss 230 w White Plains at

Aug22'11.

235TH st, (*) ss, 230 w White Plains rd (3d st), (as on Apr6'97), 25x114, 2-sty fr dwg; Arno Kiessling to Klara Kiessling, 674 E 235; AT; mtg \$5,500; July12; Aug22 O C & 100

237TH st, nec Oneida av, see Oneida av, ec 237th.

nec 237th.

239TH st (*), ns, 50 e Marian, 50x100, South Washingtonville; Edgar C Molby to Alfred Bozier at Caldwell, NJ; C a G; mtg \$900; Nov30'10; Aug22'11.

C & 100

239TH st, (*) ns, 50 e Marian, 50x100, South Washingtonville; Alfred Bozier to Edgar C Molby at Richmond Hill, LI; mtg \$800; Aug22; Aug23'11.

Avenue Book See Av St John

v St John, nee Beek, see Av St John, Kelly.

Av St John, 941-63 (10:2685) sec Kelly, 250 to ns Beck (No 651), x107.5, except parts for sts, 10 4-sty bk tnts; Av St John Realty Co to Manhattan Av Holding Co, 74 Bway; AL; June26; Aug21'11. nom

Co, 74 Bway; AL; June29, August 1.

Alexander av, 293, (9:2314) ws, 50.3 s
140th, 16.6x70, 3-sty & b bk dwg; Dora
Rosenstein to Abr Rosenstein, 293 Alexander av; Mtg\$7,000; May17; Aug19'11.

O C & 100

Anderson av, (9:2504), swc 162d (Nos 60-2), 100x115.11x100x109.8, 2 5-sty bk tnts; Hillcrest Bldg Co to Louis Meckes, 950 Ogden av; mtg \$95,000; Aug21; Aug22'11. O C & 100

Arnold av. (*) es, 100 s Libby, 25x125 to Pelham rd x26x133; Mercury Realty Co to Alice Duff, 457 E 182; mtg \$1,250 & AL; Aug16; Aug19'11. O C & 100

Aug16; Aug1911.

Arthur av, 2502-4, (11:3078) es, 123.11
Pelham av, 50x79.3x50x79, 4-sty bk tnt strs; Wm J Ernst to Carolyn B Wrigh 4241 Bway; mtg \$26,000; Aug15; Aug23'1
O C & 10

Aqueduct av, (11:2878) ws, 21 n 176th, 120x100, vacant; Jos E Butterworth to Henry Cleland, 1849 Anthony av; mtg \$12,-800; Aug17; Aug18'11. O C & 100

800; Aug17; Aug18'11. O C & 100
Arthur av. (11:3065) nws, abt 189.7 s
187th, 50x124, except part for av, 2 2-sty
fr dwgs; Tommaso Giordano to Guiseppe
Iamascia, 636 Crescent av; QC; Mtg\$6,800
& AL; Apr22; Aug19'11. nom
Boston Post rd, (*) nwc Tieman av, 54x
97x50x—; Fredk Ruths Jr to Ottilie E &
Elise Ruths as joint tenants, 1758 Anthony av; ¼ pt; AT; Aug18; Aug22'11.
nom

Boston Post rd, (*) nwc Tieman av, 54 97x50x—; Friedrich Ruths HEIR Barbar Ruths to Ottilie E & Elsie Ruths, 175 Anthony av as jjoint tenants; ¼ pt; AT Aug18; Aug22'11.

Balcolm av, (*) ws, 125 n Latting, 25x 100; Jefferson M Levy et al to Irving S Balcolm, swc Webster av & 177; B&S Aug 21; Aug22'11.

100; Jefferson M. Lov., Balcolm, swc Webster av & 177; B&S Aug 21; Aug 22'11.

Bronxwood av, (*) ns, 427 w Kingsbridge rd; re dower; Rosa Lindner, 600 W 144 to Violet Redler, 600 W 144, Wm A Dawson, 525 W 182, & Edw A Dawson, 600 W 144; Aug 21; Aug 22'11.

Balcolm av, (*) ws, 150 n Latting, 25x 100, Westchester; Emily F Marrin to Irving S Balcon, swc Webster av & 177; Aug 17; Aug 23'11.

Boston rd (*) nwc Holiers av; see Boston rd, (*) swc Huguenot av.

Bryant av, 917-9, (10:2761) ws, 140.3 s Garrison av, 50x100, 2 2-sty bk dwgs; Chester Constn Co to Oliver E Davis, 824 Morris av & Columbia Constn Co, 3210 3 av; mtgs \$19,000; Aug 16; Aug 19'11.

O C & 100

Boston rd, (*) swc Huguenot av, runs s 800 to ns Hollers av xw150xn100xw60 to East L W mark of Hutchinson River xn—to ss Boston rd xe260 to beg, with AT to lands under water, &c; re mtg; Stephen W Collins as TRSTE under deed of trust to Anthony McOwen, 515 Wales av & Josiah A Briggs, 2305 Andrews av; Aug21; Aug23'11.

Clasons Point rd (*), lot 76 map of Clasons Point rd, bounded ne by c l'said rd, s by L I Sound & w by lot 34 same map, with AT to land under water; Jos A Flannery to Clason Beach Realty Co, 17 State; Aug18; Aug19'11.

State; Aug18; Aug19 11.

Crotona av, 2409, (11:3105) ws, 75 n
187th, 25x80, 2-sty fr dwg & 2-sty fr dwg
in rear; Filomena D'Auria to D'Auria
Constn Co, 2113 Belmont av; AL; Jan27;

Carpenter av (2d st), (*) ws, 25 s line bet lots 1136 & 1137, 25x105, being part lot 1137, map Wakefield; Louise wife Chas Ringelstein to Mildred I Gingras, 319 E 65; mtg \$4,000; June30; Aug19'11. O C & 100

Clinton av 2117, see Clinton av, ws, 70.4 s 182d.

Crotona av, 2250, (11:3100) nec Garden 0.3x to ss Grote (No 700) x44x79.5 to ns 70.3x to ss Grote (No 700) x44x79.5 to ns Garden x49.2 to beg, 4-sty bk tnt; Wm F Wund (ref) to Theo Wentz, 328 W 77; FORECLOS; Aug18; Aug22; Aug23'11. 9,000 Creston av, nec 197th, see Grand Blvd Concourse, nec 197th.

& Concourse, nec 197th.

Creston av. 2790, see Grand Blvd & Concourse, nec 197th.

Clinton av (11:3098) ws 70.4 s 182d, 8.10x 86.2x8.10x86.1, vacant; also CLNITON AV, 2117, (11:3096) swc 181st (Nos 722-6), runs s115.11xw91.1xn15.11xe25xn100 to 181st xe 66.11, 3 3-sty bk & 1 3-sty fr dwgs; Amalia Pirk to Concourse Bldg Co, 391 E 149; Aug24'11.

Canddwell av. 815, (10:2626) ws. 148 2 n

Aug24'11. O C & 100
Cauldwell av S15, (10:2626) ws, 148.3 n
158th, 49x130, 5-sty bk tnt; Tuchman Bros
Constn Co to Wm Sherwood, 21 Washington av, New Rochelle, NY; Mtg\$48,000;
Aug22; Aug24'11. exch & 100

Cottage Grove av (*) ws, 50 s Wood av, 50x100; Peter Walsh to Mary Walsh his wife, 4460 Park av; AT; QC; Aug22, Aug 24'11. O C & 100

24'11. O C & 100

Decatur av, 2703-9, see Grand Blvd & Concourse, nec 197th.

Eagle av, S90, (10:2627) nec 161st (Nos 611-7), 25x100, 6-sty bk tnt & strs; Chas G Willoughby to Wilx Realty Co, 814 Bway; AL; Dec16'10; Aug19'11. O C & 100

Edson av, (*) ws, 459.11 s 222d, 50x95; Louise Martzolf to John Johnnidis, 80 W 40; mtg \$750; Aug16; Aug22'11. O C & 100

Fordham rd, swc Grand Blvd & Concourse, see Grand Blvd & Concourse, see Grand Blvd & Concourse, swc Fordham rd.

Grand Blvd & Concourse, nwc 189th, see

Fordham rd.

Grand Blvd & Concourse, nwc 189th, see Grand Blvd & Concourse, swc Fordham rd.

Grand Boulevard & Concourse, (11:3166) swc Fordham rd, 274.8 to 189th, x 12.2x232.5 to ss Fordham rd x111.6, vacant; re mtg; Frank M Clute TRSTE, &c, to John B Haskin Estate, Inc, a corpn, 100 Bway; Aug4; Aug21'11.

Grand Boulevard & Concourse (11:3166), same prop; John B Haskin Estates Inc, a corpn of Maine, to John B Haskin Estates, Inc, a corpn of NY, 100 Bway; Aug18; Aug21'11.

Grand Blvd & Concourse, ws. 623.8 n

Estates, Inc, a corpn of NY, 100 Bway; Aug18; Aug21'11.

Grand Blvd & Concourse, ws, 623.8 n
Bedford Park Blvd, see Grand Blvd & Concourse, nec 197th.

Grand Boulevard & Concourse, (12:-3304), nec 197th, 90x8.3x90x7.5, vacant; also 197TH ST, (12:3304) ns, 37.5 e Grand Boulevard & Concourse, 25x90, with all title in bed of old st or lane formerly bet above two parcels, vacant; also CRESTON AV, 2780-2, (12:3315) nec 197th, 40x 95, 2 2-sty bk dwgs; also CRESTON AV, 2790 (12:3315) es, 120.2 s 198th, 25x95, 2-sty fr dwg; also 197TH ST, (12:3315) ns, 95 e Creston av, 55.4x140x62.1x140.2, vacant; also DECATUR AV, 2703-9, (12:3283) ws, 50.10 n 195th, runs n100.3nw 131.11xs43.8xe38xs50.1xe104.6 to beg, 4 3-sty fr tnts; also GRAND BOULEVARD & CONCOURSE, (12:3310) ws, 623.8 n Bedford Park Blvd, 25x115.1x25.1x113.10, vacant; also INTERIOR GORE, (12:3315), being rear part of premises conveyed to party 1st part by Wm A Camerson recorded Jan15'08, being all land in said deed lying e of line at pt 97 e Creston av; also 198TH ST, 114, (12:3315) ss, 43.6 w Grand Blvd & Concourse, 25x98, 2-sty fr dwg; Amalia Pirk, 114 E 198, to Concourse Bldg Co, 391 E 149; AL; Aug24'11.

Heath av, 2866-88, (12:3256) es, 40.8 n of c 1 of W 229th, 242.5x100.7x243.6x101.10, 12

Heath av. 2866-88, (12:3256) es, 40.8 nof c l of W 229th, 242.5x100.7x243.6x101.10, 12 3-sty bk dwgs; University Heights Realty Co to Robt Jordan, 1643 Atlantic av. Bk-lyn; AL; Aug21; Aug23'11. O C & 100

Hollers av, (*) nwe Boston rd, see Boston rd, (*) swe Huguenot av.

Hall av (*), nec 205th, see 205th (*), ee Hall av.

Huguenot av, (*) swc Boston rd; see Boston rd, (*) swc Hugenot av.

Jackson av, S87, (10:2638) ws, 134.3 n
161st, 19.9x75, 2-sty & b bk dwg; Helene Wegner to Arthur Wegner, 887 Jackson av; Mtg\$4,000; Aug17; Aug18'11. nom

Katonah av, sec 235th, see 235th, sec Katonah av.

Leggett av, 940-56, (10:2685) ws, 50 n
Beck, 20,0 to ss Kelly 107.5, 8 4-sty bk
tnts; Wm J Hauser & Av St John Realty
Co to Manhattan Av Holding Co, 74
Bway; AL; June26; Aug21'11. nom
Lyon av (*) ss, 25 e Parker av, 25x100,
Westchester; Marie E Frees to Edwin C
Jones, 2210 Ellis av; Mtg\$5,000 & AL;
Aug18; Aug19'11. O C & 100

Lafayette av, nwe Faile, see Faile, nwe Lafayette av.

Lafayette av.

Morris Park av, (*) swc Van Buren, 104 x100x—x106, except parts for st & av; Latham Realty Co to Ursuline Realty Co, 530 E 80; mtg \$7,850; Aug17; Aug19'11.

OC & 100

Morris av, 1977, (11:2829) Ws, 220 179th, 20x100, 3-sty bk dwg: Mary A Rud 170 Geo Mundorff, 224 E 18; mtg \$8,000 Aug22'11.

179th, 20x100, 3-sty bk dwg; Mary A Rudd to Geo Mundorff, 224 E 18; mtg \$8,000; Aug22'11.

Maclay av, (*) ws, 25 s Montgomery pl, 50x100; also ST PETERS AV, ns, 25 w Maclay av, 50x99.1x50x99.8; also ST PETERS AV, ns, 25 e Maclay av, 25x100.7x 25x100.2; Maclay Ave Realty Co to Wilgus Realty Co, 120 Westchester Sq; AL; Aug 19; Aug22'11.

Maclay av, (*) es, 125 n St Peters av, 25 x127.4x25x127; same to Jas Crowe, 2512 Maclay av; Aug19; Aug22'11.

O C & 100 Martha av, (12:3391) es, 50 n 237th, 25x 100, vacant; John M Fisher to John D Fisher, 221 E 5, Bklyn; ½ pt; AT; Aug19 11.

Martha av, (12:3391), same prop; John D Fisher to Hattie M Black, 408 E 88; Aug 19'11.

O C & 100

Mt Vernou av, ss, 100 w Kepler av, see Oneida av, nec 237th.

Monaghan av (*) es, 375 n Jefferson av, 25x100; Louis Wendel, Jr, ref to Louise A Balser, at nec Park & Jamaica av, Richmond Hill, NY; FORECLOS, Aug 15; Aug18; Aug22'11.

av, Richmond 15; Aug18; Aug22'11. Newbold av (14TH st) (*), ss, 156.3 e Castle Hill av, runs e22.10xse5.5xs103xw 25xn108 to beg, Unionport; Chas E Dev-ermann to Pauline T Wienecke, 2216 New-bold av; Mtg\$4,000; Aug8; Aug19'11. O C & 100

Nelson av, 1017, (9:2512) ws, 150.5 n 164th, 25x62.9x25x60.10, 3-sty fr tnt; Michl Mullen to Michael Dermody, 1017 Nelson av; mtg \$5,450; May22; Aug23'11.

Oneida av, 12:3372) nec 237th, 100x125, vacant; also MT VERNON AV, (12:3373) ss 100 w Kepler av, being lots 15 & 16, blk 3373, vacant; also LINCOLN ST, (*) ws, 300 s Van Nest av, 41x102x—x100; Annie A Kimber & ano EXRS Arthur C Kimber to Clara E Kimber, 1933 Virginia, Berkeley, Cal; AT; QC; June6, Aug23'11. 88.50

Oneida av, (12:3373) same prop; also MT VERNON AV, (12:3373); also LINCOLN ST, (*), same prop; power of atty; Clara E Kimber to Geo Phillips; Oct29'09; Aug 23'11.

Ogden av ws. 112.6 s 166th; see Summit v, es, 112.6 s 166th.

av, es, 112.6 s 166th; see Summit av, es, 112.6 s 166th.

Park av. 3822, (11:2903) es, 183.4 n 171st, 16.8x100, being part lot 39 map Bathgate farm, 2-sty fr dwg; Eliz H Wood to Helen Jones, 1 Highland av, Jamaica, LI; Aug12; Aug21'11. nom Park av, (11:2903) es, rear of above lot & begins at swc thereof, runs n40 to nec land of Eliz H Wood xe16.8xs40xw 16.8 to beg, vacant; same to same; B&S & C a G; Aug12; Aug21'11. nom Pelham rd, (*) ws, 104 s Libby, see Arnold av, (*) es 100 s Libby.

Park av, 4460, (11:3037) ses, 200 sw 182d, 25x150, 2-sty fr dwg; Peter Walsh to Mary Walsh his wife, 4460 Park av; AT; QC; Aug22; Aug22'11. O C & 100

Ryer av, es, 1.11 n 184th, see Valentine

Ryer av, es, 1.11 n 184th, see Valentine av, ws, abt 319.10 s 187th.

Stebbins av, 1048, (10:2691) es, 338.4 n 165th, 25x141.8x25.4x137.6, 2-sty fr dwg; Johanna Heilenday to Johanna Voigtlander, 105 E 89; Aug4; Aug21'11.

Seton av (*), ws, 425 s Randall av, 5 100; re mtg; Frank A Bell to Josiah Briggs, 2305 Andrews av; July28; Aug

St Peters av. (*) ns. 26 e Maclay av. Maclay av. (*) ws. 25 s Montgomery p

Maclay av, (*) ws, 25 s montgomery pl.

Southern Boulevard, (11:3111) ws, 287.5 s 182d, 45.11x135.10x44x123.2, 5-sty bk tnt; re conditional bil lof sale; Hudson Mantel & Mirror Co to Waverly Constn Co, 135th & Canal pl, or 45 Bway; QC; Aug22; Aug 23'11.

So Boulevard, (11:3111) same prop; remtg; Mary S Croxson to same; Aug22; Aug23'11.

So Boulevard, (11:3111), same prop; re mtg; same to same; Aug22; Aug23'11.

mtg; same to same; Aug22, Aug281.

32,500

Summit av, (9:2526) es, 112.6 s 166th, 43.9 x190 to ws Ogden av, vacant; J. Philip Van Kirk (ref) to Brown-Weiss Realties, 63 Park Row; FORECLOS; July20; Aug16; Aug23'11.

3,900 over & above 1st mtg
Sherman av, (9:2453) ws, 339.7 n 167th, 150 to ss 168th x60.7 to es Sheridan av x153.7x93.9, vacant; re mtg; Dollar Savgs Bank to Concourse Investing Co, 103 Park av; Aug16; Aug24'11.

Sherman av, (9:2453); same prop; Concourse Investing Co to Albert J Schwarzler, 2990 Perry av; AL; Aug23; Aug24'11.

OC & 100

Sheridan av, es, 339.7 n 167th, see Sheridan av, es, 339.7 n 167th, see Sheridan av, es, 339.7 n 167th, see Sheridan av, es, 339.7 n 167th, see

Sheridan av, es, 339.7 n 167th, see Sherman av, ws, 339.7 n 167th.

man av, ws, 539.7 n 1970...

Teller av, 1356, (11:2782) ses, 499.1 ne 169th, 25x80.7x25x80.9, 5-sty bk dwg; Isaac Brown to Rosa Feinstein, 44 Redfield, New Haven, Conn; AL; Aug9; Aug nom 19'11.

Tieman av, (*) nwc Boston Post rd, see Boston Post rd, (*) nwc Tieman av. Union av, ses, at sws 168TH st, see 168th, 802.

Vyse av, 1171, (10:2752) ws, 500 n 167th, 20x100, 3-sty bk dwg; Max S Levine, ref, to Alice E Nash, Hotel Paffano, Paris, France; Aug17; Aug18'11.

France; Aug17; Aug1811.

Valentine av. 2898, (12:3302) ses, 480.9 n
e 198th, 25x97.9x25x97.10, 2-sty bk dwg;
Stephen McBride to Annie E Boyle, 140 E
44; mtg \$7,000; Aug18; Aug21'11.

O C & 100

44; mtg \$7,000; Aug18; Aug2l'11.

O C & 100

Valentine av. (11:3152) ws, abt 319.10 s
187th; also 81.6 s lot 11 on map Peter Valentine, runs s50 to pt 31.4 n 184th xw185.7
to ns 184th xnw1.11 to es Ryer av xn50xe
187.5 to beg, 2-sty fr dwg & vacant; Carolyn W Crandall to Lamberti Constn Co,
1369 Lyman pl; B&S; mtg \$9,050; Aug9;
Aug23'11.

Vyse av. 1320 (1420), (11:2994) es, 200
n Freeman, 25x100, 2-sty fr dwg; Mary
Raichle to Patk Sullivan, 1420 Vyse av;
Mtg\$5,000; Aug23; Aug24'11. O C & 100

Washington av. 1217. (9:2389) swc
168th, runs w150xs72.7xe50xn33xe100 to av
xn39.7 to beg, except part for st & av,
2-sty & a fr dwg; Lanty Ryan to Taxpayers Realty Co, 1203 Franklin av; Mtg
\$3,500 & AL; Aug15; Aug21'11. O C & 100

Washington av. 1847-9, (11:2908) ws,
108 s Mott, 54x150, except part for av,
3-sty fr tnt & strs & 2 1-sty fr strs;
Julius Frick to Henry Schreier, 1849
Washington av; Mtg\$7,000; Aug17; Aug
21'11.

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THE GEORGE A. JUST CO. 239 VERNON AVENUE **NEW YORK** LONG ISLAND CITY

IRON WORK FOR BUILDINGS

Washington av, 1847-9; Henry Schreier Katie Frick, 1849 Washington av; Mtg ,000; Aug18; Aug21'11.

Webster av. (12:3357) es, 525 s Scribner or 210th, 50x72.10 to N Y & Harlem R R x50x73.5, except part for av. vacant; Louise Daxer to Abr Oppenheimer, 22 Clark pl; Aug15; Aug22'11. O C & 100

Clark pl; Aug15; Aug2211. O C & 100

Washington av, 1985, (11:3035) ws, 242 n

178th, 53.10x146x53.10x146.3, 5-sty bk tnt;

Ino Reilly (ref) to Maurice Steiner, 123

North Parkway East Orange, NJ; mtg

48,000 & int; FORECLOS, Aug18; Aug21;

Aug23'11.

Waterbury av, (*) ns, 97.6 w Crosby av, (5x117.5x25.1x119.11; Nathan Krauss to Etta Krauss his wife, 425 3 av; Aug7; Aug 19'11.

18 11. ORANGE (*), es, 100 n 1st, 100x100, Olinville; Louis B Hasbrouck, ref to G Henson Davis, 580 Halsey, Bklyn, EXR Josiah W Thompson; Mtg\$1,500; FORE-CLOS, July10, Aug18, Aug19'11. 1,500

Josiah W Thompson, CLOS, July10, Aug18, Aug19'11. 1,500

1ST av (*), es, 100 n 1st, 100x100, Olinville; G Henson Davis, EXR Josiah W Thompson to Pasqualina Bellotta, 628
Cortlandt av; Mtg\$1,500; Aug19'11. 1,500

2D av, (*) es, 85.6 s 229th, 28.6x105, Wakefield; Frank H Newton to Barnet Scher, 3660 White Plains av; mtg \$600; Aug12'; Aug23'11. OC & 100

3D av, 4529, (11:3051) swc 183d, 94x58, 1-sty fr str & vacant; re mtg; Edgar S & Jno S Appleby to Alexander Development Co, 15 Broad; Aug11; Aug18'11.

4TH av, (*) es, 31.2 s 1 av, 31.2x113.6x 30x122.1, Wmsbridge; Morris Kaplan & ano to Frank Pettinati, 3627 Bronx Blvd; mtg \$3,500; Aug17; Aug22'11. nom

Interior gore, &c, see Grand Blvd Concourse, nec 197th.

Interior lot, (11:3068) — n 178th & 136.10 w Hughes (Jefferson) av, runs w 47.3xn25xe47.3xs25 to beg; Eliz Shirley to Adele E Broomfield & Eliz A Thompson, both at 612 E 179; QC; June8, Aug24'11.

Interior lot, (11:3068) — n 178th & 90 Hughes av, runs w46.10xn25xe46.10xs25 beg; Same to Mary Thatcher, 614 E 9; QC; June8, Aug24'11. nom

Lots 313 to 318 & 320 to 327, (*) map (No 1130) of 327 lots, Hunter Estate; Wm K Rose to Charlotte A Jenks, 506 Broome; May11; Aug18'11.

May11; Aug18'11. nom

Lots 67, 68, 71 to 74, 79, 80, 82, 83, 85, 86
& 166 to 174, (*) map (No 1189) of 305
lots at Clasons Point; Caroline E Cocks,
daughter & HEIR, &c, Caroline E Cocks
to Clarence W Beach, at Clasons Point, NY
C; AT; B&S; Aug22; Aug23'11. O C & 100

Lots 67, 68, 71 to 74, 79, 80, 82, 83, 85, 86
& 166 to 180, (*) same prop; Caroline E
Cocks et al EXRS, &c, Caroline E Cocks,
deed to same; Aug22; Aug23'11. 3,500

Lots 67, 68, &c, (*), same prop; Clarence

Lots 67, 68, &c, (*), same prop; Clarence W Beach to Beach Estates, Impt Co at Clasons Pt; B&S; AT; Aug22; Aug23'11.

O C & 100

Lots 67, &c. (*) same prop; Lewis A locks Son & devisee Caroline E Cocks to ame; B&S; AT; Aug22; Aug23'11. O C & 100

Lots 122 & 190 to 197 (*) same prop; re mtg; Willard P Beach to Clarence W Beach, Clason Point; Aug22; Aug23'11. nom Lots 122 & 190 to 197, (*) same prop; Clarence W Beach to Beach Estate Impt Co at Clasons Point, NYC; B&S; Aug22; Aug23'11.

Lots 175 to 180, (*) same map; Lewis A Cocks Son & devisee Caroline E Cocks to Clarence W Beach, Clasons Point; B&S; AT; Aug22; Aug23'11. O C & 100

Lots 175 to 180, (*) same prop; Willard P Beach to same; B&S; AT; Aug22; Aug 23'11. O C & 100

Plot No 12 863 in Sec 122, (12:3361), Woodlawn Cemetery, to be used as burial plot; Woodlawn Cemetery, a corpn, to Mary A Lockman, 50 W 39; June28; Aug 24'11.

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. 18, 19, 21, 22, 23 & 24.

Allen st, nec Canal, see Canal, 71.

Clinton st, 170, (1:314), asn Ls; Jos Wolf to Fannie Wolf, 170 Clinton; July1; Aug18'11.

Clinton st, 172, (1:314), asn Ls; Jos Tolf to Fannie Wolf, 170 Clinton; July1

Aug 18 11.

Canal st, 71, (1:299), nec Allen, str & b; Harris Youdelman to Solomon Goldberg, 97 E Houston; 5yf May1; Aug 18'11.

per month 266.66 & 275

Lessex st, 148-50, (2:354), asn Ls; Barnet Klar to Saml Klar, 1164 47th, Bklyn; 4pt; Aug 21'11.

O C & 100

Eldridge st, nec Stanton; see Stanton, nec Eldridge.

¹Houston st, nwe Av B, see Av B, nwe Houston.

¹Houston st, 96 W, (2:525), all; Maria Jahn to Jacob Spieles, on premises; 5yt May1; Aug18'11. 1,020

1,020 1Hester st, 103, (1:307), all, except most asterly str & b, also w str & b; Morris foldstein to Abr Levinsky, 128 Mad; 4yf uly1; Aug24'11.

July1; Aug24'11.

July1; Aug24'11.

Madison st 260-2, (1:269) all; Wm Slutske, 840 West End av, to Louis Shulsky, 146 Av D; 5yf Aug1; Aug18'11.

Mulberry st, 91 (1:199) str; Angelina Foglia to Antonetta Iannarone on premises; 3yf May1, Aug23'11.

Mott st 121, (1:237) str & b; Nicola Mangiere & ano to Antonetta Marchetti, 203 Grand; 3yf July1, Aug23'11.

Prince st, 104; see South, 195.

Prince st, 191; also SULLIVAN ST, 132'4; (2:518), all; Cath Eagan et al by Union Trust Co, GDN to Andrew Ghiggeri; 3yf May1; Aug24'11.

Rivington st, 70. (2:416), part str;

¹Rivington st, 70, (2:416), part str; Michl Karp to Bernard Carneol, 42 E 7; 9 8-12yf Septl'11; Aug18'11. 1,800

Rivington st, 130 (2:354) asn Ls; Isaiah lewin to Saml Katzman, 56 W 118; Aug 1, Aug22'11.

Rivington st, 94-6, (2:411), w str; Benj Liepzig & ano to Reuben Schatz & David Jampol, 185 Stanton; 4 8-12yf Sept1; Aug 24'11.

Jampol, 185 Stanton; 4 8-12yf Septl; Aug 24'11.

1,500 & 1,680

1Sullivan st, 132½, see Prince, 191.

Stanton st, 178, (2:350), all; Mania Neustaedter to Jacob Korn, 172 Delancey, & Louis Morgenstern, 132 Essex; from Aug17 to May1'17; Aug19'11.

Stanton st, (2:417) nec Eldridge, 2 strs &c; Dina Hurwich to Hyman Gruft, 36 Stanton; 5yfOct1'11; Aug22'11.

South st, 195 also OLIVER ST, 104, (1:251) str; Morris Weinstein to Teodoro Zocioli or Tiodore Zoccoli, 195 South; 5y &15daysf Apr15, Aug23'11.

South st, 195 & Oliver st, 104, (1:251) asn Ls; Teodoro Zoccoli to Domenico Codeti, 195 South; Aug21, Aug23'11.

nom

Water st 492-4, (1:248), all; Saml Gross et al to Sollie Cohen, 345 E 99; 3yf May1 '09; Aug19'11.

13D st, 138 E, (2:430) asn Ls; Fredk H

¹3D st, 13S E, (2:430) asn Ls; Fredk H Hauff to Henry A Keckeissen, 1315 Clinton av; Aug10, Aug22'11. O C & 100

¹5TH st, 516 E (2:400) asn Ls; Julius Braunstein et al to Braunstein Bros Soda Fountain Co, 199 Canal; AL; July7, Aug 22'11.

¹5TH st, sec 1 av, see 1 av, 82.

¹⁵TH st, sec 1 av, see 1 av, 82.

¹⁶TH st, 525 E, (2:402) ns, 350 e Av A, 25x90.10; asn Ls; Geo H Stonebridge to Thos G O'Connor, 212 Produce Exch Bldg; Mtg\$5,926 & AL; Apr18'06, Aug22'11. nom

¹⁷TH st, 134 E, (2:402) asn Ls; Julius Braunstein et al to Braunstein Bros Soda Fountain Co, 199 Canal; AL; July7, Aug 22'11.

⁵000

17TH st, 295-7 E, (2:363), all; Frank leisfeld & ano to Peritz Kraus, 341 E 3; yf Sept1; Aug24'11. 4,924

3yf Septl; Aug24 11. 4,724

'18TH st, 45 E, (3:847), asn two Ls; Thos
B Storms to Wm Staub, 203 E 13; Mtg
\$4,500; Aug18; Aug24'11. nom

'24TH st, 34S W, (3:747) sws, 150 se 9
av, 21x55; consent to asn Ls; Kath S
Moore to Blanche C wife N Phelps Reed &
Constance E Colwell; Nov28'10; Aug22'11.

24TH st, 348 W (3:747) asn Ls; Blanch wife N Phelps Reed & Constance clowell to Mark C Duross, 225 W 80; De 10, Aug22'11.

124**TH st, 348 W**, (3:747) asn Ls; Mark C Duross (with consent of Kath T Moore) to Golling & Smith Co, 218 Hackensack, East Rutherford, NJ; July31'11, Aug 22'11.

126TH st, sec 9 av, see 9 av, 268.
139TH st, swc 1 av, see 1 av, swc 39.
152D st, 225 E, (5:1326) all; Jno Overbeck o Curt Thomas on premises; 5yf Octl'10; ug23'11.

Aug 25 11. 960

158TH st, 203 W, (4:1030); ext of Ls for 3yf May 1'12 at \$1,700 & \$1,800; Estate J C Miller to Jos Garlan, 203 W 58; Aug 17; Aug 18'11. nom

C Miller to Jos Garlan, 203 W 58; Aug17; Aug18'11.

159TH st W, Pier at foot of st N R, (4:1109 & 1188) with shed wharfage &c; City of NY by Commr of Docks to N Y C & H R R R Co at Albany, NY; 10yf Oct1, Aug23'11.

160TH st 203 E, (5:1415) ns 75.6 e 3 av, runs e19.6xn80.5xw22xs60xe2.6xs20.5 to beg, all; Clarence Sackett et al to Isabella J Kugler, 203 E 60; 21yf May1'11 (21y ren); Aug21'11.

121y ren); Aug21'11. taxes, &c & 450 (92D st, 159-61 E, (5:1521), all; Jno Morrissey to Sol Cohen, 345 E 99; Pincus Cohen, 342 E 100; 3yf May1'11; Aug21'11.

192D st, 163-5 E, (5:1521), all; Auerbach Realty Co to Sol Cohen, 345 E 99, & Pincus Cohen, 342 E 110; 3yf May1; Aug18'11.

5,000

195TH st W, (4:1256) ss, at w bulkhead

195TH st W, (4:1256) ss, at w bulkhead line Hudson River extendse100xs100xx100 xn100; Berth on ss of new pier to be built at foot W 95th at inshore end of pier & extdg outshore 150 ft with right to wharf etc; City of N Y by Commr of Docks to Curtis-Blaisdell Co, 504 E 56; 10yf Oct1; 10yren at \$3,850; Aug23'11.

197TH st W, nec Col av; see Col av, 76. 1102D st E, nwe Mad av; see Mad av, 1490.

1108TH st. 18 W, (7:1843) sec Manhattan av, str & b; Henry Rieper to Hyman W Gerson, 352 W 117; 5yfSept1, Aug22'11.

1108TH st 18 W, (7:1843) asn Ls; Hyman W Gerson to Jennie Teitelbaum, 118 W 108; Jan20, Aug22'11.

108; Jan20, Aug22'11.

109TH st, 12-20 W, (7:1844), all; also MANHATTAN AV, 204, (7:1844), all; Rose Kean et al TRSTES Louis Kean to Lillian Greenberg, 204 Manhattan av; 5yf May1, Aug23'11.

Aug23'11. 264 Manhattan av; 3y1 May1. 26,500

109TH st 12-20 W (7:1844); also MAN-HATTAN AV, 204, (7:1844; asn Ls; Lillian Greenberg to Georgian Court Realty Co, 204 Manhattan av; Aug8, Aug23'11. nom

109TH st 12-20 W (7:1844); also MAN-HATTAN AV, 204, (7:1844); Consent to asn Ls Geo Kean et al to Lillian Greenberg, 204 Manhattan av; Aug8, Aug23'11. ——

1116TH st, 105 W, see Lenox av, 127.

131ST st, 527 W, (7:1986), asn Ls; Wm P & Cornelius J Cashman to Michl O'Shea, 354 Cypress av; AT; Aug10; Aug24'11. nom

nom

1131ST st, 600 W, (7:1997) swe Bway; 3d fl; Lee T Alton to Upper West Launderers Co, 600 W 131; 6yf Oct1, Aug23'11. 2,200 & 2,400

1134TH st W, ns — e Lenox av; see 135th s bet Lenox & 5 av.

1135TH st W (6:1732) ss, bet Lenox & 5 avs; "Crescent Theatre" 50x100, with vacant lot in rear on 134th, 25x100; Saml A Cunningham to Henry Martinson & Benj Nibur, 263 W 137; 9 1-12y@9daysf Aug21 '11; 10y ren & option to purchase for \$55,000; Aug23'11. 6,500

1136TH st, 530 W, (7:1988), str; Andrew J Cobe to Nathan Stern, 324 W 122; 3yf Octl'12; Aug18'11. 540

11518T st, 526-8 W, (7:2082), all; also 148TH st, 229-31 W, (7:2084) all; Jonas Luxenberg & ano to Jos Shenk, 62 W 107; 3yf Aug1'07, Aug23'11. 11,000 & 12,000

151ST st 526-8 W; also 148TH ST, 229-31 W; Ext of Lease for 3yf Augl'10 at \$13,250 per y; Same to same; June22'10, Aug23'11.

v B, 45-51, (2:386), asn Ls; Barnet r to Saml Klar, 1164 47th, Bklyn; Aug Aug21'11.

¹Av B, (2:397), nwe Houston st, asn Ls; Maurice M Bluhm to Herman Spitz, 2 Av B; Aug7; Aug21'11.

¹Amsterdam av, 445-7, (4:1212), str, also of No 445; Jno E & Jos Conron to Moris Teller, 445 Ams av; 10yf Apr1; Aug21 1. 2,700 to 3,800

¹Broadway, swe 131st; see 131st, 600 W Broadway, \$429, (4:1237) s ½ str; 89-90 Co to Max Watsky, 51 W 112; 5yf Oct1; Aug19'11. 1,200 to 1,500 l*Columbus av, 761 (7:1833) nec 97th, front str &c; Regina Weinberg to Louis Daum, 121 W 114; 6yf May1; Aug23'11. 2,500

2,500 1Lenox av, 127 & 116TH st, 105 W (7:-901), re-asn two Ls; Jno D Haase to aml Rich, 581 W 16 or 161; AT; Mtg\$5,-00; Aug21; Aug24'11.

¹Madison av, 652, (5:1375) ws, 73.5 n 60th, 20x95, all; Estate of Jas O'Connor by Caroline O'Connor ADMTRX to Bertha Braud & Celine Le Royer; 6yf Junel'10; Aug21'11. 4,500 to 5,500

Aug21'11. 4,500 to 5,500

¹Madison av, (6:1608) nwc 102d; asn Ls;
Jos M Goldstein to Madison Amusement
Co; 102d & Mad av; Aug18, Aug23'11. nom

¹Madison av, (6:1608) nwc 102d, 50x95,
all; J & C Fischer, a corpn to Jos M Goldstein, 229 E 12; 21yf Aug1, Aug23'11.

taxes &c & 3,000 to 5,000

¹Manhattan av, 204; see 109th, 12-20 W.

¹Manhattan av, 204; see 108th, 18 W.

¹Manhattan av, sec 108; sec 108th, 18 W.

¹IST av, 2413, (6:1800-27) n str & b

¹J Groehl to Henry Nemecek, 2413 1 av;
yf Apr1, Aug23'11. 300 & 324

**11ST av, 139-41; power of atty to lease &c: Adolph Fuller at Shohola, Pike Co, NY, to Chas Hillebrand, 1104 Ogden av; June8; Aug21'11.

11ST av. (3:944), swc 39th, factory bldg; Geo Ehret to Frederika Teepe doing business as J Chas Teepe, 122 E 56; 5yf May1; Aug21'11. 7,200

Aug21'11. 7,200

1ST av, S2, (2:432), sec 5th, 5-sty bldg;
Melville H Bearns to Chas Schanz, 82 2d
av, & ano; 5yf May1'13; Aug18'11. 3,500

12D av, 111, (2:462) all; Sidonia Weiss to
David Simon, 38 Stuyvesant from Aug18
'11 to May1'21, Aug23'11. 2,400 & 2,700

12D av, 539, (3:910) all; Bertha Gluck, 525
2 av to Max Gluck, 539 2 av; 5yf Sept1'11;
5yren; Aug22'11. 1,000

13D av, 1909, (6:1655), all; Ferdinand Steiermann to Chas Stolz, 1909 3 av; 10 11-12yf June1; Aug24'11. 1,800 & 1,920 13D av, 1296, (5:1409), str, b & 5 r on 3d f; Hy Meyer to Herman Kopf, 22 St Paul av, Jersey City, NJ; 4 9-12y & 3 days 1 July29'11; Aug24'11. 1,800

¹**9TH av, 223,** (3:721), all; Julius Muller, 223 9 av, to Fredk Ehlenberger, 340 31st. Woodcliffe, NJ; 5yf Sept1; Aug24'11. 2,160

HECLA IRON WORKS

North 10th, 11th, 12th and 13th Streets **NEW YORK** BROOKLYN,

Architectural Bronze IRON WORK

19TH av, 268, (3:749), sec 26th, asn two Ls; Davies J Marshall to Thos Malone, 370 W 58; AT; Aug16; Aug24'11. nom 15TH av, 536, (5:1260), 4th fl; Henrietta C Schroeder Burley to Isidore Colle, 18 E 46; 5yf Oct1; Aug18'11. 2,000 16TH av 747, (4:995) s str; Ernest F Eble & ano to Herbert J Goodwin, 125 W 45; 3 8-12 yf Sept1'11; Aug22'11. 3,500 11TH av 642 (4:1075) sur Ls: A Leo-

111TH av. 642 (4:1075) sur Ls; A Leopold & Jos S Auerbach with Morgan J O'Brien, 484 Hudson av, West New York, NJ & Obermeyer & Liebmann of Bklyn; Aug14, Aug23'11.

LEASES

Borough of the Bronx.

Hoffman st, swe Pelham av, see Pelham

av, 566.

¹ Main st, 1499, now West Farms rd, (11:-3013), all; Jno H Hahn to Fredk Vogel, 1499 Main; 5yf Mayl; re-recorded from Aug15'11; Aug19'11.

¹ 165TH st, 723 E, (10:2650), str, &c; Mary J Beatty to Minnie Holden, 724 E 165; 5yf Mayl; Aug19'11.

¹ 600

169TH st, 489 E, (11:2910), all, except barber shop; Max Lifflander to Philip Kantor, 4220 3d av; 6yf Sept1 (2y ren); Aug21'11. 1,080 & 1,200

Aug21'11. 1,080 & 1,200

172D st, 937 E, (11:2982), nwc Hoe av, re-asn Ls; Wm Zoll to Jas J Byrnes & Hugh P Kelly, both at 461 E 143; AT; Mtg\$3,750; Aug18; Aug24'11. nom

180TH st, (11:3094) ss, 25 e Prospect av, str; Freehold Constn Co to Morris Neuman, 2853 8 av; 5yf Oct1; Aug24'11. 480 & 540

Elton av. 903, (9:2383), asn Ls; Patk C Flynn to Philip Kessler, 2494 8 av; Aug 18'11. 3,880

¹Hegett av, nwe 172d, see 172d, 937 E.

¹Legett av, (10:2604), see Whitlock av, 18x50, all; Saml Finkelstein to Jno Schenck, 842 St Anns av; 3yf June1; Aug 18'11.

¹Morris Park av 702 (*) str &c & apts on 2d fl; Louisa H John to Jno W Hodges, 230 W 104; 5yf. Septl'11; Aug 23'11. 636 to 720

Prospect av, 1427, (11:2962) ws, 275 n
Jennings st, asn Ls; Patk A Meehan &
ano to Louis Jacobs & Isador Glasse, 1226
Boston rd; Mar30; Aug24'11. nom
Prospect av, 1427, (11:2962), asn Ls;
Louis Jacobs & ano to David Bidencope &
Simon Bruner, 1427 Prospect av; Aug22;
Aug24'11. nom

Aug24'11. nom

Pelham av, 566, (11:3067), swc Hoffman, re-asn Ls; Arthur G Freeland to Frank A Cionillo & ano, 2348 Hoffman; Mtg\$4,-000; Aug19; Aug24'11. nom

Prospect av, (11:2962) ws, 275 n Jennings st, 40x75, ground fl; Simon I Schwartz to Patk A Meehan & Hy Knieriem, 1988 West Farms rd; 5yf Apr1; Aug 24'11.

¹Southern Boulevard, (10:2744), at intersection Westchester av & West Farms rd, str; Reville-Siesel Co to Chas Kling, 263 E Kingsbridge rd; 10yf Oct1; Aug18'11.

¹West Farms road or Main st, 1499, (11:3013), asn Ls; Fredk Vogel to Jno Kerrigan, 1499 West Farms rd; Aug10; re-recorded from Aug15'11; Aug19'11.

¹West Farms rd, at intersection So Bou-levard, see So Boulevard at intersection West Farms rd.

Whitlock av, see Leggett av, see Leggett av, see Whitlock av.

'Washington av, 1766-70 (11:2916) all; Third Av Bldg Co to Adolf Breunn, 1566 Washington av; 3yf Sept1, Aug;23'11. 5,700 & 5,800

13D av, 3339, (9:2370), Sobrn of Ls to mtg; Wm Zoll et al with Broadway Savgs Instn, 5-7 Park pl; Aug17; Aug24'11. nom

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 mortgage, 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. 18, 19, 21, 22, 23 & 24.

"Broome st, 49, (2:326), swc Lewis (Nos 19-19½), 25x60; Aug18'11, 5y5%; Manhattan Holding Co, 299 Bway, to Metropolitan Savgs Bank, 59 Cooper Sq E. 15,000

tan Savgs Bank, 59 Cooper Sq E. 15,000

"Broome st, 49; certf as to above mtg;
Aug14; Aug18'11; same to same.

"Broome st, 49, (2:326), swc Lewis (Nos 19-19½), 25x60; Sobrn agmt; The Public Bank with Metropolitan Savgs Bank, 59-61 Cooper Sq; Aug18'11.

"Broome st, 39-47, (2:326), sec Lewis (Nos 14-20), runs s125.10xe100xn8.10xe50x n117.1 to st xw150 to beg; pr mtg \$90,000; Aug21; Aug24'11, due Feb21'12, 6%; Minsker Realty Co to New York Mtg & Security Co, 135 Bway.

"Broome st, 39-47; certf as to above

Broome st, 39-47; certf as to tg; Aug21; Aug24'11; same to s

mCatherine st. 76-76½, (1:252) ws, 46.4 s Oak, 24.9x77.11x25.4x77.8, except part lying in alley 4 ft wide extending s from Oak; pr mtg \$16,000; Aug18; Aug19'11, 3y 6%; Minnie Garone to Rocco Urciuoli, 1000 1,000

Park. 1,000

mCatherine st, 76, (1:252) ws, 46.4 s Oak, runs w77.8xs25.4xe77.11 to st xn24.9 to beg, except part lying in alley 4 ft wide extending s from Oak; pr mtg \$17,000; Aug 23'11, demand, 6%; Minnie Garone, 116. Cherry st to Teresa Marsicano, 42 Oak. note 1,500

mCarmine st, 76, (2:528) ss, abt 125 e Varick, 25x60; Aug21; Aug23'11, demand, 6%; Henrietta wife Chas Berger to Lion Bwy, 1500 Columbus av. 1,500

"Chrystie st, 223, (2:427); order of court cancelling mtg; Dec20'09; Aug24'11; Wm Schickle as committee Louise Kiener agt Ida & Lena Reinhardt.

"Forsyth st, 157 (2:420(ws, 75 s Rivington, 25x100; pr mtg \$—; Aug18; Aug22'11; installs; 6%; Philip Lien & Hyman Levy to Louis Stern, 1295 Fulton av. 2,000

Levy to Louis Stern, 1295 Fulton av. 2,000

"Greenwich st, 179, (1:61) es, 106.3 n
Cortlandt, 25.1x59.3x21.8x54.7; PM; Aug17;
Aug18'11, 5y4\% %; Bronx Investment Co,
128 Bway, to Alfred Wichelns, 159 Schenectady av, Bklyn, et al. 32,500

"Hancock st, 20-4, (2:527); sal Ls; Aug
15; Aug19'11, demand, 6%; Giovanio Mazza
& Rocco Yoli, 20-4 Hancock, to Geo Elias,
403 E 54. 2,205

^mLewis 19-19½, swe Broome, Broome, 49.

"Lewis 19-19½, swe Broome, see Broome, 49.

"Lewis st, 14-20, see Broome, 39-47.

"Mulberry st, 91, (1:199); sal ls; Aug21; Aug23'11, demand, 6%; Antonetta Iannarone, 91 Mulberry to Kips Bay Bwg & Malting Co, 650 1 av. 900

"Mott st, 121, (1:237) sal ls; June27; Aug 23'11, demand, 6%; Antonetta Marchetti to Lion Bwy, 104 W 108. 2,000

"Madison st, 360, (1:266) ss, 295 w Jackson, 20x94.6; Ext of \$2,000 mtg until July 15'15 at 6%; July31, Aug24'11; Louis Safir & Nathan Berkman with Rosa Saberski, 45 Gouverneur; Aug24'11. nom

"Norfolk st, 149-51, (2:354) ws, 100 s Stanton, 50x100; pr mtg \$54,000; Aug23'11, due as per bond; Saml Rosenberg to Ralph Rosenberg, 119 W 118. 10,000

"Ridge st, 148, (2:345); ext of \$16,000 mtg until July2'16 at 5%; Aug10; Aug24'11; Lawyers Mtg Co with Louis Marks.

"Sullivan st, 103. (2:503) see 150 nom

mSullivan st, 103, (2:503) ses, 150 ne Spring, 25x100; Aug21; Aug24'11, demand, 6%; Pasquale Monaco to M Groh's Sons Inc, 238 W 28.

Inc, 238 W 28.

**South st, 40, (1:35) sal ls; Aug17; Aug 23'11, demand, 6%; Jno F W Kahrs to Consumers Bwg Co of N Y, Lim, 55 & Av 10,000

A. 10,000

"South st. 195, (1:251); sal ls; Aug21;
Aug23'11, demand, 6%; Domenica Codeti
to Lion Bwy, 104 W 108. 950

"3D st, 68 W. (2:537); ext of \$20,000 mtg
until Aug13'16, at 5%; July25; Aug19'11;
Franklin Burr, exr Jos T Burr with Josephine Trier. nom

m3D st, 257 E, (2:386); ext of \$52,500 mtg until Sept1416 at 5¼%; July26; Aug24'11; Lawyers Mtg Co with Solomon Tenen-nom

baum.

"3D st, 383-5 E, (2:358) ns, 100.10 e
Lewis, 50x97; pr mtg \$—___; July25; Aug
24'11, due Apr8'14, 6%; Abr Schwartz &
Jos Fine to Max A Seigel, 60 W 119.

4,500

m4TH st, 193 E, (2:400) ns, 100.2 e Av A, 24.10x96.2; leasehold; Aug18'11, installs, 6%; Max Zwerdling to Wm Steines, 522 E 6. 2,000 msTH st, 340 E, (2:390); ext of \$19,500 mtg until June30'16 at 5%; July1; Aug19'11; Chapin Home for Aged & Infirm with Moses Hamburger & Louise Schoenfeld.

msTH st, 39 W, (2:572) nes, 554.5 nw 5 av, 23x95; Aug21; Aug24'11, due, &c, as per bond; Wm F Donnelly, 407 W 22, to Julia E Cameron, 31 E 38. 43,000 m9TH st, 249-42 E, (2:464) ss, 74.10 w 2 av, 45.2x46.8; Ext of \$28,000 mtg until July2'14, at 5%; Aug18, Aug24'11; Workmens Sick & Death Benefit Fund of the U S of America with Louis Shapiro, 1 Irving pl; Aug24'11. nom "10TH st, 209 E, (2:452) ns, 150 e 2 av, 25x94.10; Aug23'11, 5y5%; Robt Gerson to Jno V Bouvier Jr at Nutley,NJ. 24,000 mtg until July20'16 at 4½%; July20; Aug 24'11; Harry Goldman with Bank for Savings, 280 4 av. nom "19TH st, 405-7 E, (3:951) ns, 96 e 1 av.

nom

in 19TH st, 405-7 E, (3:951) ns, 96 e 1 av, 0x92; Aug 24'11, due, &c, as per bond; Adeline H Kruger to Title Guarantee & 2,000

m218T st, 136-46 W, (3:796) ss, 297.7 e 7 av, 69x92; agmt modifying terms of mtg; Aug16; Aug21'11; Saml & Elias Kempner with Yawl Realty Co, 805 Eastern Pkway, Bklyn.

Bklyn.

**m21ST st, 10-2 E, see Bway, 917-9.

**m22D st, 114 E, (3:877) ss, 215 w Lex av, 20x98.9; PM; Aug15; Aug18'11, due, &c, as per bond; Arthur R Gray to Mutual Life Insurance Co of NY, 32 Nassau. 20,000

**m24TH st, 348 W, (3:747) sws, 150 se 9 av, 21x55; leasehold; PM; Aug1; Aug22'11, 3y 6%; Golling & Smith, a corpn, 218 Hackensack, East Rutherford, NJ to Mark C Duross, 225 W 80. 500

"25TH st, 100 W, see 6 av, 409.

m25TH st, 214 E, (3:905); ext of \$15,000 mtg until Aprl'14, 4½%; July7; Aug21'11; Cora Strafford & N Y Life Ins & Trust Co, Trste Saml J Colgate with Isaac Greenwald, 144 Crary av, Mt Vernon, NY.

^m25TH st, 564-8 W, see 11 av, 210-6.

***m25TH st, 564-8 W, see 11 av, 210-6.

***m29TH st, 308-10 E, (3:934) ss, 141.8 e 2 av, 41.8x98.9; pr mtg \$40,000; Aug22; Aug 23'11, 3y6%; Antonio Capace to Public Bank, 89 Delancey. 8,000

***m30TH st, 355 W, (3:754) ns, 154 e 9 av, 26x98.9; ext of \$4,000; mtg until Aug11'14, 4½%; Aug11; Aug18'11; Henry Wiener, of Philadelphia, Pa, with Marcella Buchanan.

m35TH st, 138-40 E, see Lex av, 253.

"35TH st, 138-40 E, see Lex av, 253.

"36TH st, 11-5 E, see 37th, 10-4 E.

"37TH st 10-4 E, (3:866) ss, 202 e 5 av, runs e24xs98.9xe26xn98.9 to 37th xe25xs 98.9xe23xs98.9 to 36th (Nos 11-5) xw100x n98.9xe2xn98.9 to beg; Aug2; Aug21'11, due May2'16, % as per bond; Chas E Haviland to Farmers Loan & Trust Co, 22 Wm. 127,500

22 wm. 127,500
m37TH st, 113 E, (3:893); ext of \$32,500
mtg until June2'14 at 5%; June16; Aug24
'11; Sue T Henning with Bank for Savgs
nom
"37TH st, 113 E (3:893); ext of \$7,500
mtg until June2'14 at 5%; June16; Aug24
'11; same with same. nom

'11; same with same. nom
"39TH st, 248 E, see 2 av, 719-21.
"40TH st E, nec 5 av, see 5 av, 461.
"41ST st, 10 E, (5:1275); ext of \$50,000
mtg until Aug1'14 at 5%; Aug3; Aug24'11;
Lawyers Mtg Co with Thos B Clarke,
Wm K Vanderbilt, Jr, & Moses Taylor.
nom

**M45TH st, 360 W, (4:1035) ss, 91 e 9 av, 29.6x100.5; pr mtg \$31,000; Aug21'11, due, &c, as per bond; Wm Shults, 360 W 45, to Philip G Becker, 145 W 80. 4,000

Philip G Becker, 145 W 80. 4,000

"50TH st, 223 E, (5:1324) ns, 245 e 3 av, 20x90; Aug24'11, 3y4½%; Eliz Geoghegan to Caroline M Butterfield, 2 E 55, et al, Trste Fredk Butterfield. 3,500

"53D st, 103 E, (5:1308) ss, 70 e Park av, runs e20xn100.5xw90 to Park av, Nos383-7, xx75.1xe70xs25.4 to beg; Aug21; Aug22'11, due, &c, as per bond; Montana Realty Co to Mutual Life Ins Co of NY, 34 Nassau. 360.000

m53D st, 103 E; certf as to above mtg; Aug21; Aug22'11; same to same.

^m**53D st, 103 E,** see Park av, 383-7

m56TH st, 410 W, (4:1065), ss, 175 w 9 av, 25x91.2x25.2x94.4; ext of \$16,000 mtg until Aug14'14, at 5%; Aug16; Aug22'11; Frances Blumenthal to Abraham' M Slater, 148 Glenmore av, Bklyn.

m57TH st, 463 W, (4:1067) ns, 155 e 10 av, 20x100.5, except strip on rear 20x25 taken for school purposes; PM; Aug4; Aug18'11, due, &c, as per bond; Ellen D Chapman to Lincoln Trust Co, 208 5 av. 9,000

"59TH st, 135 E, see Lex av, 742.

"59TH st, 401-27 W; see Col av, 2-6.

m60TH st, 100-30 W; see Col av, 2-6.

m718T st, 104 E, (5:1405) ss, 42.6 e Park av, 82.6x96.5; pr mrg \$—; Aug15; Aug18'11, due, &c, as per bond; Eugene Meyer, Jr, to Mutual Life Insurance Co of N Y, 32 Nassau.

m78TH st, 129 W, (4:1150); ext of \$15,000 mtg until Sept8'14, at 5%; Aug18; Aug23'11; Kate Glassbrook with Gustavus Sidenberg exr Gottlieb Dessauer, 48 W 56. nom

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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 OF STEEL OF STEEL OF SASH, DOORS, BLINDS LUMBER OF ALL KINDS FOR BUILDERS OF STEEL OF SASH, DOORS, BLINDS LUMBER OF ALL KINDS FOR BUILDERS OF SASH, DOORS, BLINDS FOR BUILDERS OF SASH, BLINDS FOR BUILDERS OF SASH, BUILDERS OF SASH

mS1ST st, 218 E, (5:1526) ss, 228.9 e 3 av, 25.5x102.2; pr mtg \$16,000; Aug17; Aug19'11, due, &c, as per bond; David Herz to Adele Gumb, 418 Central Park W. 3,000

Mortgages

**98TH st, nee Riverside drive, see Riverde drive, 260.

mggTH st, 66-S E, (6:1604) ss, 262.6 e Mad av, 37.6x100.11; Aug17; Aug18'11, due Nov18'13, 6%; Nathan Glassheim, 468 Riverside Dr, & Paul Braus, same address, to Nathan J Gumbiner, 16 E 97.

m100TH st, 200-4 W, see Ams av, 816. m1018T st, 106 E, (6:1620) ss, 47.9 e Park av, 16x100.11; pr mtg \$5,500; June1; Aug 21'11, 2y6%; Anna M Timmermann, Bklyn, to Jno F Beck Co, 1234 Bway, Bklyn. 1,750

m103D st, 150 E, (6:1630); ext of \$14,500 mtg until Nov1'14, at 5%; Dec16'10; Aug 21'11; Adele Kneeland with Jacob Vogelfanger, 417 E 50.

fanger, 417 E 50.

**m103D st, 158 E, (6:1630); ext of \$17,000 mtg until Apr19'14, at % as per bond; Aug21; Aug22'11; Harmon W Hendricks, 11 E 44, trste Fanny Hendricks for benefit Isabel E Brush with Ida Piper, 159 E 77.

**m103D st, 122 E, (6:1630) ss, 158.6 e Park av, 44.6x100.11; Aug23; Aug24'11, 3y5%; Albert R Klein, 105 W 136, to Josephine E Carpenter, Bar Harbor, Me. 41,000 mt07TH st, 19 W, see Manhattan 152-4.

m107TH st, 19 W, see Manhattan 152-4. miosth st W. see Manhattan av, see Manhattan av, 166-8.

hattan av, 166-8.

***m109TH st, 234 E, (6:1658) ss, 200 w 2 av, 25x100.10; Aug4; Aug18'11, due Feb4'12, 6%; Max Bernow, Bklyn, to Moses Pearlman, 1873 Cropsey av, Bklyn.

***m113TH st, 507-11 W, (7:1885) ns, 100 w Ams av; 2 lots each 50x100.11; 2 mtgs each \$1,700; two pr mtgs each \$—; Aug1; Aug 22'11, 496%; Southern Holding Co to Fred V Calder, 400 Riverside Drive et al. 3,400 ***m113TH st, 507-11 W; two certfs as to above mtgs; Aug1; Aug22'11; same to same.

m113TH st, 312 W (7:1847) ss, 166.8 w 8 av, 16.8x100.11; ext of \$2,000 mtg until Septi'12 at % as per bond; Aug22; Aug 24'11; Jno A Von Gerichten, 953 Prospect av, with Geo Ringler & Co, 203 E 92.

m115TH st, 315-9 W, see Manhatan av, 362-70.

m115TH st, 300-2 E, see 2 av, 2238.

"116TH st, 112 W, (7:1825) ss, 185 w Lenox av, 20x100.11; ext of \$20,000 mtg until Sept10'16 at 5%; Aug11; Aug23'11; Benj A Williams & Herbert D Brown, Trstes Mary A Williams to Isidore Stern, 112 W 116.

17; Aug18'11, 2y0%, Beta C 1, 2500 w 119, to Geo E Brewer, 61 W 48. 2,500 m 121ST st, swe Morningside av W, see Morningside av W, see Morningside av W, swe 121. m 121ST st, 131 E, (6:1770) ns, 78.5 w Lex av, 16.7x100.11; Aug17; Aug18'11, 3y5%; Mary E Powers to Emigrant Industrial Savgs Bank, 51 Chambers. 6,000 m 124TH st, 122-6 W, (7:1908) ss, 225 w Lenox av, 56.3x100.11; pr mtg \$43,750; Nov16'10; Aug24'11, due Dec1'13, 6%; Mary Frank as admtrx Jos A Frank to Henrietta Kruger, 580 Henry, Bklyn. 1,165

"135TH st, (6:1732) ss, Lenox & 5 avs, "Crescent Theatre," 50x100 with vacant lot in rear on 134, 25x100; assign ls by way to mtg to secure agmt; Aug22, Aug 23"11; Henry Martinson & ano to NY Crescent Theatre Co, 36 W 135.

m144TH st W, sec Riverside Dr, see Riverside Dr, sec 144.

erside Dr, sec 144.

***m144TH st, 148-50 W, (7:2012) ss, 254.11 e
7 av, 40x99.11; ext of \$36,000 mtg until
June30'14, at 5½%; June12; Aug19'11; Wm
Gihon Haley Fiske, Fredk G LeRoy, exrs,
&c, Caroline R Gihon with Jno Bonwit.

nom

151ST st. swc Convent av, see Convent, swc 151.

av, swc 191.

"156TH st, 501 W, see Ams av, 1940-2.

"156TH st, (8:2105) ns, 325 e 8 av, 124.5 to River or Exterior x30.4x107.1x24.11; Aug22; Aug23'11, due as per bond; Jno Brown, 614 W 146 & Jno M Firnian, 633 W 148 to Murtha J Garry, 421 W 141. 7,875
"169TH st, nec Haven av, see Haven av, nec 169.

nec 169. *****m175TH st, 528 W,** (8:2131) ss, 73 e Audubon av, 18x94.8; pr mtg \$6,000; May1; Aug18'11, 1y6%; Cornelia B Van Wagenen, 560 W 179, to Aug Eimer, 220 E 19.

1,000

^m1818T st, nwe Northern av, see Northern av, nwe 181st.

m187TH st, 551 W, see Audubon av, 440. m188TH st, swe Audubon av, see Audubon av, 440.

bon av, 440.

"Av A, 216, (2:407) es, 73.9 n 13th, 29.6x
96; pr mtg \$15,000; Aug23; Aug24'11, due
Jan1'14, 6%; Emilie Armbruster wid to
Henry H Grote, 2552 8 av.

"Av D, 101, (2:377); ext of \$20,000 mtg
until July16'16 at 5%; Aug7; Aug24'11;
Lawyers Mtg Co with Sarah Schlesinger.
nom

mAmsterdam av, S16, (7:1871) swc 100th (Nos 200-4), 25.2x99; ext of mtgs for \$29,-000 to Aug17'16 at 4½%; Aug17; Aug18 11; The Greenwich Saygs Bank with Amelia Wagner, 1046 Teller av.

"Amsterdam av, 1940-2, (8:2115) nwc
156th (No 501), 52.11x125; PM; pr mtg
\$100,000; Aug17; Aug18'11, 1y6%; Jacob
Ruppert, a corpn, 1639 3 av, to Audubon
Impt Co, 974 St Nicholas av. 21,000

Audubon av, swc 188, see Audubon av,

**MAudubon av, 440, (8:2158) nwc 187 (No 551) 189.9 to 188 x75; pr mtg \$----; Aug 23'11, 1y6%; Belland Bldg Co to Alanson P White, 54 Linwood pl, East Orange,NJ. 35,000

35,000

"Audubon av, 440; certf as to above mtg;
Aug23'11; same to same.

"Broadway, 917-9, (3:849) swc 21st (Nos
10-2), runs w128.8xs92xe46xn46xe97.1 to
Bway xn48.2 to beg; Aug18; Aug19'11, due
Oct1'16, 6% until completion of bldg &
5½% thereafter; Bway & Twenty-first St
Co to Metropolitan Life Ins Co, 1 Mad av.
850,000

Broadway, 917-9; certf as to above mtg; ug18; Aug19'11; same to same.

Aug18; Aug19'11; same to same.

"Broadway, 917-9; PM; pr mtg \$850,000; Aug15; Aug19'11, 4y6%; same to Eufrasia Leland, 123 E 79, & ano. 150,000

"Broadway, 917-9; certf as to above mtg; Aug15; Aug19'11; same to same.

"Bradhurst av, 29, (7:2051) ws, 299.11 s 145th, 17x60.3x16.6x62.9; PM; Aug21; Aug 22'11, due as per bond; Cath C Randall to Emma E Cattus, Jr, 404 W 116. 7,000 mtg until May15'14 at 4½%; June29; Aug 24'11; Geo E Perkins, Robt P Perkins, individ, & Robt P Perkins, Waldron K Post & Stephen H Olin, exrs Eliz W Perkins with Seamens Bank for Savings, 76 William. nom

"Columbus av, 703-5, (4:1208) es, 25.8 n

William.

***MColumbus av, 703-5, (4:1208) es, 25.8 n
94th, 50x80; Aug18'11, 5y4½%; Jacob L
Lissner to Wm A Brown, 114 E 30.

44,000

^mConvent av. (7:2065) swc 151st, 108.5x 43.5x99.11x86.10; PM; pr mtg \$——; Aug3; Aug22'11, due Oct 1'13, 6%; Edgar Ellinger of Mt Vernon,NY to Saranac Constn Co, 443 W 151. 9,000

nor Savings, 16 wan.

"Columbus av, 2-6; Ext of \$18,000 mtg
until Aug15'16' at 4½%; Aug15, Aug24'11;
Same with same.

"Columbus av, 2-6; Ext of \$9,000 mtg
until Aug15'16 at 4½%; Aug15, Aug24'11;
Same to same.

"Omega 160th 52,11127.

mHaven av, (8:2139) nec 169th, 73.1x127.8 x71.7x109.2; Aug10; Aug18'11, 2y6%; Hanover Estates, 39 Cortlandt, to Francis K Pendleton, 7 E 86. 24,000

Pendleton, 7 E 86. 24,000 *****Mayen av.** (8:2139) nec 169th, 73.11x
127.8x71.7x109.2; pr mtg \$24,000; Aug17;
Aug18'11, 1y6%; Hanover Estates, a corp.,
39 Cortlandt, to Chas L Brookheim, Hastings-on-Hudson, NY. 3,000

"Haven av, (8:2139); same prop; certf is to above mtg; Aug17; Aug18'11; same

to same.

"Lexington av, 742, (5:1394) nwc 59th (No 135), 20.5x65; pr mtg \$25,000; Aug16; Aug18'11, due, &c, as per bond; Sarah R Simmons to Thos F Byrne & Jno S Murphy, both at 353 E 78.

"Lexington av, 253, (3:890), sec 35th (Nos 138-40), runs e125xs97.6xw25xn50.10 xw100 to av xn46.8 to beg; Aug18; Aug19 '11, 5y5%; Packard Commercial School, 4 av & 23 to N Y Life Ins Co, 346 Bway. 115,000

Lexington av, 253; certf as to above tg; Aug17; Aug19'11; same to same.

mLenox av 438, (6:1729) es, 33.8 s 132d, 16.7x85; Aug17; Aug18'11, 3y5%; Susan M or Susan O'Brien, 438 Lenox av, to Thos Thedford, Trste Eliza Morris, at Allenhurst, NJ.

^mLenox av, 438; pr mtg \$——; Aug17; Aug18'11, 1y6%; same to Mary A O'Brien, 438 Lenox av. 600

438 Lenox av.

^mMorningside av W, (7:1963) swc 121st, 101,10x181.3x100.11x167.2; Aug18'11, due Oct1'16, 6% until completion of bldg & 5½% thereafter; Stevenson Constn Co to Metropolitan Life Ins Co, 1 Mad av. 450,000

Morningside av W, (7:1963); same prop; ertf as to above mtg; Aug18'11; same

"Morningside av W, (7:1963); same prop; Sobrn agmt; Aug18'11; same & Jos Ham-ershlag with same. nom

August 26, 1911.

soorn agmt; Aug1811; same & Jos Hamershlag with same.

"Manhattan av, 362-70, (7:1848) nec 115th (Nos 315-9), 100.11x125; PM; Aug1; Aug22 '11, 3y5%; Gorham Constn Co to Hyman Sonn, 40 W 86 & ano.

115,000

Sonn, 40 W 86 & ano.

"Manhattan av, 166-S, (7:1843) sec 108,
40.11x95; Aug11; Aug22'11, 5y4\%%; Henry
Rieper to German Savings Bank, 157 4 av.
55,000

mManhattan av, 152-4, (7:1843) nec 167,000 (No19), 40.11x95; Aug21; Aug22,'11, 5y 4½%; Fredk H Peper to German Savings Bank, 157 4 av. 60,000

"Manhattan av, 531, (7:1949) ws, 18.5 n 122d, 15x80; Aug22; Aug23'11, 3y5%; Em-meline B Wilkins to Francis G Lloyd, 157 E 71 & ano trstes David Stevenson for Margt S Bent.

mManhattan av, 111, (7:1840); ext of \$8,000 mtg until Aug15'14 at 5%; Aug3'; Aug24'11; Lawyers Mtg Co, 59 Liberty, with Sarah A Lloyd.

"Northern av, (8:2179) ,nwc 181st, runs n 78xw134xs110 to st xe138.11 to beg; Aug 23; Aug24'11, 3y5%; Codae Realty Co to Hudson Mtg Co, 135 Bway. 185,000 "Northern av, (8:2179); same prop; certf as to above mtg; Aug23; Aug24'11; same to same.

to same. $^{\rm m}N$ orthern av, (8:2179); same prop; pr mtg \$185,000; Aug23; Aug24'11, 3y6%; same to Philip Neustadt, Glencove, NY. 15,000

"Northern av, (8:2179); same prop; certf as to above mtg; Aug23; Aug24'11; same to same.

to same.

mPark av, 383-7; also 53D ST, 103 E, (5: 1308); sobrn agmt; Aug15; Aug22'11; Mira A Bowie, 1710 Walnut, Phila,Pa, with Mutual Life Ins Co of NY, 34 Nassau. nom mPark av, 383-7, see 53d st, 103 E.

mPark av, 1505, (6:1637) es, 75.8 s 110th, runs s25.2xe155xn25xw75xn0.2xw80 to beg; pr mtg\$12,250; Aug21; Aug24'11, installs, 6%; Getsel Kotcher & Aaron Rosner, Bklyn to Lena Spanier, 346 Rockaway av, Bklyn.

mBivorgida drive 260 (7:1888) pec 38th

Bklyn.

"Riverside drive, 260, (7:1888) nec 98th, 106.5x130.11x100.11x96.11; ext of \$60,000 mtg until Septl'14, at 6%; Aug21; Aug22, '11; Saml Barkin with Barkin Constn Co, 459 W 141.

"Riverside drive, 260; agmt as to share ownership in mtg Aug21; Aug22'11; same with Abraham J Dworsky, 53 E 93. nom "Riverside Drive, 668, (7:2090), sec 144th, 100x110.7x99.11x106.3; ext of mtgs for \$160,000 for 5y from Nov1 at 5%; Aug17; Aug18'11; Isaac D Levy, 135 Central Park W, with Metropolitan Life Ins Co, 1 Mad av.

"IST av, 297, (3:923); ext of \$21.000 mtg

"IST av, 297, (3:923); ext of \$21,000 mtg until June30'16 at 5%; Aug24'11; Lawyers Mtg Co with Harris Mandelbaum & Fish-er Lewine.

until June30'16 at 5%; Aug24'11, Law, Mtg Co with Harris Mandelbaum & Fisher Lewine.

nom

"1ST av, 2242, (6:1709) es, 25 n 115th, 25.5x75; Aug23; Aug24'11, due Julyl'16, 4½%; Antonio Marino to Home for Old Men & Aged Couples, 1060 Ams av. 11,000

"2D av, 719-21, (3:919), swc 39th (No 248), 49.5x83; PM; Aug10; Aug18'11, 5y 4½%; Fredk Gebien to Agnes L M Carey, 50 Fayerweather, Cambridge, Mass.

"2D av, 2238, (6:1686) sec 115th (Nos 300-2), 20.2x75; PM; pr mtg \$10.000; Aug1; Aug22'11, 5y6%; Michael Fraina, 320 E 113 to Edw C Sheehy, 1374 Lex av. 5,000

"2D av, 2238, (6:1686); ext of mtg for \$10,000 to Aug1'16, at 5%; Aug22'11; East River Savings Instn, 293 Bway, with Michl Fraina, 320 E 113. nom

"3D av, 1763, (6:1657) es, 25.9 s 98th, 25x 83.9; PM; pr mtg \$—; Aug16; Aug18'11, due Julyl'14, 6%; Moses Pearlman to Henry H Jackson, 63 E 92. 6,000

"3D av, 838, (5:1306); sal Ls; Aug24'11, demand, 6%; Danl Cotter & Patk Quinlivan to Geo Ehret, 1197 Park av. 2,500

"5TH av, 461, (5:1275), nec 40th, 26.7x95; Aug9; Aug18'11, 5y4½%; Roland F Knoedler to Jas H Hyde, Islip, LI.

"6TH av, 409 & 100 W 25TH st. (3:800);

450,000

"GTH av, 409 & 100 W 25TH st. (3:800);
sal Ls, chattels, &c; pr mtg \$7,500; Aug 18'11, monthly installs of \$300 as per notes, 6%; Philip Mandelman to Adolph Fink, 4200 Bway. 25 notes, 7,500

"GTH av, 323, (3:796); sobrn of assign rents to mtg; Aug 17; Aug 22'11; DeWitt Fox with Nathan J Packard, 411 West End av & Moses Packard, 275 Clermont av, Bklyn.

"9TH av, 223, (3:721) nws, abt 25 s 24th.

"9TH av, 223, (3:721) nws, abt 25 s 24th, 24.8x100, leasehold; Aug23; Aug24'11, due Dec1'12, 6%; Ferdk Ehlenberger to Jacob, Geo W & David Cane, 2026 7 av. 2,800

m11TH av, 210-6, (3:696) sec 25th (Nos 564-8) 98.9x100; Aug12; Aug23'11, 5y5%: Martin & Arthur S Zinn to East River Savings Instn, 291 Bway. 240,000

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

"Certf as to mtg for \$20,000 covering land in Nassau Co; Aug22; Aug23'11; Elmohar Co to Title Guar & Trust Co, 176 Bway.

HAND POWER ELEVATORS suitable for STORES, WAREHOUSES STABLES AND SMALL FACTORIES, INSTALLED AT SMALL COST

OTIS ELEVATOR COMPAN

mCertf as to mtg for \$30,000 covering land in Kings Co; Aug22; Aug23'11; Rogers Impt Co to Title Guar & Trust Co, 176 Bway.

Bway.

"Certf as to mtg for \$18,000 covering land in Queens Co; Aug10; Aug23'11; Realty Co of Broadway Station to Mary A Gardon.

"Certf as to mtg for \$1,500; Rubinstein Hat Co to Saml Kranich, 598 Bway; Aug 12; Aug21'11.

mCertf as to mtg for \$1,000 on land in Kings Co, NY; Aug15; Aug21'11; Clermont Contracting & Realty Co to Bessie Correll.

"Certf & consent to mtg for \$4,200 on taxicabs; Aug4; Aug18'11; Cruice Keelan & Co to W P Mallon.

mCertf & consent to mtg for \$27,438.47;
Apr15; Aug18'11; Mutual Taximeter Cab
Co to the Auto Body & Taxicab Co.

mRye, N Y; certf as to mtg for \$3,300
made by County Investing Co to Leslie
Mackintosh; Aug2; Aug19'11.

MORTGAGES

Borough of the Bronx.

mBristow st, 1333, (11:2972); ext of mtg for \$4,000 to Aug1'16, at 5%; July28; Aug 18'11; Sidonia Littig, 155 1 av, & ano, exrs Agatha Habel with Chas Bauer, 1333 Bristow.

Bristow.

***mBeck st, 52, (10:2707); ext of \$7,000 mtg
until June20'16 at 5%; June21; Aug19'11;
Carrie E Van Keuren with Dora P Grote.
nom

Brown pl, nwc 137, see 137, nwc Brown

"Faile st, nwe Lafayette av, see Lafay-tte av, nwe Faile.

mGoble pl, nwe Inwood av, see Inwood av, es, lot 1* map 25 lots M Echarck Est.
mHome st, SS2-4, ss, 211.5 e Stebbins av, runs 186.2xne60.1xnw2.4xn42.8 to st xw 41.7 to beg; Aug18; Aug19'11, 3y5%; Herman Cramer to Lawyers Mtg Co, 59 Liberty.

mJennings st, nec Wilkins av, see Wilkins av, nec Jennings.

mJennings st, (11:2977), nec Minford pl, 100x25; Sobrn agmt; Aug18; Aug21'11; Thos Carroll with City Mtg Co, 15 Wall. nom

"Jennings st, (11:2977), nec Minford pl, 100x25; bldg loan; Aug18'11, demand, 6%; Dwyer & Carey Constn Co to City Mtg Co, 15 Wall.

mJennings st, (11:2977); same prop; cert as to above mtg; Aug18'11; same to same

"Kelly st (10:2705) ws, 365 s 167th, 50x 100; bldg loan; Aug18'11, demand, 6%; Jacobs Constn Co to City Mtg Co, 15 Wall.

mKelly st, (10:2705); same prop; certf as o above mtg; Aug18'11; same to same.

mMain st, 1499, now West Farms rd, (11:-3013); sal Ls; Aug10; Aug19'11, demand, 6%; Jno Kerrigan to Central Brewing Co, 533 E 68; re-recorded from Aug15'11.

Minford pl, nec Jennings, see Jennings, ee Minford pl.

nec Minford pl.

"Manida st, (10:2768) ws, 200 s Spofford av, 25x100; pr mtg \$6,500; July24; Aug23'11, demand, 6%; Ida Hillmann, 665 Coster to Henry Hahnenfeld, 433 E 143.

"Odel st, 1351, (*) ws, 180 s Starling av, 25x108; PM; pr mtg \$3,500; Aug23'11, 3y 6%; Wm J McMann to Philip Kaufman, 7510 Starling av.

25x108; PM; pr mtg \$3,500; Aug 23'11, 3y 6%; Wm J McMann to Philip Kaufman, 2110 Starling av. 750

"Overing st (*) nwe Tratman av, 18x 96.2x22.5x96.1, Westchester; Aug 15; Aug 18'11, due Oct1'14, 5½%; Jas Giblin to Chas C Munson, 150 W 104. 3,500

m134TH st, nwc Lincoln av, see Lincoln av, 141-53.

av, 141-53.

**m134TH st, (9:2317) ns, 125 w Lincoln av, 25x100; pr mtg \$5,000; Aug17; Aug21 '11, 3y6%; Chas J Schaeffler & Jno Merle to Chas Tisch, 604 McDonough, Bklyn.

2,000

m136TH st, 309 E, (9:2312); ext of \$8,000 mtg until July6'16 at 5%; July26; Aug 24'11; Lawyers Mtg Co, with Fredk W Meinken.

^m137TH st, (9:2282), nwc Brown pl, 17.6x 75; Aug21'11, 5y5%; Henry Kahrs to Lawyers Mtg Co, 59 Liberty. 6,000

m142D st, nwc So Boulevard, see So Boulevard, nwc 142.

m142D st, 452, (9:2286) ss, 466.8 e Willis av, 16.8x100; PM; Aug21; Aug22'11, due as per bond; Peter F Lane to Mary C Ma-hony, 413 E 139.

m147TH st, (10:2579) nes, 80 se Robbins av, 37.6x75; pr mtg \$18,000; Aug18; Aug21 '11, 2y6%; Cullo & Co to Herman Nolting & Jno Foster, both at 203 W 20. 4,000

m147TH st, (10:2579); same prop; certf as to above mtg; Aug18; Aug21'11; same to same.

m158TH st, (9:2404) ss, 99 w Melrose av, 50x98.4; sobrn agmt; Aug22; Aug24'11; Bmil Harris with Dollar Savings Bank, 2898 3 av.

2898 3 av.

m160TH st, 421 E, (9:2382) ns, 174.8 w
Elton av runs n100xw22xs25xw3xs75 to st
per bond; Tuchman Bros Constn Co to
Title Guarantee & Trust Co, 176 Bway.
5,500

75,500 m160TH st, 421 E. (9:2382); certf as to above mtg; Aug23; Aug24'11; same to same.

m160TH st, 423 E (9:2382) ns, 149.8 w Elton, runs n100xw22xs25xw3xs75 to st xe25 to beg; Aug23; Aug24'11, due as per bond; same to same. 5,000

H st, 423 E, (9:2382); certf as to mtg; Aug23; Aug24'11; same to

m166TH st, 419 E, (9:2382) ns, 200 w Elton av, 22x100; Aug23; Aug24'11, due, &c, as per bond; same to same. 5,000 m160TH st 419 E, (9:2382); certf as to above mtg; Aug23; Aug24'11; same to same

m162D st, swc Anderson av, see Anderson av, swc 162.

m162D st, (9:2404-2507) ss, 57 w Anderson av, 52.8x99.10x58.11x99.10; Aug18'11, due Dec1'14, 5%; Hillcrest Bldg Co to Dollar Savgs Bank, 2808, 3 av. 40,000 m162D st, (9:2404-2407); same prop; certf as to above mtg; Aug17; Aug18'11; same to same.

to same.

m162D st, (9:2504-2507) sws, 57 w Anderson av, 52.8x99.10x58.11x99.10; Sobrn agmt; Cath L Wynne with Dollar Savgs Bank, 2808 3 av; Aug18'11.

m162D st, (9:2504-2507), swc Anderson av, 57x99.10; Sobrn agmt; Aug18'11; same with same.

m163D st. nwc Sheridan av, see Sheridan av, nwc 163d.

av, nwc 163d.

***m165TH st, 590 (836) E, (10:2632) ss, 330.2 w Trinity av, 19.9x95; Aug17; Aug18'11, due, &c, as per bond; Wm Gansz to Title Guarantee & Trust Co, 176 Bway.

5,000

m165TH st, nwc 3 av, see 3 av, 3339-47. m166TH st, nec Washington av, see Washington av, nec 166.

m166TH st, sec Park av, see Park av, sec 165th.

^m167TH st, nec Sheridan av, see Sheridan av, nec 167.

"168TH st, 802, see Union av, ses, at

m16STH st swc Washington av, see Washington av, 1217.

m168TH st, nec Shakespeare av, see Shakespeare av, nec 168.

m173D st, swe Bryant av, see Inwood av, es, lot 16 map 25 lots M Schirck Est.
m174TH st, see Washington av see Washington av, sec 174th.

"177TH st, nwc Morris av, see Morris av, nwc 177.

^m178TH st, ss, — e Bryant av see 178th, ss, 49.2 e Bryant av.

ss, 49.2 e Bryant av.

"178TH st, (11:3135) ss, 49.2 e Bryant av,
49.11x124x50x124.1; also 178TH ST, (11:3135) ss, — e Bryant av & adj land now
or late Wm G Livingston, runs s135xw20
xn137.5 to st xe20 to beg, except part for
st; Aug23; Aug24'11, due July1'16, 5%;
Chas or Carl C-Fritzel to Ernst Koch, 781
E 176.
6,000

m1818T st, nwe Mapes av, see Mapes av, nwe 181.

m183D st, swe 3 av, see 183d, ss, fr 3 av to Bathgate av.

m183D st, sec Bathgate av see 183d st, ss, fr 3 av to Bathgate av.

m183D st, (11:3051) ss, from 3 to Bathgate avs, 238.7x130x238.7x130; two Sobrn agmts; Aug11; Aug18'11; Saul & Isidore Oliner with American Mtg Co, 31 Nassau.

m183D st, (11:3051), ss, from 3 to Bathgate avs, 238.7x130x238.7x130; Sobrn agmt; Aug11; Aug18'11; Hudson Trust Co with American Mtg Co, 31 Nassau. nom

"189TH st, nwc Grand Blvd & Concourse, see Grand Blvd & Concourse, swc Fordham rd.

ham rd.

**m205TH st (*), nec Hall av, 25x100; PM; pr mtg \$5,000; Aug22; Aug23'11, due Mari '12, 6%; Madison Constn Co, 132 Nassau, to Barnett Nelson, 41 W 21, Bayonne, NJ, 700

m205TH st (*), ns, 50 e Hall av, 50x100; 2 PM mtgs, each \$600; 2 pr mtgs, \$4,500 each; Aug22; Aug23'11, due Mar1'12, 6%; Madison Constn Co, 132 Nassau, to Geo McCauslan, 3 6th, Weehawken, NJ. 600

"205TH st (*), ns, 25 e Hall av, 25x100; PM; pr mtg \$4,500; Aug22; Aug23'11, due Marl'12, 6%; Madison Constn Co, 132 Nas-sau to Barnett Nelson, 41 W 21, Bayonne, NJ, & ano.

m213TH st (*), swe Bronxwood av, see Bronxwood av (*), nec 213.

m220TH st (*), ns, 255 w Bronxwood, 25x 100; Wakefield; pr mtg \$1,000; Aug17; Aug19'11; Frank G Banister with Jos H nocki to Rosa Martin, 918 E 223. 400

m220TH st, (*) ss, 231 e White Plains rd, 50x114, Wakefield; ext of mtg for \$4,000 to May8'12 at 6%; Lizzie H wife of & Jos H Brown with Carrie A Torriani & Ella L Barr; May8; Aug22'11. nom

m233D st, (*) ns, 105 e Catherine, 25x114; ext of \$3,000 mtg until July1'14 at 5%; Aug19'11; Frank G Banister with Jos H Jones, 949 Ogden av. nom

m241ST st, nwe Martha av, see Martha

m241ST st, nwe Martha av, see Martha

av, nwc 241. ^m**Anderson av**, swc 162, see 162 st, swc Anderson av.

mAnderson av. (9:2504-2507) swc 162d, 100x57x99.10x57; Aug18'11, due Decl'14, 5%; Hillcrest Bldg Co to Dollar Savgs Bank, 2808 3 av. 55,000 mAnderson av. (9:2504-2507); same prop; certf as to above mtg; Aug17; Aug18'11; same to same.

certf as to ab same to same.

same to same.

"Aqueduct av, (11:2878) ws, 21 n 176th, 120x100; PM; pr mtg \$12,800; Aug17; Aug 18'11, due as per bond; Henry Cleland, 1849 Anthony av to Jos E Butterworth, 2070 Ryer av.

mAnthony av, 2078, (11:3149 & 3156); ext of \$4,000 mtg until June30'16 at 5½%; June24; Aug24'11; Lawyers Mtg Co with Walter B Meyer.

Walter B Meyer.

"Bronxwood av (*), nec 213th, lots 894;
to 915 map Laconia Park, each lot 25x100;
pr mtg \$8,000; June26; Aug18'11, due, &c,
as per bond; Ellen, Mary F, Marcella G,
Anna & Owen Smyth, 7 Hulbert, Auburn,
NY, to Julius D Tobias, 1773 Washington
av 1,850

av. 1,850

"Bryant av. swe 173, see Inwood av. es, lot 16 map 25 lots M Schirck Est.

"Bathgate av. sec 183 see 183d, ss, fr 3 av to Bathgate av.

"Balcolm av. es, 250 n Latting av, 100x

— to ws Edwards av x104x149.10; ext of mtg for \$5,000 Aug!'14, at 5½%; Margt Elgar et al, exrs &c, Jas W Elgar with Jos Diamond, 1178 Wyatt; Aug1; Aug18

'11. nom

"Boston rd, (*) swc Huguenot av, runs s 800 to Hollers av, xw150xn100xw60 to East erly high water mark Eastchester Creek or Hutchinson River xn— to rd xe260 to beg, with all title to land under water; Aug21; Aug23'11, 2y6%; Anthony McOwen, 515 Wales av & Josiah A Briggs, 2305 Andrews av to Cath C Hill, 63 Beechwood rd, Summit, NJ.

mBoston rd, (*) nwc Hollers av, see Boston rd, (*) swc Huguenot av.

mBryant av, (11:2995) ws, 140 s 172d, 20x100; Aug24'11, 3y5%; Marion E Massey to Bronx Savgs Bank, 425 Tremont av.

7,500

mBryant av, (11:2995); same prop; Sobrn agmt; Aug24'11; same & Edw Rice with same.

same.

mBeach av (*) ws, 50 s Tacoma, 25x101;
Aug23, Aug24'11; 5y5%; Edw or Edw D
Breault to Ronald K Brown trus Benj L
Benson, 2004 5 av.

2,500

mCarpenter av (Catherine st) (*), es, 400
s 240th (Westchester av), 38x100; Aug22;
Aug24'11, 3y6%; Wm D Miller, 4704 White
Plains rd, to Aug J Freutel, 533 Bergen
av.

(11,2008) ws 2644 A

mClinton av. (11:3098) ws, 264.4 n 181st, 128.5x97.9x138x112.4; pr mtg \$78,000; Aug 16; Aug 2471, due, &c, as per bond; G Zingales Co, 319 E 107, to Jas F Donnelly, 457 St Pauls pl. 5,000

mClinton av, (11:3098); same prop; certf as to above mtg; Aug16; Aug24'11; same to same.

mClasson Point rd (*) c 1 being lot 33 map Clasons Pt, except part for Clasons Pt rd; Aug18, Aug19'11, due &c as per bond; Clason Beach Realty Co to Jos A Flannery, 45 E 50.

mClasons Pt rd (*) Same prop; PM; Pr mtg \$20,000; Aug18, Aug19'11, due &c as per bond; Same to Twin City Ferry Co, 17 State. 5,000

^mCauldwell av, 717, (10:2624) ws, 193.9 s 156th, 18:9x115; ext of \$1,500 mtg until Dec 1'13, at 6%; Aug14; Aug22'11; Edw Bersch, 109 E 96, with Adolf Alper, 717 Cauldwell av.

^mEdwards av (*) ws, abt 250 n Latting; see Balcolm av (*) es, 250 n Latting.

mEdison av (*) es, 300 s Tremont rd, 50x 100; Aug19, Aug21'11; 1y6%; Luigi Li-frieri to Julius Wolf, 40 Edgecombe av. 500

mElton av, 903 (9:2382); sal Ls; Aug18; demand; 6%; Philip Kessler, 2494 8 av to F & M Schaefer Brewing Co, 114 E 51.

^mFordham rd, swc Grand Blvd & Concourse; see Grand Blvd & Concourse, swc Fordham rd.

^mFordham rd, swe Grand Blvd & Con-course, see Grand Blvd & Concourse, swe Fordham rd.

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THIS BRAND of Portland Cement is too favorably known in EVERY COUNTRY where cement is used to need further descrip-

mGrand Boulevard & Concourse, (11:3166) swc Fordham rd, 274.8 to 189th x12.2x 232.5 to ss Fordham rd x111.6; certf as to mtg for \$17,500; Aug18; Aug24'11; Jno B Haskin Estates, a corpn, to American Mtg Co, 31 Nassau.

"Grand Blvd & Concourse, nwc 189th; see Grand Blvd & Concourse, swc Ford-ham rd.

"Grand Boulevard & Concourse (11:3166)
"Grand Boulevard & Concourse (11:3166)
swe Fordham rd, 274.8 to 189, 12.2x32.6 to
rd x111.6; Aug18, Aug21'11; 3y6%; Jno
B Haskin Estates Inc to American Mtg
Co, 31 Nassau.

"Hollers av, (*) nwe Boston rd, see Bos-on rd, (*) swe Huguenot av.

mHuguenot av, (*) swc Huguenot av.

"Huguenot av, (*) swc Boston rd, see
Boston rd, (*) swc Huguenot av.

"Heath av, (12:3256) es, — s Boston av;
also 141.7 n land Tecca N Read, said pt
being in the line of prolongation of c 1
229th, runs e100.5xn20.2xw100.5 to av xs
20.2 to beg; Aug21; Aug23'11, 3y5%; University Heights Realty Co to Paul L Kiernan, 215 W 98, trste Wm W Sherman, 7,500

"Heath av, (12:3256), same prop; certf as
to above mtg; Aug21; Aug23'11; same to
same.

"Heath av, (12:3256), as a proper av.

same.

"Heath av, (12:3256) es, — s Boston av; also 141.7 n land Tecca N Read, said pt being in line of prolongation of c 1 229th, runs e100.5xn20.2x100.5 to av xs20.2 to beg; 2 sobra agmts; Aug21; Aug23'11; Emanuel Glauber with Paul L Kiernan, 215 W 98 trste Wm W Sherman.

"Memoral av (*) ws 275 n Gleason av,

mHammond av, (*) ws, 275 n Gleason av, 25x100; May25; Aug23'11, due July1'14, 5½%; Margt C wife of & Lawrence J Mc-Carthy to Smith Williamson, White Plains NY.

mHall av (*), nec 205TH, see 205th (*), nec Hall av.

"Inwood av, nwc Goble pl; see Inwood ve es lot 16 map 25 lots M Schenck Est.

"Inwood av, es, lot 16, map 25 lots M Schirck Estate; also INWOOD AV, nwc Goble pl, 25x100; also BRYANT AV, swc 173d, 50x80.5x50x90.6; 1-5 pt; AT; Aug17, Aug18'11; 1y6%; Margt M Bezold, 960 Whitlock av to Ellen F Donlin, 225 W 140.

mKingsbridge rd, (*) ss, 25 w Baychester av, runs w160xs83xe50xn75xe75xn—to beg; Aug22; Aug23'11, 3y5%; Anna Schneider to Philipp Vierling, 30 Degraw, Bklyn. 3,500 mKearney av (*) es, 325 n Baisley av, 50 x100; Aug23, Aug24'11; 3y5½%; Julius Rosenberger to Hannah Harris, 2322 7 av.

mLafayette av, (10:2762 & 2764) nwc Faile runs n200xw100xs100xe50xs100 to av xe50 to beg; Aug21; Aug22'11, 1y6%; Beck St Realty Co to American Mtg Co, 31 Nassau. 16,000

mLafayette av, (10:2762 & 2764); same prop; certf as to above mtg; Aug21; Aug27:1; same to same.

mLafayette av, (10:2762 & 2764); same prop; certf as to above mtg; Aug21; Aug27:1; same to same.

22'11; same to same.

***mLincoln av, 146-S, see Lincoln av, 141-53.

**mLincoln av, 141-53, (9:2317) nwc 134th, 125x100; also LINCOLN AV, 146-S, (9:2310), es, 75 n 134th, 50x100; Aug21; Aug22'11, due Nov1'12, 5%; Louise A Irving & Francis A & Scott B Shepherd, exrs &c Geo Shepherd to Bway Savings Instn, 5 Park pl. 43,000

**mMapes av (11:3110) nwc 181st, 46.1x 145.3; Aug17, Aug18'11; 1y6%; Crotona Av Realty Co to American Mtg Co, 31 Nassau.

**Theorem (11:2110): Same prop. Certification of the control of the c

mMapes av (11:3110); Same prop; Certf as to above mtg; Aug17, Aug18'11; Same to same.

mMorris av (11:2828) nwc 177th, 100x95; Aug17, Aug18'11; 5y5%; Rector &c St Edmunds Church to Emigrant Industrial Savings Bank, 51 Chambers. 15,000

mMartha av (12:3390) nwc 241st, 100x100; Certf as to mtg for \$2,250; Germansky Constn Co to Isaac Josephson; Dec28, Aug18'11.

Aug18'11.

**Morris av, (9:2447) ws, bet 164th & 165th; transfer of tax lien for yrs 1907 & 1908, covering lot 56 assessed to unknown; July10; Aug22'11, 3y12%; City of NY to Dominick Marsullo, 45 W 24. 1,014.11

**Shakespeare av, (9:2506) nec 168th, 105.8x98.5x80x81.8; May9; Aug22'11, 5y5%; Jno M Farley to Mary Mullin, 1024 Woodycrest av. 4,200

mMaclay av (*), ns, 50 w Montgomery pl, 25x100; PM; Aug21; Aug22'11, due as per bond; Wilgus Realty Co to Agnes Douglass, 348 Mott av. 4,000

mMaclay av (*); same prop; certf as to above mtg; Aug16; Aug22'11; same to

mMaclay av (*), ns, 25 w Montgomery pl, 25x100; PM; Aug21; Aug22'11, due Dec1 '14, 5½%; Wilgus Realty Co to Chas S Whitney, Englewood, NJ, & ano, exrs Jas 4,000

mMaclay av (*); same prop; certf as to bove mtg; Aug16; Aug22'11; same to

mMaclay av (*), ss, 125 e St Peters av, 25x127.4x25x127; PM; Aug21; Aug22'11, due Dec1'16, 5%; Jas Crowe to Chas S Whitney, Englewood, NJ, & ano, exrs Jas F Whitney. 3,500

"Maclay av (*), ns, 25 w Montgomery pl, 50x100; also ST PETERS AV (*), nes, 25 nw Maclay av, 25x99.5x25x99.8; also ST PETERS AV (*), nes, 50 nw Maclay av, 25x99.1x25x99.5; also ST PETERS AV (*), nes, 26 se Maclay av, 25x100.7x25x100.3; PM; pr mtg \$—; Aug21; Aug2211, 1y 6%; Wilgus Realty Co to Albert Mamlock, 157 E 61.

157 E 61.

"Mosholu Pkway N. (12:3335) es, 23.11 s
Van Cortlandt av, 25.1x94.3x25x92.11; Aug
23, Aug24'11; 5y6%; Jennie F wife Jno
Gordon to Wm M Hubbard at Hartsdale
NY. 1,500

NY. 1,500

"Nelson av (9:2521) nws at sc plot 10 runs ne 57xnw102.6xw73.6xse166 to beg part plot 10, map Claremont, except part for Nelson av; Aug19, Aug21'11; 3y6%; Eliz G Finland, 2365 Nelson av to Hester J Morrison, 435 E 139. 400

"Park av, (Gen Mtgs) sec 166th, 255x192 x237x97; sub to pr mtg \$125,000; declaration that mtg for \$300,000 recorded Mar29' '10, on various other parcels, also covers above premises; Shults Bread Co, 26 Beaver, with Peoples Trust Co as trste, 181 Montague, Bklyn; Aug18; Aug23'11, nom "Park av, (Gen Mtgs), same prop; declar-

"Park av, (Gen Mtgs), same prop; declaration that mtg for \$3,000,000 recorded Mar 29'10 on various other parcels, also covers above premises; Aug18; Aug23'11; same with same.

"Sheridan av (9:2453 & 2457) nec Tran-verse rd at 167, 100.9x48.11x114.7x72.7; Pr mtg \$3,300; Nov 21'10, Aug21'11; 2y6%; Central Realty Co, 103 Park av to E Brad-

"Sheridan av, (9:2453 & 2457), same prop certf as to above mtg; Aug21'10; Aug21'11 same to same.

same to same.

"St Raymond av, (*) nws, at nes Washington av, 50x100, except part for Overing st; Aug17; Aug18'11; due, &c, as per bond; Adeailde M Deorinckel to Title Guarantee & Trust Co, 176 Bway.

"So Boulevard, (10:2728) ws, 115 n 167th, 50x100; pr mtg \$15,000; Aug7; Aug18'11, 2 y6%; Jas C Gaffney to Margt Knox, 478 Mott av.

"So Poulevard, (10:2575) pwg. 1424, 2010.

Mott av. 3,500

mSo Boulevard, (10:2575) nwc 142d, 30.10x
96.1x72.11x81.10; pr mtg \$28,000; Aug16;
Aug22'11, due, &c, as per bond; Vincenzo
Razzano & Pasquale Curzio to Louis M
Ebling, 760 St Anns av. 10,000

mSo Boulevard, (11:3111) ws, 287.5 s 182d,
45.11x135.10x44x123.2; Aug22; Aug23'11, due
as per bond, 5%; Waverly Constn Co to
Church & Dwight Co at Solvay, NY. 38,000

mSo Boulevard, (11:3111), same prop certf
as to above mtg; Aug22; Aug23'11; same
to same.

mSheridan av, (9:2455 & 2461), nwc 163d, 30.8x68.7x30.8x69.3; agmt as to share ownership in mtg; Aug16; Aug23'11; Jno J Engeldrum with Johanna H Seebeck, 439 E 135.

mSheridan av, (9:2455-2461); same prop; ext of \$5,000 mtg until Aug16'13 at 6%; Aug16; Aug23'11; same with Briggs Av Realty Co, 789 Elsmere pl. nom

mSummit av. (9:2524) es, 50 s 162d, 50x95; pr mtg \$15,000; Aug22; Aug24'11, demand, 6%; Machanlev Realty & Constn Co to City Mtg Co, 15 Wall. 5,000

"Summit av, (9:2524); same prop; certf as to above mtg; Aug23; Aug24'11; same to same.

mSherman av, (9:2453) ws, 339.7 n 167th, 150 to 168th x60.7 to Sheridan av x153.7x 93.11; PM; Aug23; Aug24'11, due as per bond; Albert J Schwarzler to Concourse Investing Co, 165 Bway. 3,500

mSt Peters av (*), nes, 25 nw Maclay av, 25x99.5x25x99.8; certf as to mtg for \$4,-000; Aug16; Aug22'11; Wilgus Realty Co to Eliz B Stone, Ossining, NY.

"St Peters av (*), nes, 26 se Maclay av, 25x100.7x25x100.3; PM; Aug21; Aug22'11, due Dec1'14, 5½%; Wilgus Realty Co to Francis S Phraner, Trste Caroline M Hitchcock, at Summit, NJ. 4,000

"St Peters av (*); same prop; certf as to above mtg; Aug16; Aug22'11; same to same.

mSt Peters av (*), nes, 25 nw Maclay av, 25x99.5x25x99.8; PM; Aug21; Aug22'11, due Dec1'14, 5½%; Wilgus Realty Co to Eliz B Stone, at Ossining, NY. 4,000

mSt Peters av (*), nes, 50 nw Maclay av, 25x99.1x25x99.5; PM; Aug21; Aug22'11, due Dec1'14; 5½%; same to Mary S Stone, at Ossining, NY.

mSt Peters av (*); same prop; certf as to above mtg; Aug16; Aug22'11; same to

^m**Sheridan av, es, 339.7 s 167TH,** see Sherman av, ws, 339.7 n 167.

mSt Peters av (*), nes, 25 & 50 nw Maclay av, see Maclay av (*), ns, 25 w Montgomery pl.

Peters av (*), nes, 26 se Maclay av, Maclay av (*), ns, 25 w Montgomery

mTrinity av, 1037, (10:2633) ws, 312.3 n 165th, 19.10x100; Aug14: Aug18'11, due Apr 13'16, 5%; Seraphina S Maher, 1037 Trin-ity av to Florence C Speranza, at Irving-ton, NY as trste Frances E Colgate. 4,000

mTinton av. (10:2669) ses, 92 n 163d, 2 lots, ea 72x132.2; 2 bldg loan mtgs, ea \$60,-000; Aug18; Aug19'11, due July1'12, 6%; Kramer Contracting Co to Delia G Levy, 311 W 139.

"Tinton av, (10:2669), same prop; 2 certfs as to above mtgs; June27; Aug19'11; same as to ab to same.

mTremont av, (11:2782) ns, 100 e Jerome av; agmt guaranteeing payment of notes for \$662, due for work, &c, on above, by party 3d pt, conveying Clay av, 1325, es, 365 n 169th, 25x87, in case of default, &c; Frank Scolaro, 338 Robbins av, & Han Constn Co with Bessie Berkowitz, 1325 Clay av; July28; Aug18'11.

mTratman av, (*) nwc Overing, see Overing, (*) nwc Tratman.

ing, (*) nwc Tratman.

"Union av, (10:2681) ses at sws 168th (No 802), 59.2x96.10x21x89; PM; Aug15; Aug18'11, due, &c, as per bond; Edw Miller to Wm J Frey, 1226 Tinton av. 13,750

"Undercliff av, (11:2880) ws, 227.1 n
Washington Bridge Park, 68.3x142.11x
57.11x143.7; Aug23; Aug24'11, due as per bond; Hope Constn Co, 115 Bway to Hamilton Securities Co, 165 Bway. 3,600

^mUnderclift av, (11:2880); same prop; certf as to above mtg; Aug23; Aug24'11; same to same.

"Van Cortlandt Terrace, Vonkers; certf as to two mtgs for \$9,000 ea; Geo Edgar Co to Westchester & Bronx Title & Mtg Guarantee Co; Aug17; Aug18'11.

"Washington av, 1217, (9:2389) swc 168th, runs w150xs2.7xe50xn33xe100 to av xn39.7 to beg, except part for av & st; PM; Aug 15; Aug21'11, 1y5%; Taxpayers Realty Co, 1203 Franklin av to Lanty Ryan, 1698 Weekes av. 5,000

Weekes av.

"Washington av, (*) nes, at nws St Raymond av, see St Raymond av, (*) nws, at nes Washington av.

"Webster av, (12:3275) ws, 83.8 s 193d, 25 x95.10x25.2x98.10; pr mtg \$22,000; Aug17; Aug18'11, due, &c, as per bond; Decatur Constn Co, 2062 Ryer av, to Leon Meyer, 1801 Ocean Parkway, Bklyn.

"Webster av, (12:3275) ws, 83.8 s 193d, 25 x95.10x25.2x98.10; certf as to mtg for \$5,500; Decatur Constn Co, 2062 Ryer av, Bronx, to Leon Meyer, 1801 Ocean Parkway, Bklyn; Aug17; Oct18'11.

"Wilkins av, (11:2977) nec Jennings, 50.6 x100; pr mtg \$——; July11; Aug18'11, 3y 6%; Jennings Realty Co to Louis Gordon, 5,000

"Wilkins av, (11:2977), same prop; certf

mWilkins av, (11:2977), same prop; certf as to above mtg; Aug16; Aug18'11; same to same.

"Wilkins av, (11:2977) es, 50.6 n Jennings, 2 lots, ea 53x100; 2 mtgs, ea \$5,000; 2 pr mtgs, \$—— each; July11; Aug18'11, 3 y6%; same to same. 10,000

mWilkins av, (11:2977), same prop; 2 certfs as to above mtgs; Juyl11; Aug18'11; same to same.

"Washington av, (9:2371) nec 166th, 50x 87.2x50x86.11; Aug19; Aug22'11, 5y5%; Louis E Kleban to Lawyers Mtg Co, 59 Liberty.

mWashington av, (9:2371); same prop; sobrn agmt; Aug21; Aug22'11; same & Morris Osmansky, 112 W 113, with same.

mWashington av, (11:2915) sec 174th, 25x 100, except part for av; pr mtg \$—; Aug23; Aug24'11, 1y6%; Bertram L Kraus to Lillie N Sternberg, 1111 Mad av. 1,500 m1ST av, (*) es, 100 n 1st, 100x100, Olinville; Aug15; Aug19'11, due, &c, as per bond; Pasqualina Belotta to Eva K Muller, 828 Courtlandt av. 3,500 m1ST av. (*) same propire provider \$2500.

828 Courtlandt av.

"1ST av, (*), same prop; pr mtg \$3,500; Aug18; Aug19'11, due, &c, as per bond; same to Geo Brown, Hopewell Junction, Dutchess Co, NY.

"3D av, swc 183d, see 183d, ss, from 3 av to BathgatBe av.

"3D av, 3339-47, (9:2370) nwc, 165th, 88.6x 67x88x77.5, except part for st; Aug21; Aug 22'11, due Nov1'12, 5%; Louise A Irving & Francis A & Scott B Shepherd, exrs &c George Shepherd to Bway Savings Instn, 5 Park pl.

"4TH av, (*) es, 31.2 s 1 av. 31.1x113.6x

Fark pl. 15,000

**Math av, (*) es, 31.2 s 1 av, 31.1x113.6x
30x122.1; PM; pr mtg \$2,500; Aug17; Aug
22'11, 3y6%: Frank Pettinati to Morris
Kaplan, 1 W 137 & ano. 1,000

***East River, (10:2599) w bank — s 149th;
transfer of tax lien for yrs 1902 to 1908
covering lot 95 assessed to Unknown;
Mar6'11; Aug24'11, 3y11%; City of N Y to
Wm G Wadhams, 820 Powers Bldg, Rochester, NY. 164.67

***East River, (10:2599); same prop; asn
transfer tax lien; Aug15; Aug24'11; Wm
G Wadhams to Chas D Donohue, 408 W
43. 183.28

mLots 67, 68, 71 to 74, 79, 80, 82, 83, 85, 86, 122, 166 to 180 & 190 to 197, (*) map 1189, 305 lots at Clason's Point; Aug22; Aug23 '11, 296%; Beach Estates Impt Co to Alice L Beach at Clason's Point. 7,500

"Lots 67, 68, 71, &c, (*) same prop; certfas to above mtg; Aug22; Aug23'11; same

^mLots 127 & 128, map 1057 made by H W Vogel; Aug7; Aug19'11, due upon sale of premises, 4%; Giuseppe Bove of Yonkers, NY, to Alfonso Bove, 418 E 124.

PORTLANI CEMENT

NEW YORK 30 BROAD STREET,

FQRECLOSURE JUDGMENTS IN SUITS.

AUG. 17

167TH st, ns, 140 w Prospect av, 40x 125; Chas Danewitz agt Anna A Cordts et al; Otto J Kalt, atty; Benj Schaffer, ref. (Amt due, \$4,704.75.)

(Amt due, \$4,704.75.)

179TH st, 361 E; Amalie M H Kaufmann agt Kathryn A McCaffrey et al; Gerlich & Schwegler, attys; S Morton Gottheim, ref. (Amt due, \$506.25.)

Morris av, ws, 50 n 152d, 24.9x100; Jos Egan agt Enrico D'Ambrosio et al; Black, Varien, Bigelow & Somers, attys; Jos Rowan, ref. (Amt due, \$5,156.92.)

Greenwich st, 762; Metropolitan Savings Bank agt C N Shurman Investing Co; A S & W Hutchins, attys; Adam Wiener ref. (Amt due, \$6,223.67.)

Greenwich st, 760; also BANK ST, 108-

Greenwich st, 760; also BANK ST, 108-110; Same agt Jos C Koenigsberg; A S & W Hutchins, attys; Adam Wiener, ref. (Amt due, \$18,671.)

(Amt due, \$18,671.)

105TH st, 323-325 E; Ida Semel agt Moritz Weisberger et al; Goldfogle, Cohn & Lind, attys; Henry B Ketcham, ref. (Amt due, \$31,274.17.)

Bailey av, nec 229th, 244.4x101.4; Max Marx agt Pauline S Rapp et al; Saul H Immergluck, attys; J D Kelly, ref. (Amt due, \$3,657.50.)

AUG. 18.

54TH st, 347 W; leasehold; Hyland P
Rice agt Jno H Scheier; Merle St John,
atty; G A Newman, ref. (Amt due,
\$553.91.)

2D av, 2237; Mary A Jeffrey agt Sabato Vigorito; Cary & Carroll, attys; Arthur M Levy, ref. (Amt due, \$16,114.58.)

AUG. 19. No Judgments in Foreclosure filed this

AUG. 21

121ST st. 232 W; Jno J Fallon agt Julia
Swartz; Melville B Mendell, atty; Chas
A Curtin, ref. (Amt due, \$14,431.67.)

AUG. 22.

Cauldwell av, 724-726; Jonas Weil et al agt Jos Stone et al; Arnstein, Levy & Pfeiffer, attys; Jerome Ullman, ref. (Amt due, \$38,984.82.)

179TH st, ns, 100 w Anthony av, 50x90; Laura M Rooney agt Rose M Sarner; Stet-son, Jennings & Russell, attys; Isham Henderson, ref. (Amt due, \$5,315.97.)

AUG. 23.

63D st, 221 W; Abraham A Silberberg agt Friedland Realty Co et al; Jos A Turley, atty; Alfred J Talley, ref. (Amt due, \$1,265.95.)

LIS PENDENS.

AUG. 19.

165TH st, ss, 70.3 e Kelly, 50x72.3xirreg;
Vittorio Marcigliano agt Bristow Construction Co et al; notice of levy; Cohen Bros, attys.

156TH st, ss, 200 w Courtlandt av, 25x 100; also LOTS 5 and 6, map of 126 lots of property of Hudson P Rose Co, Bronx; Balfour & Koch Co agt Geo Dumrauf; notice of attachment; Wessleman & Kraus, attys.

AUG. 21.

Mott st, 160; People of the State of N Y gt Michael Lisanti; notice of levy; C S hitman, atty. agt Micna Whitman,

3D st, 279-283E; & 135-137 Eldridge st; M Marion Apfel agt Helen A Greene et al; action to set aside deed; Cass & Apfel, attys.

action to set aside deed; Cass & Apfel, activs.

Decatur av. es, 300 s Woodlawn rd, 50x 120; Peter Engel agt Annie D'Ambra; notice of levy; A & W Bloch, attys.

1ST av, ws, 25 n 113th, 25x75; People of the State of N Y agt Salvatore Marino; notice of levy; C S Whitman, atty.

102D st, ss, 99.8 w 2 av, 25.4x65; People of the State of N Y agt Saml Brill; notice of levy; C S Whitman, atty.

41ST st, 120-122 W; People of the State of N Y agt Mary A Donoghy; notice of levy; C S Whitman, atty.

37TH st, 130 W; Abraham J Schlesinger agt 130 West 37th St Co et al; action to foreclose mech lien; Cohen Bros, attys.

Brook av, ws, bet 167th & 168th, —x—; Bessie Ronginsky agt Harry Overington et al; foreclosure of transfer of tax lien; J Haberman, atty.

Jerome av, es, 408.6 n 165th, 113.4x90;

Jerome av, es, 408.6 n 165th, 113.4x90; Saml J Albert agt Bedford Boulevard Construction Co et al; action to set aside deed; I R Albert, atty.

AUG. 22.

5TH av, swc 31st, 30x100xirreg; also WARREN ST, ss, lot 327, map of P E Church of State of N Y; also 14TH ST, ss, 125.1 e University pl, 32.5xirreg to 13th; also READE ST; 140; also READE ST,

103; also CHAMBERS ST, 121; also FRONT ST, 228-230; Audinet Gibert et al agt Fredk E Gibert et al; partition; Strong & Cadwalader, attys.

Edgewater rd, ws, 597.7 n Westchester av, 25x100; Jos H Maher agt Louis Spaeth et al; partition; Campora & Thiery, attys.

AUG. 23.

Hester st, 167; Jos D Manblatt agt Carmine Luongo et al; action to foreclose mechanics lien; H W Fried, atty.

Pinchurst av, swc 180th, 200.1x100x irreg; Frank Genninger agt Rountree Realty Construction Co et al; action to foreclose mechanics lien; B J Kelly, atty.

Audubon av, nwc 187th, 189.9x75xirreg Same agt Belland Building Co et al; ac tion to foreclose mechanics lien; B Kelly, atty.

Intervale av, 1155 & 1157; Hyman Gurewitz et al agt Morris Barry et al; action to foreclose mechanics lien; W M Meek,

AUG. 24.

Catharine st, 64; Flora L Vose agt Jos C Conkling; action to declare lien; S G Gibboney, atty.

Tiffany st, sw cor 167th, 94.6x69.2xirreg; David Gilmour Door Co agt Jane Kitchen et al; action to foreclose lien; Bartlett & Chamberlain, attys.

Bryant av, 1872; Hannah Gold agt Albt Keyser et al; foreclosure of transfer of tax lien; D J Gold, atty.

AUG. 25.

So Boulevard, ws, 193.5 s 182d, 139.11x 135.10xirreg; Stephen G Still agt Jas S Cully et al; action to set aside deed; H Hartman, atty.

3D av, es, 77.11 s 134th, 25.11x63.4; Daniel London agt Geo W Gaffney et al; foreclosure of transfer of tax lien; J Gans atty.

37TH st, 130 West; Hurwitz & I stein agt Abraham J Schlesinger counterclaim; Taylor & Fatt, atty.

FORECLOSURE SUITS. .

AUG. 19.

LOTS 187-190, map of 300 lots in 23d & 24th Wards, controlled by Henry Morgenthau; two actions; Belwood Realty Coagt Thos H Roff et al; Lese & Connolly,

Crimmins av, 317-319; Albany Savings Bank agt Moritz Klein Realty & Construc-tion Co et al; Tracey, Cooper & Townsend, attys.

AUG. 21.

Lot 215, map 1272 of Joel Wolfe estate, 24th Ward; Rosalie L Davies agt Harry Lehman et al; H Swain, atty.

138TH st, 519 W; Harry Horowitz agt Isaac Levy et al; W B Marx, atty.

5TH av, 2148; Jno H White agt Jennie Kind et al; C F Kelley, atty.

AUG. 22.

Bryant av, 1344; Jno H Austin agt Jas A Kearney et al; A W Meisel, atty.

Spring st, ns, lot 936 of Bayards east farm, 23.9x109x23.3x114.5; Richard Lathers, Jr, et al, trustees, agt Nathan Rubenstein et al; R & E J O'Gorman, attys.

Grant av, nws, 397 sw Samuel st, 33x 10; Achille Bataille exr agt Isabelle Clark al; H A Vien, atty.

111TH st, 53 W; Helen A Banks et al ars agt Chas Meshel et al; J D Prince,

180TH st, nwc Wadsworth av, 90x119.6x irreg; Geo L Hiltl Co agt Mutual Apartment Co et al; House, Grossman & Vorhaus, attys.

AUG. 23.

78TH st, 432 E; Grenville Clark et al gt Lester S Abberley et al; E Root, Jr,

95TH st, 176 E; Henry H Jackson agt C L Nassauer Estates et al; S H Jack-L Nan, atty.

70TH st, 302 E; Usudir Wiesenverger st Isaac Cursun et al; L Rosenberg,

Columbus av, nec 215th, 99.11x50; Lawers Title Ins & Trust Co agt Ruth Macey et al; P S Dean, atty.

Westchester av, ns, adj land of N Y, N H & Hartford R R Co, 143.6xirreg; Mary T Grace agt Elizabeth A Heaney et al; P J Britt, atty.

54TH st, ns, 266.8 w 8 av, 58.4x100.5; two actions; United States Trust Co of N Y agt Laura J Mack et al; amended; Stewart & Shearer, attys.

AUG. 24.

110TH st, ss, 200 e 2 av, 50x100.11; B Aymar Sands et al agt Pendant Realty Co et al; Bowers & Sands, attys.

Valentine av. ws, 150 n Travers, 75x 170; Susan G McNerny agt Laura L Leeson et al; W L Bunnell, atty.

23D st, 250-252 W; also 22D ST, 261-265 W; Farmers Loan & Trust Co agt Wm R Sheldon et al; Geller, Rolston & Horan, attys.

sttys.

Summit av, ws, 111.6 s 166th, 25.11x 165.10; Sylvia H Josephi agt Michael H Haffey et al; H Swain, atty.

Lebanon st, ns, 100 e Clinton av, 21.11x 100; Wm J Powers agt Antonio Galiani et al; M J Sullivan, atty.

Lafayette st, 222; Morgan C Barnwell et al agt Michael Brigante Co et al; H Swain, atty.

AUG. 25.

118TH st, nec 2 av, 80x27; Geo von L Meyer agt Sam Mayerczak; amended; L J Phelps, atty.

Phelps, atty.

129TH st, 112 E; Henry Kaiser agt Moses I Siegel et al; J M Ruck, atty.

Grant av, es, 107.8 n 165th, 25x102.5; Tressa L Taylor agt Jos E Guillaume et al; Kafer & Wilds, attys.

110TH st, ss, 26 w Park av, 41x100.11; Louisa Backhaus et al agt David I Shapiro et al; A Hutter, atty.

Marcher av, es, 200 5 s 169th, 25x104.8;

Marcher av, es, 200.5 s 169th, 25x104.8; Edw F Cole agt N T Sweezey's Sons & Co et al; W F Wund, atty.

Riverside Drive, 38; Abraham Zadek et agt Wesley Thorn et al; Kantrowitz &

Albany st, sws, 65.11 se West, 18.8x58x irreg; Wm C Cox agt West Side Improvement Co; D S Ritterband, atty.

JUDGMENTS

In these lists of Judgments the names alphabetically arranged and which are first on each line are those of the judgment debtor. The letter (D) means judgment for deficiency. (*) means not summoned. (†) Signifies that the first name is fictitious, real name being unknown. Judgments entered during the week and satisfied before day of publication do not appear in this column, but in list of Satisfied Judgments.

The Judgments filed against corporations, etc., will be found at the end of the list.

25 Avallone, Jos—J Latella. 13. 25 Allen, Frances—Martin & Martin 4. 19 Bloch, Eugene H—S Pitou. 26. 19 Bennett, Jas M—J H Gregory et a. 6.

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Co.....Boiler
25 Budelman, Harry—Haskins Boiler
.....168.06

Donnelly, Geo M—A M Hyland. 29.41 Dressler, Harry—P Gersten et al. 73.66 D'Angelo, Chas et al—E L Ortloff. 25 D'Angelo, Chas et al—E L Ortloff. 25 David, Henri—J Simmons Co...132.64 19 Esposito, Anna T et al—People, &c. 500.00 Co 85.48
23 Elias, Shamoony—J H Ashkar 48.09
24 Ehrlivh, Fredinand—W & J Sloane.
181.00
24 Eitz, Wilhelmina T—S Abenheim 51.17
24 Errico, Lucia S—Title Guarantee & Trust Co 39.82
25 Elwood, Philip L—A J Oishei 250.00
19 Franklin, Edw M—M A Braddock.
2,859.61
19 Ferrara, Louis et al—People &c.500.00

 25 Feinberg, Solomon
 3,231.72

 heimer
 3,231.72

 25 Flaherty, Wm H—Volunteer State
 25 Life Ins Co.

 25 Friedberger, Theodore A—A Michaels
 110.85

 19 Gogliano, Antonio—C E Difenthaler

Assemblyman Foley on the Charter.

The following letter was sent on August 16 by Assemblyman James A. Foley, Chairman of the Cities Committee of the Assembly, to Allan Robinson, of the Allied Real Estate Interests, in answer to the various statements of criticism upon the proposed Charter emanating from that body:

various statements of criticism upon the proposed Charter emanating from that body:

I note in a recent issue of the Record and Guide that it is "understood that you will publish an adverse statement" to the proposed New York Charter next week, and hope that you will approach the consideration of the bill without prejudice or bias. The Cities Committee of both Houses have attempted to draft an instrument which will give the largest measure of home rule to the city. They have had the advantage of the draft prepared by the Ivins Committee and also by the Hammon Committee, and the present bill is the culmination of five years of investigation and research.

In the discussion of a document affecting so many interests, involving such vast municipal expenditures and relating to so many important subjects, there must be differences of opinion, but many of the attacks which have been made against the proposed Charter have been instigated by persons who desire to see no Charter passed, and who are in favor of continuance of the unscientific, illogical and contradictory language and arrangement and the administrative defects of the present Charter.

We believe that the changes recommended by our committee are for the best interest of the city, and may I suggest, in this connection, that for the first time there will be enacted in the law an accurate and simple description of the city's obligations and of the sinking funds for their payment? A budget committee is created for the purpose of preparing a tentative budget which will afford taxpayers greater opportunity for examination of its contents.

The creation of a city architect should result in a saving to the city, as estimated by Comptroller Prendergast, of several hundred thousand dollars now paid to private architects. All salaries of city and county officers and employees to be fixed by Board of Estimate, thus avoiding mandatory salary increases at Albany.

In the creation of additional departments, no extra expense to the city will

Albany.

In the creation of additional departments, no extra expense to the city will be involved. For example, in the new License Department there will be concentrated the work now done by the Com-

missioner of Licenses, the Chief of the Mayor's Bureau of Licenses, the City Clerk and the Police Commissioner, and this should result in economy.

The Department of Buildings will exercise the functions of the Superintendent of Buildings in the various bureaus. It is claimed for this plan that uniformity as to building regulations will prevail throughout the city, and the idea was originally suggested by the Ivins Commission.

originally suggested by the Ivins Commission.

The Department of Engineering will exercise the functions now under the control of the Engineer of the Board of Estimate, and the transfer of these functions should involve no additional employees or expense.

The Department of Ferries will exercise the functions of the present Bureau of Ferries in the Department of Docks.

The creation of the Bureau of Fire Prevention will cause additional expense, but the results achieved will justify the increased expense by materially reducing the enormous losses of life and property by fire.

creased expense by materially reducing the enormous losses of life and property by fire.

I am taking the opportunity now of contradicting the statement recently issued by the Bureau of Municipal Research that the Charter takes away from the Comptroller the power of auditing the payments on contracts let after advertisement. The proposed Charter in this regard simply continues the provisions of the present Charter, Section 149 of which excludes payments on contracts from the audit of the Comptroller. Neither has any change been made as charged with respect to the audit of salaries of the city's employees, the provisions of the present Charter being continued.

From the taxpayer's standpoint, we believe that a paid Board of Education will be justified. At the present time, the Board of Estimate has little control over the expenditures of the Board of Education, whereas under the proposed Charter the entire expenditures are made subject to the approval of the Board of Estimate. The enormous responsibility involved in supervising the expenditure of the money expended annually for education in New York City, amounting, as it does, to thirty million dollars, we believe should occupy the entire time of a Board of Education who should be sufficiently compensated for the work done by them.

I trust that any statement issued by your association will take into consideration these advantages occurring to the city under the proposed Charter. The committee will welcome any suggestion, recommendations or amendments desired by your association.

Architectural Changes.

Architectural Changes.

Considerable change has been made in recent years in the styles of architecture applicable to suburban work, says a writer in "The National Builder." Some fifteen years ago a great deal of ornamentation was shown in the way of scroll and spindle work, while now we seldom see any scroll work on any part of the exterior or interior. Turned work is losing favor even for columns and balusters, giving way to plain square materials.

The concrete house, whether solid block, or simply the plastered exterior, seems to require the omission of the Colonial columns, which have been in favor for some years past.

Strictly Colonial houses are being built in great numbers, some calling for the large plain or fluted columns, with composition caps in one or the other of the various orders. These large shafts being rather expensive are seldom used except in large and expensive residences.

The small Colonial houses show more or less turned work, and even some houses on a Colonial order are rather void of these features, commonly understood as Colonial.

The plain square house with peak or

on a Colonial order are rather void of these features, commonly understood as Colonial.

The plain square house with peak or two gable end style seems to prevail, taking the place of the former style that called for many gable ends.

The interior finish is plain indeed. The mouldings shown are principally flat, to show the hardwood grain. Of course, the finishing of flat hardwoods is easier than if moulded, and the cost has had much to do with the present-day styles. Some years ago when white pine prevailed the interior wood finish on account of its being painted it was thought necessary to have the trim muchly moulded, and even when the hardwoods started to be used it seemed hard for the architects to get away from moulding the interior trim, but as time went on it was soon seen that the hardwoods required flat surfaces to bring out the richness of the grain and then, besides, it is cheaper to apply the filler, stains or varnish as the case may be.

Then, too, people have become mission crazed. This means plain, flat finish. Even broken corners are omitted, but more finish is required to make up the plaster panels and beam work, so the cost is some higher. Therefore, all the change comes about because of the increased cost.

The housewife must have hardwood finish, requires a sideboard, and plenty of pantry cases that were not seen in the old white pine finish home, but which was greatly decorated on the outside with every kind of embellishment.



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$\frac{25}{25}$	Grill, Edwin R—C M Radford148.64 Grinberg, David et al—S Franks et al 2,670.21 Gett, Harry N et al—M Mandelbaum et al
25	Gett, Harry N et al—M Mandelbaum
19	Halvorsen, Alfred et al—J Martinson
19	Hines, Dixie—G T Dickerson71.91
00	The Land Land Land Co. 79 27
21 22 22	Hinz, Alexander J—The Equitable
0.0	The Frank I Declare at al 95 80
$\frac{23}{23}$	Hines, Dixie—G T Dickerson
23	Hammond, W Barton et al—S Al-
23	Hauck, Edw T—David Mayer Brew-
23	Haslacher, Florence—Biddle Piano
	its value to wit \$175.00 besides
24	Hessberg, Francis et al—R W, Hebberd
24	Howth, J De Lyon et al—Waldorf- Astoria Hotel Co
24	Hain Silvio I. W Vogel 113 81
01	Transference Char A Bornstein 26 21
24 24	Astoria Hotel Co
24	Houston Herbert-R. C. Spong 103.54
$\frac{24}{25}$	Hart Alice M-I I Dillon 104 41
25	Hunter Fdw Hacking Roller Co 137 45
25	Hunter, Edw-Haskins Boner Co. 181.16
	Hart, Alice M—J J Dilloll
21	Jones, Floyd H—A Dryloos et al.145.69
23	Jenkins, Robt—Phoenix Construction Cocosts, 23.08
23	Jenkisson, Isabella B—A E Soears.
24	Jacobs, Louis-J M Parker, Jr50.01
24	Judson, Sidney T et al-I Carol49.15
19	Karp or Karpine, Max et al-R Baum-
	oehl
21	Kennedy, J Sarsfield—Stoddard Mo- tor Co42.75
21	Klang, Sam—Colonial Distributing
21	Kaplan Beni J-National Alumni.71.25
21	Klatzko, Joel & Morris—E Goshowitz
99	Welley Robt S-S A Lindholm 289 22
23	Kochman, Bernard—American Can
23	Jones, Floyd H—A Dryloos et al.145.63 Jenkins, Robt—Phoenix Construction Co
99:	Kolhe Herman et al-I Annel 289 44
24	Klein Morrig N V Telephone Co 39 07
24	Kennedy Ellen—the same 16.73
24	Kelly, Jos—T Montaguecosts, 23.37

24	Keler, De La Grand et al-A W
0.5	Schmidt Jr 164.83
10	Liberti Vitaliano & Maria et al-
13	People. &c
.19	the same—the same1,000.00
19	Leininger, Philip A—Equitable Trust
- 0	Co of N Y
19	Lindenaier, Louis J et al—A Gomberg
91	Lowis Edw_N V Tel Co 41 17
21	Lombardo, Giovanni—N Beneventi et
	al29.65
21	Linton, Edw—A Cavalluzzo168.22
22	Linck, Jno M—J Lever
22	Levin Sigmund—W D Cunningham
20	Levin, Signand—W D Camingham.
23	Levin, Louis H et al-R W Hebberd
23	Langrock, Chas—A Davey30.16
23	Lighthouse, Chas F—A F Stillman.
24.	Lawrence, Carrie-L Jerkowski et al
	153.01
24	Lowander, Jno P—C E Frakes328.85
24	Letts, Alonzo W—Edw Thompson Co.
24	Le Kackman Hyman & Saml et al-
-	Union Bank of Brooklyn15.60
24	Lomonti, Chas-El Nido Realty Co.
9.1	Tinn Androw H. H. D. Toylor Co.
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25	Leman, Max-H Leman32.80
25	Lambert, Florence et al-People, &c
95	*Loch Loopold et al_M Mandelbaum
20	et al 92.06
25	Latzke, Paul-Rembrandt Realty Co.
25	Lowther, Sarah E & Jno R—Chemi-
25	Levin Barnet-L. Tannenbaum 375 02
$\frac{25}{21}$	Keler, De La Grand et al—A W Schmidt Jr
	Levin, Barnet—L Tannenbaum. 375.02 Morgan, Jos & William F S Oliver— E E Yelverton
$\frac{21}{22}$	Mutko, Jos-Manchester Smith Co.43.71
22	Miller, Wilfred L—Marine Ice Co.40.29 Mook, William H—Rudolph Bros Co.
22	Mook, William H—Rudolph Bros Co.
22	McManus, Owen-The Equitable Trust
12020	Co, of N Y
22 22	McAndrew, Wm—H Kaplan50.16
22	McManus, Owen—The Equitable Trust Co, of N Y
22	Morris, Abraham-B Heinrich et al.
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23	Maynard, Wm J—Adolph Prince Co 308.65 Mestaniz, Emma M S—American Elevator Co 273.16
23	Mestaniz Emma M S_American Fla-
20	vator Co

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	Moschowitz, Leopold—L D Cann.233.41
24	Moore, Jas B et al-N Y Telephone
	Co 47.78
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24	Mangin, Daniel F—the same28.27
$\frac{24}{24}$	Moschowitz, Leopold—L D Cahn.233.41 Moore, Jas B et al—N Y Telephone Co
24	McNulty Miss Agnes-"Toseph" 144 41
24	McNuity, Miss Agnes Joseph
24	Mazur, Jos P et a—P Jarema60.08
24	McCue. Martin G-Bluthenthal &
1000	Pickart Inc 179 99
01	Bickart, Tile
24	McCann, Richard M—Edw Thompson
	Co 406 85
9.4	Mulachy Edw at al C H Book 255 20
24	Mulcany, Edw et al-G H Feck. 255.59
24	*Miller, Morris et al—J Hegewald.227.35
24	Moradinsky, Tony S et al-the
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	same 221.33
24	Matturn, Otto—O Stahl26.65
2.5	Mosher Philip S-H E Dade 172.55
9.5	Millon Los H* 6 Enodle A* of al
29	Miller, Jas H. & Fredk A. et al-
	Consolidated Engraving Co382.37
9.5	Morris Adolph et al S Franks et
20	all a cross
-	McCue, Martin G—Bluthenthal & Bickart, Inc
25	Maresco, Domenico-S D Asaro79.65
- 95	Mariani Oreste et al People &c
20	mariam, Oreste et al-reopie, &c
25	Messer, Adolph et al—A Happel.1.264.30
25	Marendino or Merendino Concetta-
20	T A Balance Merchanio, Concetta
	L A Baiser
19	Nelson, Harry M et al-G E Gately.
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21	Newberg, Jno W—Chas Cooper & Co.
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23	Nolan Geo F-Wynotol Roalty &
20	That, Geo I - Wyhotol Realty &
	Hotel Co145.15
24	Newman, Randolph—Title Guarantee
	&Trust Co 1940
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19	Pastern, Henry—Meyer & Lange 48.18
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21 21 21 21	Pastern, Henry—Meyer & Lange.48.18 Parke, Rae—N Y Tel Co
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An Old Patent on Cooling Houses.

An Old Patent on Cooling Houses.

Now that the subject of cooling dwelling houses in hot weather has attracted general attention largely through the ingenious efforts in that direction of Dr. Alexander Graham Bell at his Washington residence, it may be worth while to call attention to a patent, No. 246,781, issued in September, 1881, and now expired, to R. S. Jennings, of Baltimore Md., for an air-cooling apparatus which provided a cooling chamber having screens of fibrous materials arranged longitudinally and vertically and which, in practice, were moistened with a cooling liquid. The apparatus presented in this patent has a special interest since it was used in cooling the White House during the hot period when the wounded President Garfield lay suffering from the assassin's bullet, and the descriptive portion of the patent refers to "the use of the hereinbefore described apparatus at the Executive Mansion, Washington, District of Columbia."—"Scientific American." trict can."

The Government's Investigation of the Lumber Trade.

Lumber Trade.

Every retailer in every line of trade in the United States is directly attacked by the Government in the indictment of fourteen secretaries and ex-secretaries of retail lumber associations by the federal grand jury in Chicago. After a searching grand jury investigation, the worst that the Government can charge against the retail lumber dealers is that they have been endeavoring to discourage wholesalers and manufacturers from selling direct to the consumer and so competing with the retailer at a great and obvious disadvantage to the latter.

On the Government's own admission no attempt has been made by dealers to control the prices of lumber in any way or to prevent competition. All that is charged in the indictments recently returned at Chicago is that they have kept themselves informed as to those producers who have tried to double-cross them, their customers, by selling behind their backs without being subject to the expense of paying local taxes, rent and insurance and of carrying the burden of

conducting local lumber yards for the convenience and service of the general public and the people of their respective com-

lic and the people of their respective communities.

If the retail lumber dealers have not the right to do precisely what they have been doing, then the retail dealers in hardware, dry goods, drugs, groceries, boots and shoes, tobacco and every other line of trade have not that right.—"Construction News."

Cost of Building Cheops.

Cost of Building Cheops.

It has been estimated that to rebuild the pyramid of Cheops under modern conditions an expenditure of \$100,000,000 would be necessary and the labor of 40,000 men for two years required.

It has been calculated that the work really required the services of 100,000 men for thirty years.

The pyramid occupies a space of twelve and three-quarter acres and is seven hundred and forty-six feet high and contains about 143,315,000 cubic yards of stone and granite. The material alone represents an item of \$36,000,000, while the labor would increase this amount by \$72,000,000. To this must be added \$3,000,000 for tools, transportation, and similar items.

The pyramid is built on a solid rock one hundred and fifty feet deep, and to build a foundation of this character would add to the cost to the extent of making the total of \$100,000,000.—"Scientific American."

A Point in Tunnel Building.

A Point in Tunnel Building.

D. D. McBean, the contractor who built the subway tunnel under the Harlem, is advising the Public Service Commission to construct the four-track tunnel under the same river for the Lexington avenue Subway by the same method.

"The contract price for the construction of the double-track Harlem River tunnel at 145th street was \$666.66 per lineal foot," says Mr. McBean in a letter to President Wilcox. "A four-track tunnel can be built with less than twice the amount of material and excavation required for a double-track tunnel; consequently, a four-track tunnel should cost less than twice the cost of a double-track tunnel. The lowest bid your board received for the construction of the Lexington avenue subway tunnel under the Harton avenue subway tunnel under the Harlem River was \$1,925 per lineal foot for type K, and \$2,200 per lineal foot for type H. The bids you received for the approaches will amount to fully four times as much as the approaches cost in the present Harlem River tunnel. The carroom space required for the Lexington avenue subway is only two inches greater in height above the base of rail than that of the height of the present subway. From this it is evident that there must be something radically wrong, either in the bids made or else in the design of the plans on which the bids were made. It is in the designing of the plans."

Cost Keeping for Contractors.

Cost Keeping for Contractors.

A recent issue of the "Journal" of the American Society of Engineering Contractors contained a report of a discussion on the subject of cost-keeping. One contractor whose work is largely in reinforced concrete said:

"I keep a clerk on all of my work, and he has nothing to do but one thing—keep the time and keep track of the materials and their disposition. He checks up materials, and that relieves the foreman of that duty... It is a small job that does not pay for the clerk to keep time and check materials. I think it is as necessary as any other part of the work. If there is a bag of cement that goes over to a certain footing, it is charged to that footing, and so on for other sections of the work. And all it costs to know that is the salary of the man who is taking notes of them."

Another speaker summed up the advantages to contractors of cost-keeping as follows:

"The old-fashioned contractor who did

vantages to contractors as follows:
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"The old-fashioned contractor who did
"The old-fashioned contractor who did
"The old-fashioned contractor who did "The old-fashioned contractor who did not keep cost records never knew whether he had made or lost money on his job until it was completed; and if he had made money, he did not know on what items he had made it. He had made money on the whole job, and that is all he knew. And he used those same figures on the next job, if it was similar to the previous one; whereas, if he had kept a cost system, he would have been able to bid more intelligently on work by reducing the price on some of the items where he had made more money than was necessary, and increasing the price for those items on which he figured too low before." 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 King's Fibrous Plaster Boards on the walls and ceil- king's Windsor Cement? the entire house fireproof by using

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21	Wappaus, Annie—C Eldman25.51
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21	Weber, Frank-G W Failing et al.
	Welsh, Wm H—G E Higgins
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23	Welsh, Wm H—G E Higgins116.03
23	Walsh, Patrick et al-G M Buttle.179.87
20	Walsh, Tachinilian "Hudgong" 40 96
23 23	Wolfram, Macimilian—"Hudsons".40.96
92	Wolf Edith L et al-N E Wolf
20	costs 9456
23	Whitehead, John T—Equitable Trust
20	Co of N Y
23	Wenderhold, Wm et al-A Johnson
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25	Wallas, Chas H-A Morris1,416.11
25	Woige Adolph Fourteenth Street
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25	Wemple, Edw L—Reed & Barton Co.
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19	Zeller, Harry L—E A Davis44.31
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24	Flatbush Park Construction Co et al
25	Conrad Nuhn Iron Works—Brooklyn Vault Light, Inc173.66
25	Trebla Realty Co et al-H A Oppen-
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25	Fackner Coates Construction Co—C T
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	ands Magee Co 121.61
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20	Wise Plano Co—C C Chickering et al
	1,143.73
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SATISFIED JUDGMENTS.

AUG. 19, 21, 22, 23, 24 and 25. Shelblach, Wm & Mary—J Lipschit Schnitz, John E—J F Taylor & Co. 1911 al; 1908 124
belli, Gaetano & Guiseppe—N Y Tel
ephone Co; 1908 45

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is being used on the Catskill Aqueduct. The illustration shows a part of the cut and cover section at Pleasantville, from Reynolds Hill Tunnel to Dike Tunnel, and will carry water past Kensico Reservoir. Edison easily exceeds standard speci-

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85% thru 200

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¹Vacated by order of Court. ²Satisfied of appeal. ³Released. ⁴Reversed. ⁵Satisfied by execution. ⁶Annulled and void.

MECHANICS' LIENS.

AUG. 19.

Hudson st, 635; Thos Flanagan agt Estate of Henry A Gahn & Ethel Quimby. (150)

Northern av, nwc, 181st, 100x100; Poellot & Schwarz agt Codac Realty Co. (152) 405.91

St Nicholas pl, es, 425 n 150th, 75x150; Same agt Bavarian Realty Co. (153) 226.83

Av C, 20; Greater N Y Sash & Door Co agt Jos Burger, Henry Ecker & Gilbert & Son. (154) 35.00

Union av, nec Kelly, 50x90; Canton Steel Ceiling Co agt May Holding Co. (155)

Anthony av, 1640-42; Benj J Carr Jr agt Associate Contractors & Builders, Inc. (156) 2,000.00

165TH st, ss, whole front bet Findlay & Teller avs. 185.2x108.11x irreg; Jas B Ferguson & Co agt F T Construction Co & Hadden Realty Co. (157) 1,580.00

Marmion av, swc 179th, 75x150; Church E Gates & Co agt C K Realty Co. (158) 2,574.76

1918T st, ss, 50 w Hughes av, 75x53;
Raffaele Constantino agt Jno Doe & David
H Spring. (159) 200.00
164TH st, ss, 100 e Bway, 265x100; M
Eberhart & Sons Co agt Heights Metropole Construction Co (renewal) (160)
1,133.80

AUG. 21.

Marmion av, swc 179th, 75x150; P J Heaney Co agt C K Realty Co & Gianelli Grossi Co. (161) 2,323.20

Grossi Co. (161)

125TH st, 549 W; Roof Maintenance Co agt Jas J Costello & T J Costello. (162)

95.00

 Marmion
 av, swc
 179th, 75x100; P
 J

 Heaney
 & Co
 agt
 C
 K
 Realty
 Co
 & G

 Leonardi.
 (163)
 1,628.78

Amsterdam av, nwc 156th, 100x125; Frank Morell Co agt Audubon Improve-ment Co. (164) 3,650.00

125TH st, 529 W; Nathan Shutte agt Harry Hauer. (165) 9.55

180TH st. 661 W: Saml Seiden, Jr, agt Alonzo B Kight & Von Dietch Painting & Decorating Co. (166) 36.13

180TH st, 661 W; N J Wood Finishing Co agt Barnard Realty Co et al & Harry A Von Dietch. (167) 145.05

Nereid av, ss, 107 w Barnes av, 25x100; Henry G Selleck, Jr, agt Vincenzo Pal-meri. (168)

Marmion av, swc 179th, 75x150; H Herrmann Trim Co agt C K Realty Co. (169) 2,950.00

138TH st, 133-135 W; Levin & Krisansky agt Peter Freess & Siegel & Poros. (170) 50.00

135TH st, 506 W; Same agt Terrace Holding Co & David Cherton. (171) 14.75

Amsterdam av, 1253; also 431 W 121ST ST & 430 West 122D ST; same agt Worth-ville Realty Co & David Cherton. (172) 47.31

111TH st. 162 E; Morris H Herman agt Annie & Max Kessler. (173) 480.00

191ST st, ss, 50 w Hughes av, 70x40; Louis Hurwitz agt Orwell Realty Co & David H Spring. (174)

avid H Spring. (174) 25TH st, 127-131 W; Garfein Sheet Metal Vorks agt Jno E Olson Construction Co. 550.00

AUG. 22.

Amsterdam av, nwc 156th, 125x100; Moitz Arnstein agt Audubon Improvement
Co. (176) 206.00

Amsterdam av, same prop; Saml Miller agt same. (177) \$756.00

Caldwell av, ws, 148 n 168th, 50x130; Finrock Iron Works agt Suhman Bros Construction Co. (178)

Construction Co. (178) 565.00

26TH st, 224-226 W; Jno H Drew & Bro, Inc, agt Wells, Fargo & Co & Manning, Noble & Co. (179) 76.50

Audubon av, ws, whole front bet 187th & 188th, 189x75; August Kampfner agt Belland Building Co & Belland Realty Co et al. (180) 350.00

Pinehurst av, ws, whole front bet 179th & 180th, 200.5x100xirreg; same agt Rountree Realty Con Co & Alfred Lo Monti et al. (181)

Marmion av, swc 179th, 75x100; Giannelli Grossi & Co agt C K Realty Co. (182)

(182)

- 28TH st, 150-158 W; also 27TH ST, 151-159 W; Patk McNamara, Jr, agt 28th Street and 7th Ave Realty Co. (183) 540.90

25TH st, 127-131 W; A Shapiro & Co agt Jno E Olson Construction Co. (184)

1,066.43

Beaumont av, 2304; Grossman Bros & Rosenbaum agt Emil Ginsberger, Montifori Building Co & North Side Iron Works (185)

187TH st, nwc Valentine av, 100x150; Vincenzo Saporito agt Valentine Realty Co, Cunningham & Kearns, Jno A McCar-thy & Frank Diliberto. (186) AUG. 23

AUG. 23.

Marmion av, swc 179th, 75x100; Savoy Glass Co agt C K Realty Co. (187) 340.00

Wilkins av, swc 170th, 55x100; Same agt Reliant Realty & Construction Co. (188) 229.00

Clinton av, 1388; Max Berliner agt Marie C Baker. (189)

156TH st, nwc Amsterdam av, 100x125; Michael Wimpie et al agt Audubon Im-provement Co. (190) 892.50

156TH st, nwc Amsterdam av, 100x125; arlem River Lumber & Wood Working agt same. (191)

Broadway 200 6 207

Harlem Eiver Lamber (191) 6,110.93
Co agt same. (191) 6,110.93
Broadway, 663 & 665; Wm E Mowbray agt Nos 663-665 Broadway Co & Harry Fischel & V Hugo Koehler. (192) 158.33
181ST st, 720 to 736; Anton Larsen & Son agt John M Linck Construction Co, John M Linck, Ambrose Realty Co, Chelsea Realty Co & Charter Construction Co. (193)

Tremont av, ns, 100 e Jerome av, 50x 100; H Herrmann Lumber Co agt Han Construction Co. (195) 454.25

Tiffany st, SS1; also FOX ST, 868; Joseph Starobin agt Knox Construction Co. (196) 325.00

3D av, swc 78th, 60x150; Jos Gingras agt Estate of John McGlynn. (197)
(R) 116.33

(R) 116.33

Amsterdam av, nwc 156th, 100x125;
Lockwood Co agt Audubon Improvement
Co. (198) 725.00

6TH av, 31 to 39; also CORNELIA ST,
2 to 12; Pittsburgh Plate Glass Co agt
Sixth Avenue & Fourth Street Realty Co.
(199) 3,184.03

Riverside Drive, sec 148th, 99.11x105 Emery Roth agt Audubon Improvement Co. (200) 3,000.00

Co. (200)

Trinity av, nwc 158th. 50x148; Antonio D'Angelo agt Cohen & Eckman & Mandle Construction Co. (201)

9TH st, 226 E; Abraham Franklin et al agt Mendel Alterman & Michael Berg. (202)

AUG. 24.

Audubon av, ws, whole front bet 187th & 188th, 199.9x75; Sanders & Barnett, I nc, agt Belland Building Co, Jno Karpus & Jos Wittner. (203) 4,150.00

Audubon av, same prop; Chas Bellows it Stone Co agt Belland Realty Co. (204) 3,133.67

3,133.67

7TH av, ws. 19.9 n 41st, 19.9x60; Geo C Baerlocher agt Mary A Early & Max Schlesinger. (205)

St Anns av, es, 100.2 s 159th, 100.2x122; Grossman Bros & Rosenbaum agt Our Realty Co & Isaac E Abbott. (206) 375.00;

Bathgate av, es, 25 n 184th, 25x100; Jas Halpin Jr agt Special Building Co & Salzo & Mungo. (207)

Bathgate av, same prop; Same agt Special Building Co & Jas Rusciano. (208)

44.60

Fordham Road, centre of, being railroad tracks beg at a point 18 ft e of Decatur av & Fordham Road, to West 184th; Fiore Amanna agt Union Ry Co, Casper Helbrook & Watson Construction Co, (209) 230.15

Decatur av, ws. 109 s 193d, 150x-t Baisley & Watson Coal Co.

Amsterdam av, nwc 156th, 100x125; Canton Steel Ceiling Co agt Audubon Improvement Co. (211) 215.00

156TH st, nwc Amsterdam av, 100x125; Geo F Moore, Inc, agt Audubon Improvement Co. (212) 160.00

Ment Co. (212)

AUG. 25.

Audubon av, ws, whole front, bet 187th & 188th. 189.9x75; Lockwood Co agt Belland Building Co. (213).

33D st, 335 E; Louis Cohen agt Fredk Vogel & M Cohan. (214).

Zerega av, sec Tratman av, 50x100; Church E Gates J Co agt Maria Huth & Adam Janson's Sons. (215).

165TH st, ss, whole front bet Teller & Findlay avs, 185.2x108.11; Hahn & O'Reilly agt Haddon Realty Co & Frankel Bros. (216).

Vyse av, ws 100 s Jennings. 100x100;

(216).

Vyse av, ws, 100 s Jennings, 100x100;
Samuel Resnik agt Blue Ridge Constn Co
& Thos Fox. (217).

Jerome av, es, 50 n 175th, 90x100; Kendelhardt & Morris agt Isaac Brown. (218).

Audubon av, ws, whole front bet 187th & 188th, 199.9x75; Saml Gordon agt Belland Building Co. (219). 3,750.00

1 and Building Co. (219). 3,750.00

44TH st, 260 W; Max Minskoff agt John Poe & Louis Green. (220). 70.00

140TH st, 465 W; Michael P Talty agt Herman N Walter. (221). 46.39

erman N waiter. (251).

Tiffany st, 881, & Fox st, 868; La Spina
ut Stone Co agt Knox Construction Co.
440.00

BUILDING LOAN CONTRACTS.

AUG. 19.

Tinton av, ses, 164.6 n 163d, 72.6x132.2;
Delia G Levy loans Kramer Contracting
Co to erect a — sty bldg; — payments.

\$60,000

Tinton av, ses, 92 n 163d, 72.6x132.2; Same loans same to erect a — sty bldg; — payments. 60,000

Broadway, swc 21st, 48.2x128.8xirreg; Metropolitan Life Ins Co loans Broadway & Twenty-first St Co to erect a 20-sty office bldg; 10 payments. 850,000

Morningside Drive, swc 121st, 101.10x 167.2; Same loans Stevenson Construction Co to erect a 12-sty apartment; 10 payments. 450,000

AUG. 21.

Bryant av, es, 110 s Bancroft st, 40x100; City Mortgage Co loans Usona Construction Co to erect a — sty bldg; — payments.

Bryant av, es, 150 s Bancroft, 40x100; Same loans same to erect a — sty bldg; — payments.

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Bryant av, es, 190 s Bancroft, 40x100; Same loans same to erect a — sty bldg; — payments 20,000

Bryant av, es, 230 s Bancroft, 40x100; mme loans same to erect a — sty bldg; payments 20,000

— payments 20,000

Bryant av, es, 270 s Bancroft, 4010;
Same loans same to erect a — sty bldg;
— payments 20,000

AUG. 22.

No Building Loan Contracts filed this day.

AUG. 23.

Burke av, nec Wallace av, 25x100; Geo
McCauslan loans Madison Construction
Co to erect a —sty bldg; — payments.
5,000

McCausian Total Co to erect a —sty bldg; — payments. 5,000

Burke av, ns, 75 e Wallace av, 25x100; Warren L Sawyer loans same to erect a —sty bldg; — payments. 4,500

Burke av, ns, 50 e Wallace av, 25x100; Same loans same to erect a —sty bldg; — payments.

Burke av, ns, 50 e Wallace av, 25x100; Geo McCauslan loans same to erect a —sty bldg; — payments.

Kelly st, ws, 365 s 167th, 50x100; City Mortgage Co loans Jacobs Construction Co to erect a 5-sty apartment; 10 payments.

Jennings st, nec Minford pl, 100x25; Same loans Dwyer & Carey Construction Co to erect a 5-sty apartment; 10 pay-ments.

AUG. 24.

No Building Loan Contracts filed this day.

AUG. 25.

Broome st, sec Lewis, 150x125.10xirreg
N Y Mortgage & Security Co loans Minsker Realty Co; to erect a —sty bldg; —
payments. 30,000

142D st, ss, 100 w Lenox av, 100x99.11; Sound Realty Co loans 142d St & Lenox Av Co to erect two 6-sty apartments; — payments. 42,408

SATISFIED MECHANICS LIENS.

AUG. 19.

21ST st, 136-140 W; Conrad C Stahl agt
Yawl Realty Co et al; Aug2'11. \$100.00

150TH st. ss, 125 w Bway; Herman Vossnack agt West 139th Street Realty Co et
al; June28'11. 1,197.57

Amsterdam av, nwc 156th; Wm M Moore Construction Co agt Audubon Improve-ment Co et al; Aug15'11. 5,000.00

AUG. 21.

149TH st, nec Riverside Drive; Titusville Iron Co agt Feldmann Construction Co et al; Aug10'11.

Aqueduct av, es, 634.1 s Plympton av; V Cardo & Sons Co agt Towanda Con Co et al; Aug19'11.

et al; Aug19 11. 863.00

1 11TH av, sec 21st; Jno Gillies & Co agt
Jas R Floyd et al; July11'11. 280.00

Ellison av, es, 300 n Waterbury av, 25
x100; Church E Gates & Co agt L P Fries
et al; May 18'11. 213.65

23D st, 112 E; J L Kleinfeld agt Oswald Oschlager et al; July11'11. 64.50

5TH av, 1489; Louis Berger agt Pauline L Goodman; Aug8'11. 47.80

²Jennings st, swc Vyse av; Indell Conforti Co agt Crispi Con Co et al; Aug9'11.

2,749.00

AUG. 22.

3D av, 1761; Barnet Kaplan agt M Saemery et al; Aug 10'11. 100.00
Southern Boulevard, swc St Marys; Edw E Buhler Co agt Ward Bread Co et al; June13'11. 1,515.06

AUG. 23.

"Summit av. 926; Kraus & Rosenfeld agt Machanlev Realty & Construction Co et al; Aug 3'11. 500.00

44TH st, 514 W; O Reissmann agt Sophie Bondy et al; Aug5'11. 50.00

Rogers pl, es, 350.1 n Westchester av; Dora Isseks agt Rogers Building Co et ad; June22'11. 35.00

21ST st, 136 W: Realty Supervision Co agt Yawl Realty Co; Aug2'11. 600.80 Heath av, 2864 to 2890; Colwell Lead Co agt University Heights Realty Co et ad; Apr1'11. 1,123.44 Heath av, 2864 to 2890; Ames Transfer agt same; July21'11.

²Tiffany st, sec Fox, Wolfinger & Lasberg agt Knox Construction Co et al; July8'11.

AUG. 24.

Haven av, nec 169th; Nappi Contracting Co agt Hanover Estates et al; Aug17'11. 1,125.00

Heath av, 2864-2890; Jos Israel agt University Heights Realty Co et al; Apr29'11.

¹3D av, swc 183d; Hercules Development Co et al agt Alexander Development Co; Aug12'11. 1,018.05

¹183D st, ss, whole front bet 3 av & Bathgate av; Terry & Tench Co agt same; July28'11.

¹Wilkins av, swc 170th; Standard Damp Proofing & Roofing Co agt Chas Schlesin-ger et al; July15'11. 83.90

So Boulevard, nwc 142d; Roman Marble Works agt Vincenzo Sabbano et al; Aug 16'11.

'11.

Northern av. nwc 181st; Bartolo Conti al agt Codae Realty Co et al; July 373.00

et al agt codae Realty Co et al; July 20'11.

Northern av, same prop; Weisberg Mark Co agt same; July22'11.

Northern av, same prop; Anton Larsen agt same; May26'11.

Northern av, same prop; Geo Mongo & Son agt same; Aug12'11.

Northern av, same prop; Isaac Antler agt same; July8'11.

Northern av, same prop; Guarantee Electric Co agt same; July24'11.

Northern av, same prop; Ernest H Rambow agt same; May17'11.

Northern av, same prop; Tozzini & Co agt same; June15'11.

Northern av, same prop; Murray & Hill agt same; May15'11.

Northern av, same prop; Kahn & Malkin Co agt same; May15'11.

Northern av, same prop; Ernest H Rambow agt same; May17'11.

Northern av, same prop; Kahn & Malkin Co agt same; May15'11.

Northern av, same prop; Ernest H Rambow agt same; May17'11.

1Discharged by deposit.

Discharged by order of Court.

ATTACHMENTS.

AUG. 17, 18 and 19.

No Attachments filed these days.

AUG. 21.

Dumrauf, Geo; Balfour & Koch Co; \$1,. 789.74; Wesselman & Kraus.

AUG. 22.

AUG. 22.

Diego. Jose Ma; Maldonado & Co ;\$181.40;
J J Franc.

AUG. 23.

Bozyan, Maridros H; S Telfeyan Co, Inc;
\$1,968.88; M Mayer.

CHATTEL MORTGAGES

AFF ECTING REAL ESTATE.

AUG. 17, 18, 19, 21, 22 and 23.

Abingdon Const Co. Centre st, ws, bet Walker & White. Otis Elevator Co. Elevator. 7,900

C K Realty Co. Swc Marion av & 179th

.Kues Bros. Iron Work. 1,068

C K Realty Co. Ss of 179th, 78 w Marion av..Kues Bros. Iron Work. 483

Latham Realty Co; nwc 173d & Audubon av. Otis Electric Elevator Co. Elevator Co. 2,450

Realty Co & S Scalzo. 178th, ws,

av. Otis Electric Elevator Co. Elevator Co. 2, tor Co. 2, salzo Realty Co & S Scalzo. 178th, ws 50 e Beaumont av. Elite Gas & Electric Fix Co. Mantels.

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