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THE building plans filed at the Manhattan Bureau last week called for an expenditure of over \$2,000,000; and of this sum over one half is to be spent upon apartment-houses situated on the West Side. This fact is very significant. At a time when the construction of apartment houses on Washington Heights has almost ceased, owing to the difficulty of procuring loans in that region, and at a time when almost none but cooperative apartment houses are being erected on the East Side, the speculative building of such structures has remained comparatively active on the West Side. It is the most active spot in a borough which in every other region is exceedingly dull, and there is every reason to believe that this activity will continue at an even pace for many years to come. Of course conditions will prevent any very large amount of building at any one time. There is comparatively little vacant land left on the West Side; and the work of buying adjoining dwellings on the side streets for the purpose of obtaining a site for an eight-story apartment-house necessarily proceeds slowly. Nevertheless, it will proceed steadily. The price of land, improved with private dwellings, has not mounted so high on the West Side that a plot of sufficient size cannot be pieced out at an expense which leaves a fair profit in a building operation. In this respect the West Side offers a much better opportunity to the speculative builder than does the East Side. East of Central Park land on desirable streets is so expensive that eight-story buildings cannot be erected with profit—almost every street contains a number of houses that have been reconstructed into American basement dwellings, and the cost of such houses would be prohibitive. The consequence is that even after a Madison or a Lexington avenue subway has been built there will be comparatively few opportunities on the East Side for building apartment houses without an avenue frontage. The section given over to this class of reconstruction will necessarily be the West Side, which eventually will be covered almost solidly with apartment-houses and flats. It is desirable in the interest of low rents that this tendency should be encouraged; and there is no reason why the tenement-house law should not be modified permitting the erection of houses 100 feet in height on sixty foot streets. Such a change would greatly encourage and accelerate the movement.

EVERY good citizen of New York must heave a sign of relief and thanksgiving at Mayor Gaynor's prompt and prosperous recovery. During the nine months of his official term he has earned quite as much from his former opponents as from his former supporters, complete and loyal confidence. He has put an amount of energy, intelligence and good faith into the task of governing the city well which has not been shown by any Mayor of the City, within the memory of any man now living; and if he had died the cause of municipal reform in New York City would have received a grievous set-back. At the time he was elected he had not convinced a great many good citizens of New York that he would make a wise, disinterested and efficient Mayor; but, we know of no case in American politics of a man, who after he was elected to office, succeeded in so completely converting his former adversaries. There is every reason to believe that he has won the respect and confidence of a large majority of the voters, as well as that of the minority of reformers and that, consequently, he will be in a position to control the local political situation at the expiration of his present term. It is very much to be hoped consequently,

that he will not allow himself to be diverted from his present work. There are many local politicians who would dearly like to get rid of him as Mayor by kicking him upstairs into the Governor's chair at Albany; but if he should accede to their wishes, he would make a grave mistake. A large part of his popularity is due to the conviction he has inspired in the people that he is not playing any political game; and this conviction would be shaken in case he allowed himself to be turned aside from his present work. He has, of course, repeatedly stated that he will not accept a nomination for Governor and he is undoubtedly sincere in making this assertion. But his refusal may not prevent the politicians from attempting to stampede the convention in his favor and then seeking to break down his decision to remain where he is. There is no reason to suppose they will succeed, but if the attempt is likely to be made public opinion in New York City should proclaim with no uncertain voice that New York is not willing to give him up. The Mayor of this city is in a position to do much more effective public service than the Governor of the state, and a man who has been elected to the former position and deserts it would be confessing that he preferred personal advancement to the public service.

THE new proposition made by the New York, Westchester and Boston Railroad to the Public Service Commission adds a new and curious complication to the already exceedingly complicated transit situation in this city. The Record and Guide has always imagined (and has frequently expressed its suspicion) that the Broadway-Lexington avenue route was intended specially for the benefit of the New Haven Railroad. The president of that corporation has on three separate occasions announced in public that it proposed to seek an entrance into Manhattan by means of a subway; and from every point of view, the route preferred by the Public Service Commission seemed adapted to its needs. It has been planned to accommodate cars as large as those now used by steam railroads in their suburban service. It is essentially an independent route, and it is connected by means of the Fourth Avenue Subway in Brooklyn with that part of South Brooklyn which is to be developed by means of the construction of the connecting Railway by the Pennsylvania and New Haven companies. Certain contractors have promised to construct this route; but obviously no firm of mere contractors could raise the money needed without the assistance of some corporation of unimpeachable financial standing. All these considerations make the theory that the New Haven Company will build and lease the Broadway-Lexington avenue route look plausible; but apparently they count for nothing in case the management of the New Haven Railroad proposes to transfer the passengers from the new Westchester and Bronx lines to the Interborough system. What it all means we cannot pretend to guess; but outwardly the proposed arrangement does not seem advantageous either to the New Haven Company, the Interborough Company or to the public. It gives the passenger on the new Bronx and Westchester lines a comparatively slow and inadequate connection with the southern part of Manhattan. It makes the primary duty of the Interborough Company, that of meeting the needs of the population necessarily and immediately tributary to its lines, increasingly difficult. Finally, it means the further congestion of an already congested system, at least until relief comes with the completion of the Broadway-Lexington system. But one of its good local effects would undoubtedly be the development of large sections of the East Bronx and the Annexed District, which have long needed rapid transit.

THE one redeeming aspect of the present situation is that its existing uncertainties cannot last very much longer. After a delay of three months the Public Service Commission has finally reached the point of being able to advertise for bids on the Broadway-Lexington avenue route; and on the results of this building everything will depend. If the Gaffney-Steers Contracting syndicate can make its promise good of furnishing the money to build the route as well as a responsible operating company, the City will be just so much to the good and will be free to devote to other lines the money applicable to rapid transit construction. In case no private bidder is forthcoming, and in case the city will have to use its own money to construct the Broadway-Lexington avenue route without any assurance of securing a responsible lessee, it will be a grave question whether its credit could not be better spent in extending the existing subway. In either event, negotiations will have to be resumed with the Interborough Company, and presumably they will in the end come to something. For the next few months we can

only wait and hope. It is something, however, to have the assurance that the cards will all be laid on the table before the first of the year and that in all probability the construction of some kind of a subway will be begun during the coming spring. It is certainly an extraordinary fact that in spite of the remarkable financial success of the first Manhattan subway, in spite of the fact that it is now carrying double the number of passengers for which it was planned and is earning over fifteen per cent. on its capital stock, it will be six years and a half after its opening before the construction of another subway is started.

PRIVATE CAPITAL BUILDS CITY SEWERS.

It is indeed a peculiar situation when in the greatest city in America it becomes necessary for private capital to build sewers.

This situation of affairs actually exists in the Borough of Queens, where the Queensboro Corporation in order to properly and promptly develop its large holdings was compelled to organize a company and raise money to do this work, which properly belongs to the city government.

In the town of Woodside, the first stop out from the Pennsylvania terminal, at Herald square, and only five miles from this great business centre, more than fifteen miles of sewers are now in course of construction by this company.

On the Barclay-Dugro tract recently acquired, sewers have already been laid on Baxter and Roosevelt avs, on Polk av, from 18th to 27th st, and in 24th to 27th sts, between Roosevelt and Polk avs, and the work is being rapidly pushed to completion.

That such action should be necessary is not particularly creditable to the city, but it certainly indicates remarkable enterprise on the part of the Queensboro Corporation, and the individuals who have joined them and who are putting up their own money to install this needed improvement.

PROPERTY OWNERS AND THE MAYOR.

The United Real Estate Owners' Associations, through a committee of the Board of Directors, has sent the following note of condolence to Mayor Gaynor, who is now recovering from the effects of an assassin's bullet in a hospital at Hoboken:

Dear Mr. Mayor—At a called meeting of the Board of Directors of the United Real Estate Owners' Association, held August 13, 1910, it was unanimously resolved that the organizations desire to give expression to the indignation and horror with which they learned of the dastardly attempt upon your life. We assure you that we feel the injury to you as a personal calamity to ourselves.

It mitigates our sorrow to learn that the prospect of your early restoration to health is good.

We feel grateful to you for the honest and efficient government you have initiated and enforced, preventing injustice, encouraging economy and efficiency and conserving the rights of the individual. We feel especially grateful to you for the demonstration that good government in this great city is not only feasible, but, God preserving you, is about to become an accomplished fact. We hope that you may speedily recover and again take up the great work of making this city an example to all the cities of this country of what is good and desirable in civic government.

We remain, with assurances of high personal esteem, yours very sincerely, Charles J. F. Bohlen, acting president; Charles Lutz, Joseph L. O'Brien, Dr. Henry W. Berg, John Volz, Joseph S. Schwab, Ira J. Ettinger, Committee on Resolutions.

NEW REALTY AND BUILDING CORPORATIONS.

- Riverside Apartment Co., care Wm. H. Baker, 90 West st; inc. June 18, 1910; capital, \$75,000; directors, Chas. W. Burkett, Wm. H. Baker, Edmund Glueck, and 6 others.
- Roanoke Queens Real Estate Co.; inc. June 25, 1910; capital, \$10,000; directors, Michael L. McLaughlin, Brooklyn; William Ross, 178 De Kalb av, Brooklyn; Edwin F. Parks, 77 New York av, Brooklyn, and 3 others.
- Rosedale Co-operative Assoc., Rosedale, L. I.; inc. June 25, 1910; capital, \$800; directors, Geo. Herman, Thomas Dalton, Chauncey L. Winne.
- Second Realty & Construction Co., Tremont av and Southern Boulevard; inc. June 23, 1910; capital, \$5,000; directors, Harry F. Marker, Patrick J. O'Keefe, Harry White.
- Slater Realty & Construction Co., care Henry Sobel, 56 Maiden lane; inc. —; capital, \$5,000; directors, Frank Slater, Maurice M. Cohn, Albert B. Kramer.
- Tiger Construction Co., care Neier & Van Derveer, 80 Broadway; inc. June 27, 1910; capital, \$1,800; directors, Louis Tager, Jacob Katz, Jacob Cohen.
- Tranco Realty Co., care Weschler & Rothschild, 135 Broadway; inc. June 27, 1910; capital, \$1,500; directors, Rudolph Seus, Alanson P. White, Frank Nusbaum.
- Tulip Ave. Realty Co., Times Bldg; inc. June 29, 1910; capital, \$40,000; directors, Edgar R. Jackson, Edgar R. Derland, R. H. Lee Martin.
- Veldran Realty Co., 150 Nassau st; inc. June 24, 1910; capital, \$5,000; directors, George Fostar, Roswell T. Prodggers, George C. Rathjens.
- Vienna Construction Co.; inc. June 29, 1910; capital, \$2,000; directors, Charles Stein, 136 Belmont av, Brooklyn; Rebecca Stein, 136 Belmont av, Brooklyn; Abraham M. Stein, 245 Hooper st, Brooklyn.

GROWTH OF NEW JERSEY SUBURBS.

Census bulletins issued this week are to the effect that the growth of Newark during the last decade amounted to 41 per cent., and the growth of Jersey City to 29.7 per cent. Most of the increase having come in the last five years, rather than in the first five, the two centers are likely to have a continuation of the ratio for at least five years more, unless something begins to pull homeseekers in another direction. The population of East Orange increased 59.8 per cent., and Paterson's 19.4. Other New Jersey residential and manufacturing centers are also expected to show a large percentage of increase.

In the case of Newark, the growth over and above what might be expected to come from a natural expansion of industries, which might amount to as much as 25 per cent., is attributed by real estate experts there to the overflow from New York of people seeking individual homes for reasons best known to themselves. The new factory operatives take up the new tenements, as a general rule, and the commuters from New York make the market for private dwellings. In the case of Jersey City the growth is mostly due to industrial reasons. Many small manufacturing concerns have either sprung up from new seed or have gone over from New York.

Where there is abnormal growth there must be abnormal building activity also. In the city of Newark last week plans were filed for general construction, exclusive of apartment houses, to cost \$407,478, as against \$270,600 of the week before, representing an increase of \$136,878, although the number of permits granted were seven less than in the week before, which totaled 47. Of the above total, \$238,068 was for a public school. Under a classification of buildings the figures were: Dwellings, 26; churches and schools, 4; factories, 3, and miscellaneous, 7.

It is of especial interest to note the comparatively large number of dwellings being erected in Newark, showing apparent proof of the current supposition that many families from New York are dwelling in Newark. It can be stated also that in spite of the recent advance in commutation rates, the railroads have not only increased their accommodations from 5 to 10 per cent. in a season of the year when regular commutation traffic is normally lighter than usual, but that provision is being made by the railroads which specialize in suburban traffic for even further additions to the commuting service now afforded.

Tenement house statistics include any structure that is occupied by more than two families, and are compiled and published by the State authorities. The State figures for the week ending Saturday, August 20, showed an increase of \$47,800 over the total for the week previous. The total estimated cost for the week of August 13 was \$164,800. Seven houses were planned for Newark, costing \$60,000; four for Paterson, costing \$25,000, and three for Jersey City totaling \$15,000.

SUBURBAN TOWNS AND CITIES DEVELOPING.

Throughout that part of the metropolitan district lying in New Jersey there has been an exceptional midsummer demand for building material, with a constantly increasing consumption of terra cotta block as a suburban home building material. This tendency is particularly noticeable in Cranford, N. J., on the Central Railroad of New Jersey. This is a town which followed the lead of Westfield, its neighbor, in advertising its attractions abroad. The result has been a striking development, following the lead of well organized companies which opened up extensive tracts. Most of this property is restricted, which accounts for the higher grade of materials going into operations there. Within the year approximately half a hundred residences have been built at Cranford, which mostly sell at \$6,000 to \$12,000 each.

At Westfield the class of newcomers during the last few years has been such as have built homes more on the order of the country villa. Investing companies have erected houses of reinforced concrete, hollow tile, brick and frame, which are selling at about the figure asked by Cranford Realty companies, but the restrictions have not been as tightly drawn as in the fast growing brookside town, five miles nearer New York.

The city of Plainfield has not experienced a noticeable building boom this year; in fact, the number of permits granted have been considerably less than usual, so much so that a local lumber company has advertised bargains in building materials in an endeavor to stimulate business. The lack of suitable trolley transportation is interfering considerably with the development of this city, and is directly responsible for the first appearance in the center of the town of the commercially profitable but architecturally hideous Philadelphia row of 2-sty one-family houses. Two-family apartment houses are going up rapidly all over town, but for the most part they are pronounced types of speculative building.

Elizabeth is slowly bestirring itself, but construction work is not conspicuous there. There are numerous factories going into the Elizabethport section which will attract operatives from elsewhere, but the residential sections are not quickly building up, save in Elmora, where realty companies are active. Here is a city that some observers say will show the biggest percentage of development of any within the metropolitan district in the next ten years, if its plan of cleansing its river bed is carried out.

CONSTRUCTION

WILL OPEN THE FAR EAST BRONX TO BUILDERS

West Farms to be the Largest Distributing Point for Local Traffic in the Borough—Nature and Effect of the New Plans of the Westchester R. R.

UNDER the amended plans of the New York, Westchester & Boston Railway Company, West Farms will be the largest distributing point for local passenger traffic in Bronx Borough. These plans comprehend a terminal to be built at 180th st and the Bronx River, in that center, to be used in common by the Interborough and the several lines of the New York, Westchester & Boston Railroad that will focus there, as well as an exchange of traffic between the N. Y., W. & B. R., and the Broadway-Lexington line (in the event of that line being built) at a transfer point in the vicinity of Westchester av and Edgewater rd.

Furthermore, it is probable that the New York Connecting Railroad across the East River will be built at an early date, and when built it will connect with the Harlem Branch of the New Haven Road, which will also be connected with the proposed terminal at West Farms.

President Miller, of the Westchester, has also recommended to the Public Service Commission that the Second and Third Av Elevated lines be third tracked and the service via these lines be extended over the West Farms branch of the Interborough to 149th st to this new West Farms terminal.

There will be three principal branches from the main line of the N. Y., W. & B. One to Throggs Neck along East 177th st (or Tremont av); a second to Clason Point along White Plains rd from its intersection with East 177th st, and third, a branch from the main line near Unionport rd to a connection with the New York, New Haven & Hartford Railroad Company's tracks near 241st st, which is close upon the Mount Vernon boundary.

The route for the last named branch has been settled upon only approximately, for the reason that this part of White Plains av has been officially nominated for a rapid transit route. Should the city prefer, however, this branch of the N. Y., W. & B. will be routed through one of the streets east of White Plains rd. President Miller, of the N. Y., W. & B., has so stated. The object of the railroad company in proposing this branch is presumably to complete a belt line around the East Bronx.

A fourth branch projected is in the nature of a connection between the tracks of the New York, New Haven & Hartford Railroad, near Van Nest Station, along Unionport rd, to a connection with the main line of the Westchester Railroad near the proposed 180th st station.

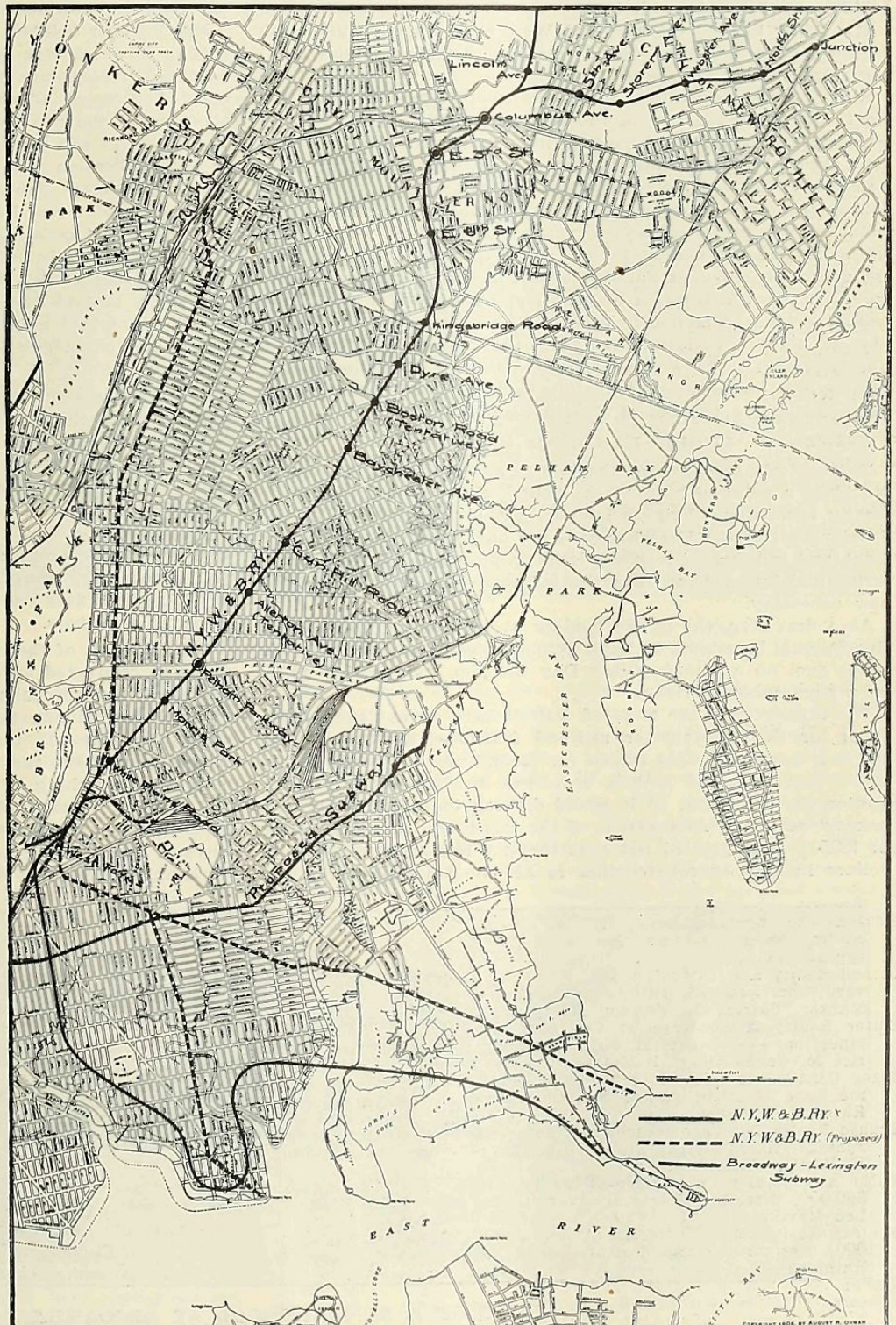
Under the present franchise, the Westchester is to build but one branch to both Clason Point and Throggs Neck, skirting the shore of the Sound for the most part. This has been regarded as a desirable improvement in a territory which has been left in an undeveloped state by the absence of any means of transit whatever. But the Westchester now proposes, if the Public Service Commissioners consent, to do better than this, and build, instead of this one, two other branches, one direct to Throggs Neck and the other to Clason Point, going in the manner above stated.

METHOD OF CONSTRUCTION.

All these newly proposed branches will have the form of elevated railroads, double tracked, whereas the main line of the Westchester is on the company's own right of way. The consent of property owners to

the franchise would have to be obtained, but there would be no right of way to purchase. White Plains av south of East 177th st, over which it is proposed to run the branch to Clason Point, is on the official city map, but is not opened and graded; and the same is true of East 177th st with respect to the Throggs Neck section.

The accompanying map will help to explain the new proposals of the Westchester Company, which, irrespective of the advantages that Westchester County and a certain section of territory in the Bronx will derive from the main line, constitute essentially an offer from a responsible railroad corporation to provide local rapid transit for three other sections of the borough which are now without it. Sometime in the future an elevated extension of the Subway system may possibly be built along that part of White Plains rd lying between Unionport rd and 241st st—but when? There being no certainty about it, except the fact that it forms a part of Route 18, property owners of the neighborhood are placed in the position of halting between two opinions. They would naturally prefer a Subway extension with a five-



MAP OF THE WESTCHESTER RAILROAD AND ITS BRANCHES.

cent fare to the Westchester branch with an additional nickel to pay, but they recall the old adage about a bird in the hand.

AN INTERVIEW WITH PRESIDENT MILLER.

In this connection the management of the New York, Westchester & Boston state that property owners should not forget that the branches for which franchises are now asked will be built under the new Rapid Transit Law, which is a bar to a perpetual franchise. If, at the end of ten years, President Miller says, the city wants the White Plains av connection, it can have it. Then the district will be sure of its five-cent fare—at the end of ten years. "Will we get it quicker by any other plan?" the representative men of the district are asking.

President Miller, speaking to a representative of the Record and Guide, said: "Your suggestion last week that the owners of New York City real estate should inquire carefully into the details of the new project, I think is a wise one, and is exactly what we want them to do."

NO GENTLEMAN'S AGREEMENT.

"As to your reference that it has the ' earmarks of a gentleman's agreement', undoubtedly you were led to that conclusion through misunderstanding. As a matter of fact there is no agreement between the Interborough and this company as to the plan in question. Reference to the map will show that the project will not sidetrack the construction of any new subways. As a matter of fact it is so designed that it will connect with the subways now in existence, with the extension of the Second and Third Avenue service, if third tracked, via the West Farms Branch of the Subway to 180th st, and will as well connect with the Tri-Borough System, if that line is built, at Westchester av and Edgewater rd."

President Miller further said that the system proposed in no way interferes with the Broadway-Lexington av route, but provides that in the event of that line being built, interchange of traffic may be made with it.

Mr. Miller likened the proposed West Farms station under its future regime to a great "hour-glass," with transit lines radiating from both ends.

A very complete solution for the transportation problem in the East Bronx is embodied in the proposition of the Westchester Railway Company. Real estate interests in the annexed district especially have languished on account of it not being made accessible. To most homeseekers it is a closed book, though the fairest part of the whole city, especially the Throggs Neck section. Only within the last two years have the public discovered the attractions of Clason Point. Fifty thousand people visited the resort on a recent Sunday. There has been a large investment for the construction of places of amusement. The intervening landscape is not so attractive nor as completely available on account of low places as is the Throggs Neck section, but is certain to be well populated in time. Among the largest estates are the Benedict, Johnston, Topplitz, Husson, Beach, Stevens, Kane and the Sound Realty Company's.

PUBLIC LANDINGS NEEDED.

The easterly terminus of the line to and along Throggs Neck would be a point of land on the Sound, close by Fort Schuyler, locally known as "Wrights Island." A prime necessity in the development of the East Bronx is the opening up of the waterfront and making convenient landing places for building material, and by so doing save the extremely long hauls that are now necessary.

As a first step, the public landing at the foot of Town Dock Road should be rebuilt by Dock Commissioner Tomkins. Thirteen years ago, on a Thanksgiving Day the pier was carried away by a memorable hurricane.

The taxpayers of the annexed district have always been advocates for the Westchester railroad franchise, as representing the only means of rapid transit for them. Their views are to the effect that as rapid transit developed the western, or older, section of the Bronx, so it would develop the eastern, or "annexed," section. Annexation of the latter territory took place in 1895. It is pointed out that the city has spent millions of dollars in subway construction to accommodate primarily the

population in the congested centres; for that is what the subway penetrates. Owing to the development already along the line of the subway, Bronx enthusiasts maintain, the city will not derive any great increase from taxation in that quarter. It will, however, have a greatly increased income earning capacity if it grants a franchise, the effect of which will be the improvement of much idle land in the Bronx.

If the easterly section of the Bronx were made accessible its development would be into a suburban community of small homes. Men who are able to speak authoritatively on the subject say that this section of the Bronx must begin developing in the near future or the city will by its sheer procrastination drive thousands of residents of Manhattan to homes in New Jersey or other suburban districts apart from the municipality, who would prefer to stay in New York. Builders are numerous in the Bronx and elsewhere, who will begin speculative building operations in the easterly section of the borough as soon as an electric rapid transit road through it is assured.

INCREASING THE DEMAND FOR METAL ROOFING.

A CONVENTION INCIDENT.

At the convention of the Master Sheet Metal Workers, held in Philadelphia during the week of the 8th inst., some after-dinner remarks were made which have a tendency to set one thinking.

The speaker was Mr. J. H. Remsen, one of the representatives of the Stark Rolling Mill Co. During a talk to the delegates he referred to the fact that the sheet metal roofing trade had been seriously cut into by the numerous and heavily advertised patent roofing materials now on the market.

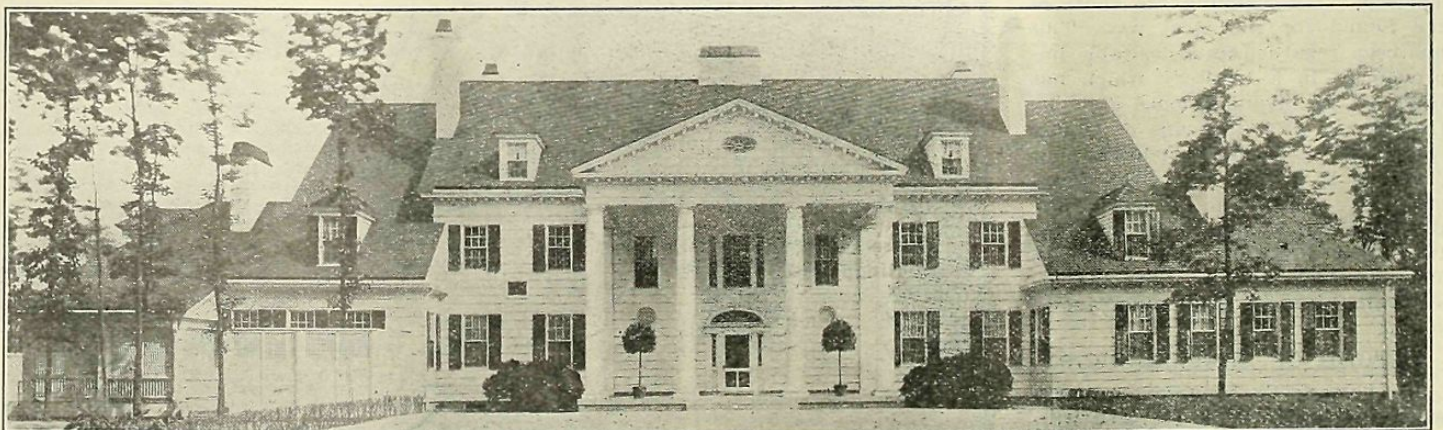
Mr. Remsen pointed out that the decline of the sheet metal roofing business was due, solely and only, to the fact that the average present-day metal sheet deteriorated rapidly in presence of corrosive influences. This could be overcome only by the sheet-metal workers themselves, since they, and they alone, had the power to say what materials should or should not be used in the application of a metal roof. They owed it to themselves and to the trade generally to overcome the consumer's objection to a metal roof by using only such sheets as were known to possess rust-resisting qualities. This, of course, would largely lessen the number of renewals and thus divert a considerable sum from the pockets of the delegates. On the other hand, the use of a rust-resisting roofing material, properly advertised, would result in a greatly enhanced demand for metal roofs and more than offset any loss due to less work done for the individual consumer.

The speaker emphasized the fact that the old idea of running a business on the get-the-money-to-day principle was now generally discredited. The present-day tendency was to build for the future—to render such service to the consumer that his goodwill could be figured on as a permanent asset.

"Of course one can find any number of men who regard such an idea as an economic outlaw and, with a fishy stare, tell you that there is no sentiment in business. Such men can be classed as belated survivors of the old school, who can see no good in anything that does not conform to the standards of the days of their grandfathers.

"Get the gist of the instructions given in the schools of salesmanship conducted by most of the big business concerns of the country. They all deal more or less with psychology—the science of analyzing human thoughts and emotions—sentiment. Other things being equal, the man with the greatest knowledge of psychology makes the best salesman.

"There is nothing altruistic in seeking to give the consumer the greatest value for his money—in selling him a roof so durable that it will reduce his individual contribution to the cash drawer. You gain his confidence, retain his trade, and he becomes a reliable press agent for you and your goods."



HOME OF P. W. LIVERMORE AT BROOKVILLE, L. I.

Hoppin & Koen, Architects.

FIFTY-SEVENTH STREET A GROWING CIVIC CENTER

Possible Lines of Future Development in Line with the Character of the Street Established Long Ago—Opening of a Family Hotel.

THAT section of the city immediately south of Central Park occasionally makes a contribution to architecture of such importance that the real estate critics are set to wondering if any deeper interpretation can be put upon it than is obvious to everyone. Fifty-seventh, east of 7th avenue, has been selected for several significant works of late that have tended to give it a certain distinction.

Character was first given to this block many years ago, by a high order of residential construction, which was confirmed subsequently, or in the year 1883, when the Calvary Baptist congregation, of which the Rev. Dr. MacArthur is pastor, in moving up from 23d st, selected a site on the north side of the street and erected the red Albion sandstone edifice which it has ever since occupied. Carnegie Music Hall, at the 7th av corner of the block, was begun six years later, in 1889. That was all there was to change the nature of the block until the Lotos Club came over from 5th av and erected its new house opposite the church.

The block to the west, between Broadway and 7th av, developed some years ago into a center for art and engineering societies, after character had been given to it by the erection of the Central Presbyterian Church, in the year 1878. The Fine Arts Building was erected on the north side of the street in 1892, and the building of the Civil Engineering Societies later. A large apartment house, the Osborne, has long stood on the northwest corner of 57th st and 7th av, and the new "Alwyn Court" and the "Wyoming" have adjacent corners on the avenue.

From this it is apparent that 57th st has acquired a certain high character that is now so firmly established that its further development must be along similar lines. As 57th st is one hundred feet wide, it is available for 12-story apartment houses as well as for family and apartment hotels. It also ranks with 42d, 34th and other crosstown streets now largely given over to business. Trade has not yet appeared in 57th st, between Broadway and Madison av, except at the corners of avenues; but between 5th and 6th avs a sale of a dwelling was recently made for the purpose of altering it into an art shop, if current reports are verified. The street seems destined to compete with 59th st for the primacy of this section of the city, and on some grounds, if not on others, it will be preferred to 59th st, by reason of having no car lines. So far, the owners have been influential enough to keep the cars off, though routes have been proposed for the street as a means of access to the Queensboro Bridge.

The next important occurrence in the history of 57th st will be the opening of the Great Northern Hotel in September. We fancy it is intended to compete with its neighbors on 5th av, the Plaza, the Savoy and the Netherlands, for the same class of trade. It will receive transient guests, but will make a special appeal to the best family life of the city for permanent patronage. While the main entrance of the hotel is in 57th st, the larger part of the building occupies 56th st land; and the management will avoid conflict with the excise laws by having the cafe on that side (where there will also be entrances to the building), and outside of the legal area surrounding churches.

The 57th st facade, by reason of its narrowness (22 feet), is not impressive, and it could not well be more distinctive than it is, because of having the broad and artistic facade of the Lotos Club on one side and the equally broad frontage of the Hotel St. Hubert on the other. The real charm of the hotel will be found after more intimate acquaintance than is possible from the outside. As it is the first hotel of note to be erected in several years, the interior plan and decorations will be found of special interest. The site has permitted a very convenient arrangement, one which may tempt some hotel builders to also forego the outward display and distinction permitted by a broad

facade for the sake of having a similar interior arrangement. The treatment practically makes every room an outside room, and there is almost no limit to the natural and convenient combinations of rooms that are possible to please a family with large ideas and a purse of corresponding size. There are closets and bathrooms galore. The suites containing two, three and four rooms are very attractive, and the dimensions of all the rooms that were shown this week to a certain visitor were large. For every single room a bathroom is provided.

Modern hotels are expected to have ornate qualities, and the Great Northern is no exception. Sienna marble columns and pilasters, Caen stone wainscoting, oxidized silver capitals and

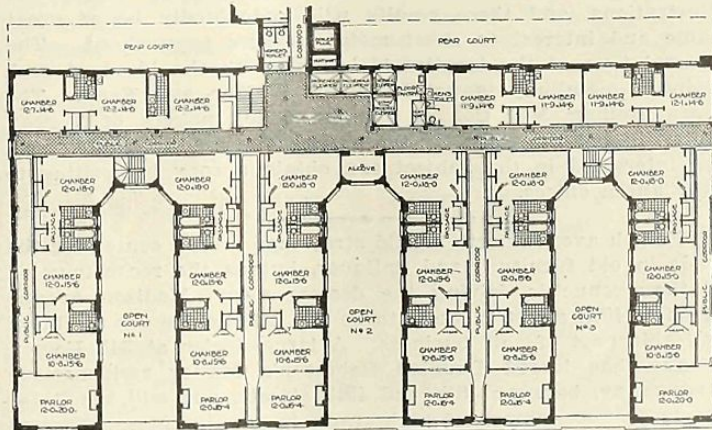


THE GREAT NORTHERN HOTEL, THE 56TH STREET SIDE.

Schwartz & Gross and B. N. Marcus, Architects

ceiling decorations, and also oxidized silver stair rails and elevator fronts, are the principal items in an ensemble which is beautiful and not glaring. The scheme of the furnishings of the main apartments follows the accepted period styles—the dining room in the manner of Louis XVI, with woodwork of Circassian walnut and a stained glass dome. The ladies' reception room is in the Marie Antoinette style. There are also lounging rooms having furniture all upholstered in leather of a color matching the ceiling. Some of the rooms have Welch tile floors.

A strong feature of the construction is the enclosed fireproof stairways, the presence of which removes the necessity for ex-



FLOOR PLAN OF THE GREAT NORTHERN HOTEL.

terior fire escapes anywhere. They have solidly built brick walls and stone steps, and are shut off by fire doors. In front of the doors to these exits is a red light in every case. The number of these stairways preclude the possibility of anything happening to human life in this house from fire. The basement, of course, has the complement of engines and other machinery found in good hotels, besides the usual service rooms. All the cooking will be done by gas and electricity—no coal. The elevators are of the electric tandem drum type. The building was planned by Schwartz & Gross and B. N. Marcus, architects; Jacob A. Zimmermann, general contractor; Traitel Marble Co., interior marble.

THE BRICKLAYERS' TROUBLE.

Four unions voted last week to sustain the trade agreement with the Mason Builders' Association, and the other nine in Greater New York voted for what was in effect the contrary. By reason of the split and the apparent willingness of some unions to man the jobs of the firm of F. T. Nesbit & Co. in this city, the employers are prevented from ordering a lockout. The jobs would have been manned by bricklayers last Friday or Saturday, but for the disaffection of the laborers, who are also out.

On Monday evening at a meeting composed of the executive committee of the Greater New York unions, of which Mr. J. Klein is chairman; the president, the secretary and treasurer of the International Union and the union members of the Joint Arbitration Board, a resolution was passed authorizing a conference of the International Union representatives with the Joint Arbitration Board on Thursday night.

PRESIDENT BOWEN STAYS AWAY.

As President Bowen of the International Union did not attend the peace conference arranged for Thursday night, no definite action could be taken in his absence, but an adjournment was taken to a later date. The Joint Arbitration Board has by a unanimous vote of its members ordered the works of F. T. Nesbit & Co. in this city to be manned, but notwithstanding all of them are still held up.

Mr. Frank E. Conover of 253 Broadway, President of the Master Builders' Association, takes the ground that his association has nothing whatever to do with any dispute between labor unions and employers occurring outside of the jurisdiction of the association, which includes Greater New York and Long Island. The present trouble having had its origin outside, in Newark, it is not a matter covered by their trade agreement, which was violated when the jobs of Nesbit & Co., in this city, were struck.

LITERATURE OF THE CRAFTS.

A PRIMER OF ARCHITECTURAL DRAWING.

From the press of William T. Comstock Co., 23 Warren st, publisher, has been issued "A Primer of Architectural Drawing," for young students, being a progressive series of drawing-board problems, the embodiment of the teachings of Prof. William S. B. Dana in the Mechanics' Institute of New York. A student can study in its pages how buildings are made as well as learn how to make the drawings for the various parts of buildings. The idea for writing the book came to the author from Mr. Louis Rouillion, principal of the Mechanics' Institute. The author also acknowledges his indebtedness to Mr. Rouillion for the opportunity of putting his ideas in actual practice and of testing his theories from day-to-day. The book contains 150 pages and is copiously illustrated.

A TREATISE ON CORROSION OF IRON AND STEEL.

Anent the discussion of corrosion of steel and iron we note the timely issue of a comprehensive treatise on the subject, setting forth concisely the facts concerning corrosion and rust, how and why they differ, their causes and what should be done to overcome them. Some interesting comparisons are made of old-time iron and modern iron and steel, which comparisons make clear the fact that the degree of purity, homogeneity and density largely govern the life of iron and steel. The results of comparative tests are shown by tables and illustrations, and these results will undoubtedly be of great value and interest to sheet metal workers everywhere. The general tone of the treatise is in line with the ideas of such eminent metallurgists as Cushman, Walker and Sang. The Stark Rolling Mill Co., of Canton, Ohio, makers of Toncan Metal, intend the work for the sheet metal trade, but any person interested in the subject can obtain a copy by writing to the Canton offices.

—Fourth avenue north of 23d street has been a center for the trade in old furniture and antiques, but as the reconstruction of the avenue is driving the dealers away, Madison avenue north of 45th street is likely to be the next centre for the more desirable part of this business. A large dealer at 347 Fourth avenue, has leased Douglas Robinson's former residence on Madison av, between 48th and 49th streets, and will use it for his trade. A number of high-grade houses in lines connected with the decorative arts have been centered in that part of Madison av for some years.

DEPARTMENTAL RULINGS

Affecting the Operations of Architects,
Owners, Contractors and Others

This department of news, devoted to the decisions of the Bureau of Buildings, Tenement House Department, Board of Examiners, Department of Labor, Department of Public Works, etc., is published for and under the auspices of the NEW YORK CHAPTER OF THE AMERICAN INSTITUTE OF ARCHITECTS and the BUILDING TRADES EMPLOYERS' ASSOCIATION.

BUILDING DEPARTMENT.

Bulletin No 44—1910.

MODIFICATION—SECTIONS 32 AND 39, BUILDING CODE.

In re application No. 899; alterations 1910; premises, No. 2 Wall Street:

It is proposed to raise in height an eight-story fireproof office building by adding two stories, and in doing so raising the height of the building from 140 feet to 166 feet to the highest point of the roof beams. The present walls are not of the required thickness for the increased height, lacking four inches in several stories. The walls are of sufficient strength for the additional load and are not loaded in excess of fifteen tons per square foot.

A modification of Sections 32 and 39 of the Building Code is requested and hereby granted, to permit the use of the existing walls without lining, inasmuch as the walls are of sufficient strength for the additional load; to make them of the lawful thickness would mean a reconstruction of the entire building, and to line the walls would simply be to sacrifice interior space without any compensating features, as no additional strength would practically be secured.

Dated, New York, June 4, 1910.

RUDOLPH P. MILLER,
Superintendent of Buildings.

Approved:

GEO. McANENY,
President of the Borough of Manhattan.

Bulletin No. 45—1910.

MODIFICATION—SECTION 28, BUILDING CODE.

In re application No. 520 New Buildings, 1910; premises, north side 184th street, 100 feet west of Amsterdam avenue.

In the construction of two five-story non-fireproof tenement houses, a portion of the rear wall and of the court wall has horizontal openings on the several stories in excess of 45 per cent. of a horizontal section of the wall—in the case of the rear wall 48 per cent., and in the case of the court wall 51 per cent. The rear wall is braced by an interior 8-inch brick partition 16 feet from the cross wall. The court wall is braced by two 8-inch brick walls forming the stair hall and by short returns at distances of less than 15 feet from the hall walls. Both walls are to be laid in cement mortar.

A modification of Section 28 of the Building Code is requested and hereby granted, to permit the percentage of openings as shown, inasmuch as the walls are of sufficient strength and are thoroughly braced by the interior partition walls and returns above specified.

Dated, New York, August 12, 1910.

RUDOLPH P. MILLER,
Superintendent of Buildings.

Approved:

E. V. FROTHINGHAM,
Acting President of the Borough of Manhattan.

BOARD OF EXAMINERS.

Appeal No. 116 of 1910; new building No. 311 of 1910; premises southeast corner 91st st and 3d av, Manhattan; Otto C. Wolf, appellant. Application calls for a 10-story stock house, 101.5x200 ft., to cost \$300,000. The Bureau of Buildings made the following objections: That fireproof doors and shutters are required, and fireproofing of columns and girders is not specified. The Board of Examiners approved the appellant's plans on condition that the columns and girders in the top story be fireproofed in accordance with the requirements of the Bureau of Buildings.

Appeal No. 121 of 1910; alteration No. 1870 of 1910; premises 189 and 191 Broadway, Manhattan; John H. Duncan, appellant. Plans call for installing an elevator shaft, stairways, cast-iron columns in street front, and a 6-story rear extension, 11.6x25.4 ft. The Bureau of Buildings objected on the ground that the terra cotta walls of the outside shaft are of unlawful thickness and material. The Board of Examiners approved the plans of the appellant on condition that all window frames and sash in both courts be fireproofed with wire glass.

WHERE BUILDING MATERIALS ARE NEEDED

The Present Market in Its Entirety—A Report of Every Building Operation in the Boroughs of Manhattan and the Bronx.

AN AID TO ALL SALES DEPARTMENTS.

INDEX:

Where bids may be wanted and by whom. The numbers given below represent the kind of materials, as well as labor, for which estimates are requested. The Star (*) indicates that bids are wanted immediately. For further details and particulars see under "Projected Buildings and Advance Reports."

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| 1—Demolishing | 13—Granite | 24—Plumbing |
| 2—Excavating | 14—Limestone | 25—Heating |
| 3—Foundations | 15—Marble | 26—Elevators |
| 4—Masonry | 16—Terra Cotta | 27—Dumbwaiters |
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| 6—Terra cotta blocks. | 18—Tile | 29—Electric wiring. |
| 7—Steel and iron work | 19—Metal lath | 30—Lighting fixtures |
| 8—Reinforced concrete | 20—Plaster partition blocks | 31—Plate glass |
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Dept of Public Charities, until Aug 29.*
Commissioner of Water Supply, Gas & Electricity, 25, 30, 32, Sept 1.*
President Borough Richmond, 4, 5, 7, 30, Sept 6.*
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Peter Fries, Belmar, N J, owner, 12.
Realty Holding Co, 907 Broadway, owner, 5, 4, 12, 26.
Young Men's Hebrew Assoc, Lexington av and 92d st, owner, 24, 12.

Thomas Lynch, 401 W 24th, owner, 24.
J Metcalfe Thomas, 26 E 58th st, owner, 24.
I E Ditmars, 111 5th av, ar't, 24, 23, 7.
Charter Const Co, 505 5th av, owner, 4, 5.
Andrew Gieis, 335 W 19th st, owner, 12, 4, 5.
J M Horton Ice Cream Co, 213 E 24th st, owner, 4, 5, 12.
Dr Albert G Weed, 152 W 57th st, owner, 24, 7.
John Devine, 189 E 64th st, owner, 31.
Estate S Whitney Phoenix, 68 Broad st, owner, 22.

W G Butterly, 1116 Jackson av, lessee, 31, Sept 1,
C Stern, 106 Belmont av, Bklyn, owner, 4, 5, 12, Sept 1,
B Donde, Bayside, L I, owner, 4, 5, Sept 1.
C Pianisani, 2142 Belmont av, owner, 4, 5, Sept 1.
Shapiro & Terker, Inc, Bklyn, owners, 7, 12, 26.
F M Bent, 110 E 23d st, N Y C, art, 4, 5, Sept 12.
C A Herter, 817 Madison av, owner, 26.

PROJECTED BUILDINGS.

Manhattan.

Apartments, Flats and Tenements.

WEST END AV, n e cor 89th st, 12-sty brick and stone apartment house, 100.8x89.11, slag roof; cost, \$325,000; owner, West End Const. Co., 73 East 90th st; architects, Schwartz & Gross, B. N. Marcus, 347 5th av. Plan No. 571.

RIVERSIDE DRIVE, s e cor 88th st, 12-sty brick and stone apartment house, 100x75, slag roof; cost, \$275,000; owner, Charter Const. Co., 505 5th av; architects, Schwartz & Gross, 347 5th av. Plan No. 577.

Gunwald Aus, 11 East 24th st, is consulting engineer.

Dwellings.

19TH ST, Nos. 335-337 West, 3-sty brick and stone dwelling, 24.10x28, tin roof; cost, \$12,000; owner, Andrew Gieis, 335 West 19th st; architects, Bernstein & Bernstein, 24 East 23d st. Plan No. 578.

Miscellaneous.

58TH ST, Nos. 656-660 West, 1-sty reinforced concrete power house, 61.6x32, tar and gravel roof; cost, \$3,000; owner, Coal Boulet Company, 820 12th av; architect, Emory W. Fenn, 820 12th av. Plan No. 575.

Murray & Co., plumbing.

SPRING ST, No. 32, 1-sty brick out-house, 3.8x6.4; cost, \$100; owner, S. Nicolino, 32 Spring st; architect, O. Reissmann, 30 1st st. Plan No. 581.

HOUSTON ST, No. 99 W., 1-sty brick outhouse, 11x13.8; cost, \$1,000; owner Edwd. D. Farrell, 18 W. 86th st; architect, Frank Hausle, 8 E. 125th st. Plan No. 580.

LUDLOW ST, No. 180, 1-sty brick out-house, 10.11x8.6; cost, \$460; owner, Estate Frederick Bender, Junction av, Corona, L. I.; architect, Richard Berger, 309 Broadway. Plan No. 582.

Stables and Garages.

BANK ST, No. 48, 4th st, Nos. 293-297 West, 2-sty brick and stone stable and store; cost, \$75,000; owner, Christian

Ycre, 302 West 13th st; architect, J. J. Smith, 46 Lawrence st. Plan No. 574.

96TH ST, Nos. 302-304 East, 3-sty brick and stone stable and storage, 50x95.9, tar and gravel roof; cost, \$8,000; owner, Peter Fries, Belmar, N. J.; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 572.

56TH ST, s s, 94.3 e 1st av, 2-sty brick garage, 85x100, slag roof; cost, \$35,000; owner, Peter Doelger, 407 East 55th st; architect, A. G. Koenig, 401 West 24th st. Plan No. 573.

24TH ST, Nos. 324-326 East, 6-sty brick and stone stable, 50x93.9, felt, tar and gravel roof; cost, \$65,000; owner, J. M. Horton Ice Cream Co., 213 East 24th st; architect, Frank Goodwillie, 1170 Broadway. Plan No. 579.

Stores, Offices and Lofts.

53D ST, No. 506 West, 3-sty brick or stone shop and loft, 25x90, plastic slate roof; cost, \$6,000; owner, Arbutus Realty Co., 27 William st; architect, James W. Cole, 403 West 51st st. Plan No. 570.

37TH ST, Nos. 5-7-9 West, 12-sty brick and stone loft, 75x85, slag roof; cost, \$350,000; owner, Realty Holding Co., 907 Broadway; architects, Neville & Bagge, 217 West 125th st. Plan No. 569.

M. J. Hess, president; Edwin H. Hess, treasurer. No contract let.

BROADWAY, n w cor Reade st, 19-sty brick and stone office building, 66.6x98.10, copper roof; cost, \$650,000; owner, East River Savings Institution, 280 Broadway; architects, Clinton & Russell, 32 Nassau st. Plan No. 576.

Geo. A. Fuller Co., 111 Broadway, has general contract.

MANHATTAN ALTERATIONS.

CHRISTIE ST, No. 196½, rear extension to 3-sty brick residence; cost, \$500; owner, Laura R. Conkling, 170 Broadway; architect, David Stone, 127 Bible House. Plan No. 2205.

OAK ST, No. 50, beams, stairs, show windows, piers to 4-sty brick tenement; cost, \$4,500; owner, Sergio Carlucci, 50 Oak st; architect, Chas. E. Miller, 111 Nassau st. Plan No. 2186.

WILLIAM ST, e s, 32 s Platt st, partitions, stairs, new front to 8-sty brick and stone office building; cost, \$5,000; owner, The Jane Investment Co., 3600 North 2d st, St. Louis, Mo.; architect, F. P. Platt, 16 East 42d st. Plan No. 2211.

11TH ST, No. 551 East, partitions, windows to 6-sty brick tenement; cost, \$200; owner, Annie Smith, 84 West 113th st; architect, L. F. J. Weiher, 271 West 125th st. Plan No. 2189.

24TH ST, Nos. 202-204 West, pent house to 9-sty brick club house; cost, \$3,000; owner, Young Men's Christian Association of New York; architects, Jackson & Rosencrans, 1328 Broadway. Plan No. 2194.

24TH ST, No. 401 West, partitions, plumbing, new front, toilets to 6-sty brick store and tenement; cost, \$500; owner, Thomas Lynch, 401 West 24th st; architect, Geo. Hof, Jr., 721 Melrose av. Plan No. 2177.

27TH ST, Nos. 506-508 West, cut openings to 2-sty brick loft; cost, \$250; owner, P. H. Kearney, 506 West 27th st; architect, W. H. Orchard, 122 West 42d st. Plan No. 2192.

Thomas M. Curry, 68 Bedford st, has contract.

29TH ST, No. 428 West, partitions, windows to 3-sty brick dwelling; cost, \$1,000; owner, E. Carroll, 428 West 29th st; architects, Otto L. Spannhake, 233 East 78th st. Plan No. 2196.

30TH ST, Nos. 126-128 E., steps, stoop to two 3-sty brick dwellings; cost, \$1,500; owner, John Burling Lawrence, 126 E. 30th st; architects, Davis, McGrath & Kiessling, 175 5th av. Plan No. 2206.

Thos. J. Brady, Jr., 1170 Broadway, has contract.

42D ST, No. 245 West, 4-sty brick front and rear extension, 18.9x15, to 4-sty brick

dwelling; cost, \$6,000; owners, Mitchel & Albert Lehman, 230 West 99th st; architects, Gillespie & Carrel, 1123 Broadway. Plan No. 2176.

42D ST, Nos. 32-34 East, steps, alter doorways, beams to 9-sty brick bank; cost, \$8,000; owner, Lincoln Safe Deposit Co., on premises; architect, Mason R. Strong, 7 Wall st. Plan No. 2180.

45TH ST, No. 534 West, windows, chimneys to 5-sty brick tenement; cost, \$500; owner, Estate M. K. Schmidt, 534 West 45th st; architect, J. H. Knubel, 318 West 42d st. Plan No. 2174.

46TH ST, No. 524 West, partitions, skylights to 4-sty brick tenement; cost, \$400; owner, William Garms, 9 6th st, Clifton Park, Weehawken, N. J.; architect, David M. Ach, 1 Madison av. Plan No. 2209.

47TH ST, No. 75 West, 1-sty front and rear extensions, 19.6x25, bath rooms, partitions, steel girders to 4-sty brick residence; cost, \$3,500; owner, Dr. Albert G. Weed, 152 West 57th st; architect, Henry C. Pelton, 10 East 33d st. Plan No. 2190.

53D ST, No. 420 East, 3-sty brick rear extension, 25x45, beams to 3-sty brick stable; cost, \$5,000; owner, Artificial Ice Co., 418 East 53d st; architect, Louis A. Hornum, 145 East 42d st. Plan No. 2197.

58TH ST, No. 26 East, add 1-sty to rear bath room, fixtures to 4-sty brick residence; cost, \$1,000; owner, J. Metcalf Thomas, 26 East 58th st; architect, Walter B. Chambers, 35 Wall st. Plan No. 2184.

68TH ST, No. 260 West, partitions, windows, toilets to 5-sty brick store and tenement; cost, \$500; owner, George Ehret, 235 East 92d st; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 2179.

75TH ST, No. 2 E., partitions, stairs, piers to 5-sty brick residence; cost, \$1,800; owner, Henry R. Hoyt, 2 E. 75th st; architects, Hiss & Weeks, 1123 Broadway. Plan No. 2201.

78TH ST, Nos. 165-167 West, new plumbing, fire-escapes, partitions, doors, steel girders to two 4-sty brick dwellings; cost, \$8,000; owner, The Sisters of Charity of St. Vincent de Paul, Mt. St. Vincent, N. Y.; architect, I. E. Ditmars, 111 5th av. Plan No. 2185.

116TH ST, No. 115 West, partitions, seats to 2-sty brick stores, lofts and picture show; cost, \$200; owners, S. E. & M. E. Bernheimer, 2566 Broadway; architect, L. F. J. Weiher, 271 West 125th st. Plan No. 2175.

125TH ST, No. 130 West, staircase, alter store fronts to 4-sty brick stores and dwelling; cost, \$2,500; owner, Geo. Ehret, 3 East 93d st; architect, John H. Knubel, 318 West 42d st. Plan No. 2188.

128TH ST, Nos. 206-208 East, cut openings to two 3 and 4-sty brick hall and cafe; cost, \$500; owner, J. Pacheteau, 204 East 128th st; architect, Thomas W. Lamb, 489 5th av. Plan No. 2182.

BROADWAY, No. 1548, cut doors, skylights to 4-sty brick store and studio; cost, \$2,000; owner, Thomas B. Hetten, 7 Pine st; architect, Louis Muller, 243 East 79th st. Plan No. 2200.

COLUMBUS AV, No. 885, toilet, partitions, dumb waiter shaft to 5-sty brick store and tenement; cost, \$500; owner, Chas. F. Coy, 271 W. 125th st; architect, Wm. S. Fowler, 71 Nassau st. Plan No. 2207.

EAST BROADWAY, No. 30, partitions, fireproof shutters to 5-sty brick tenement; cost, \$200; owner, A. Levine, 62 West 115th st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 2210.

LEXINGTON AV, No. 225, plate glass store fronts, new front to 2-sty brick stable; cost, \$1,000; owner, Lewhenwil Co., 51 Bond st; architect, Max Vepstem, 40 West 34th st. Plan No. 2193.

Standard Utility Co., 51 Bond st, has contract.

LEXINGTON AV, s e cor 92d st, add 1-sty stairway, partitions, plumbing, front

wall, windows to three 5, 3 and 2-stys brick dwellings and stable; cost, \$25,000; owner, Young Men's Hebrew Association, on premises; architects, Janes & Leo, 124 West 45th st. Plan No. 2178.

Not awarded.

MADISON AV, Nos. 817-819, electric elevator, add 1 story to extension, toilets to 4-sty brick residence; cost, \$4,500; owner, C. A. Herter, premises; architect, W. W. Bosworth, 527 5th av. Plan No. 2202.

MADISON AV, n e cor 24th st, brick walls in cellar to 4-sty brick church; cost, \$1,000; owner, Madison Square Church, premises; architects, McKim, Mead & White, 160 5th av. Plan No. 2204.

C. T. Wills, 156 5th av, has contract.

MADISON AV, Nos. 601-603, add 1-sty to extension, cut openings, staircase to two 4-sty brick residences; cost, \$25,000; owner, Dr. J. A. Blake, 601 Madison av, architect, J. Gamble Rogers, 11 East 24th st. Plan No. 2183.

Alexander Brown, Jr., 33 East 20th st, has contract.

MADISON AV, n e cor 34th st, partitions, stairs to 16-sty brick office and stores; cost, \$1,000; owner, Margaret S. E. Cameron, Clifton, S. I.; architects, Clinton & Russell, 32 Nassau st. Plan No. 2187.

1ST AV, No. 94, skylights, partitions, windows to 5-sty brick tenement and store; cost, \$2,000; owner, Estate S. Whitney Phoenix, 68 Broad st; architect, C. H. Richter, 68 Broad st. Plan No. 2199.

3D AV, n w cor 64th st, partitions, store fronts to 5-sty brick store and tenement; cost, \$1,500; owner, John Devine, 189 East 64th st; architect, Geo. Dress, 1436 Lexington av. Plan No. 2191.

3D AV, s w cor 15th st, partitions, stairs to 3 and 4-sty brick hotel; cost, \$500; owner, Morris Lubitz, 142 3d av; architect, O. Reissmann, 30 1st st. Plan No. 2181.

4TH AV, Nos. 330-332, partitions, windows to 2-sty brick store and loft; cost, \$250; owner, A. & L. Schwab, 641 Madison av; architects, Gross & Kleinberger, Bible House. Plan No. 2203.

5TH AV, No. 47, partitions, plumbing fixtures to 4-sty brick residence; cost, \$1,800; owner, Parkes Estate, care Farmers Loan & Trust Co.; architect, Chas. M. Sutton, 70 5th av. Plan No. 2198.

7TH AV, Nos. 441-443, erect sign to --sty store and dwelling; cost, \$250; owner, M. L. Morris, 854 West 80th st. Plan No. 2208.

7TH AV, No. 798, 52d st, Nos. 200-206 West, Broadway, Nos. 1668-1670, install show windows to 6-sty brick tenement; cost, \$150; owner, Henry A. C. Taylor, 1 East 60th st; architect, Louls Wirsching, Jr., 129 East 238th st. Plan No. 2195.

PROJECTED BUILDINGS.

Bronx.

Apartments, Flats and Tenements.

169TH ST, s e cor Park av, 5-sty brick tenement, plastic slate roof, 49.1x87½; cost, \$45,000; owner, Mary Mulcahy, 440 East 169th st; architects, Schaefer & Jaeger, 401 Tremont av. Plan No. 832.

180TH ST, s w cor Vyse av, three 5-sty brick tenements, tin roof, 48.04x100, 38.54x90; total cost, \$130,000; owners, Krabo & Ernst, 2074 Vyse av; architects, Schaefer & Jaeger, 401 Tremont av. Plan No. 831.

HULL AV, n s, 150 e Mosholu Parkway, three 4-sty brick tenements, plastic slate roof, 27.11x95; total cost, \$60,000; owner, A. D'Ambra, 206th st and St. Geo.'s Crescent; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 834.

HOE AV, e s, 225 s Jennings st, two 5-sty brick tenements, slag roof, 37.6x88; total cost, \$90,000; owner, Russell S. Johnson, 1282 So. Boulevard; architect,

Robt. E. Lavelle, 1284 So. Boulevard. Plan No. 835.

CLAY AV, e s, 88 n 167th st, five 5-sty brick tenements, tin roof, 38x68; total cost, \$100,000; owner and architect, Albert J. Schwarzler, 1340 Brook av. Plan No. 833.

HOE AV, n w cor 172d st, 5-sty brick store and tenement, 25x90, slag roof; cost, \$35,000; owners, Altro Realty Co., Angelo Altieri, 1148 Tiffany st, treasurer; architects, Goldner & Goldberg, 704 Jackson av. Plan No. 836.

WOODYCREST AV, e s, 299.2 n 164th st, 5-sty brick tenement, tin roof, 53x87; cost, \$40,000; owners, Civic Realty Co., Isreal Cohen, 150 Nassau st, president; architects, Sommerfeld & Steckler, 19 Union sq. Plan No. 829.

WILKINS AV, n e cor Jennings st, three 5-sty brick tenements, tin roof, 53x90; total cost, \$125,000; owners, Jennings Const Co., M. Gruenstein, 230 Grand st, secretary and treasurer; architect, Chas. B. Meyers, 1 Union sq. Plan No. 837.

MAPLE AV, w s, 25 n Ruskin st, 4-sty brick tenement, plastic slate roof, 25x83.6; cost, \$20,000; owner, Vito Di Nichola, 719 East 213th st; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 844.

Churches.

SHAKESPEARE AV, w s, 200 s 169th st, 1-sty brick church, slate roof, 52.10x119; cost, \$70,000; owner, Rev. J. J. Lennon; architect, Elliott Lynch, 341 5th av. Plan No. 841.

Dwellings.

232D ST, n e cor Lacombe av, 2-sty and attic frame dwelling, shingle roof, 20x33.6; cost, \$3,600; owner, Harry Hansen, 4629 Bronx Boulevard; architect, Carl P. Johnson, 8 East 42d st. Plan No. 838.

OVERING ST, w s, 200 s Maclay av, three 2-sty frame dwellings, tin roof, 21x48; total cost, \$13,500; owner, Baxter Howell Bldg. Co., 2283 Westchester av; architect, Chas. R. Baxter, 3099 Middletown rd. Plan No. 839.

LORING PL, e s, 200 s 180th st, 1½-sty brick dwelling and garage, 25x27; cost, \$1,000; owner, W. C. Berger, 180th st and Andrews av; architects, Servviss & Glew, 36 Kingsbridge rd. Plan No. 840.

BARNES AV, e s, 200 s Morris Park av, two 2-sty frame dwellings, tin roof, 21x50; total cost, \$10,000; owner, Sarah McGurl, 700 Morris Park av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 843.

SHAKESPEARE AV, w s, 275 s 169th st, 3-sty brick rectory, tin roof, 25x61; cost, \$20,000; owner, Rev. J. J. Lennon; architect, Elliott Lynch, 341 5th av. Plan No. 842.

Miscellaneous.

SOUTHERN BOULEVARD, w s, 140 s 147th st, 1-sty frame dining room, tin roof, 19x38; cost, \$800; owner, J. Harnett, 463 Southern Boulevard; architect, J. Robinson, 2132 La Fontaine av. Plan No. 845.

165TH ST, n s, 42.1 w Summit av, 2-sty brick post office, tar and gravel roof, 34.2½x34; cost, \$4,000; owner, Wm. Schlichter, 1061 Ogden av; architect, Edw. Necarsulmer, 507 5th av. Plan No. 828.

Stables and Garages.

CROES AV, e s, 400 s Lafayette av, 1-sty and attic frame stable, 45x21; cost, \$800; owners, Clason Point Military Academy, Mr. Dwyer, 50 2d st, Pres. Bd. of Trustees; architect, M. Hughes, Clason Point road. Plan No. 830.

BRONX ALTERATIONS.

BETTNEAS LANE, e s, 400 n 254th st, new stairs, new plumbing, etc., to 2-sty frame school; cost, \$3,800; owner, Estate of S. D. Babcock, 32 Liberty st; architects, Clinton & Russell, 32 Nassau st. Plan No. 420.

SIMPSON ST, e s, 201.83 n Westchester av, new partitions, etc., to 5-sty brick tenement; cost, \$200; owners, Simpson Const. Co., 1238 Simpson st; architect, Lorenz F. J. Weiher, 271 West 125th st. Plan No. 422.

215TH ST, No. 707, 1-sty frame extension, 20x6, to 2-sty frame store and dwelling; cost, \$300; owner, F. A. King, on premises; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 419.

CONCORD AV, No. 347, 3-sty brick extension, 15x23, to 3-sty brick store and dwelling; cost, \$2,000; owner, Jacob Neuberger, on premises; architect, Lloyd I. Phyfe, 952 Anderson av. Plan No. 418.

COURTLANDT AV, w s, 13.6 s 161st st, 2-sty brick extension, 22.87x75, to 2-sty brick garage; cost, \$2,300; owner, Christina Bohmer, 3176 Park av; architect, Harry T. Howell, 3d av and 149th st. Plan No. 417.

LAFAYETTE AV, s s, from Manida to Barretto st, new partitions to 3-sty brick home; cost, \$300; owners, The Servilla Home for Children, on premises; architect, S. E. Gage, 340 Madison av. Plan No. 421.

MORRIS AV, No. 626, new toilets, new partitions, etc., to 4-sty brick store and tenement; cost, \$1,000; owner, Martine Mariani, 632 Morris av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 415.

MORRIS AV, No. 624, new toilets, new partitions to 4-sty brick store and tenement; cost, \$700; owner, Lucia Lupo, 706 Courtlandt av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 416.

PARK AV, w s, 111.83 n 189th st, extend pent house of transformer station; cost, \$950; owner, Henry J. Hemmens, 55 Duane st; architect, W. Weissenberger, Jr., 55 Duane st. Plan No. 424.

WENDOVER AV, No. 505, new store front to 5-sty brick store and tenement; cost, \$500; owner, Mrs. H. E. Bronson, on premises; architect, Philip Bardes, 122 Bowery. Plan No. 423.

ADVANCE REPORTS.

Activity on Claremont Avenue.

CLAREMONT AV.—The iron work is now up one story on the new apartment house which the V. Cerabone Construction Company will erect on the west side of Claremont av, 125 ft. south of 119th st. The proposed house has a frontage of 100 ft. on Claremont av and a depth of 85 ft., containing four apartments to the floor, offering a variety of 4, 5, 6 and 7 rooms, and 2 baths. It will exceed the standard of their previous operations in point of excellence, no device being omitted that will make for the comfort and convenience of its tenants. Schwartz & Gross, the architects, in addition to a most practical lay-out, have designed a particularly attractive front of Indiana limestone and Kittanning brick; the former extending for two stories, and the brick laid with the Flemish bond. A large centre court will give the maximum of rooms on the front, a feature found to be one that meets with almost unanimous approval. The house will be equipped with two noiseless elevators. Milliken Bros. are providing the steel, and will deliver the same complete within the month of August, insuring the topping out before cold weather. Among previous houses erected by the V. Cerabone Construction Company are the "Sunnycrest," No. 611 West 113th st, and "Victor Hall," No. 622 West 113th st, both of which have been purchased by investors.

Express Buildings to be Delayed.

10TH AV.—The Record and Guide was informed on Thursday that in all probability work will not be started for at least two years yet by the New York

Central Railroad Co., which has just acquired for approximately \$1,000,000 the block bounded by 10th and 11th avs, between 32d and 33d sts, for improvement with two express buildings, one for the Adams Express Co. and one for the American Express Co. The property just acquired increases the Central's holdings in that section to five blocks, extending from 29th to 34th sts, between 9th and 11th avs. The recent acquisition has a frontage of 600 ft. in 32d st and 33d st, 197.6 on 11th av, and about 80 ft on 10th av. The tracks will be run through the buildings in the centre of the block, and there will be platforms on either side for the reception and delivery of baggage. Access to the platforms will be through a driveway that will be built on the 10th av side of the block. It was the original intention to erect these express buildings on the site acquired for the new terminal in Lexington av, but it has been found that the congestion there would be too great, and so the West Side purchase has been made. The buildings to be erected will cost about \$500,000. Messrs. Warren & Wetmore and Reed & Stem are architects for the company.

To Estimate for Connecticut Reformatory.

CHESHIRE, CONN.—Wm. D. Johnson, Inc., 26 State st, Hartford, will take estimates until Sept. 9, for the new State Reformatory group to be erected, including an administration building, 53x53 ft., 3-stys; guard house, 4-stys, 52x53 ft., cell block, 49x325 ft., containing 400 steel cells; school building, 49x61 ft., 3-stys, and several 1-sty buildings. These include a print shop, and library, 23x36 ft.; hospital buildings, 124x47 ft.; laundry, 115x47 ft.; chapel, 158x53 ft.; dining hall, 114x53 ft.; kitchen and store room building, 81x95 ft., and a boiler house, 50x67 ft. Construction will be of common brick with concrete foundations and Portland stone trim. All floors and partitions will be fireproof and a large amount of plumbing will be required. The heating will be by steam return gravity system. According to the act of Legislature the buildings will be erected by contractors who are residents of Connecticut. Plans and specifications may be seen at the office of the architects. Work will probably be started as soon as contracts can be awarded.

Architects for New Y. M. C. A. Branch.

3D ST.—The Young Men's Christian Association will soon begin the erection of another downtown branch building on the lower East Side. Property was acquired during the week including the seven old houses Nos. 6 to 20 East 3d st, fronting 153 ft. in the street and 60 ft. deep, 140 ft. east of the Bowery, adjoining the Dry Dock Savings Bank. The structure will be constructed solely to meet the requirements of the increased work in this section of the city. It will be fireproof, with modern sanitary appliances, containing a restaurant, kitchen, offices, correspondence, reading, coat, game and reception rooms, assembly room gymnasium, shower baths, board room and individual rooms for classes. The plans will be prepared by Messrs. Jackson & Rosencrans, No. 1328 Broadway. No building contracts have yet been issued. Plans for the Y. M. C. A. branch at the Bowery and Broome st, recently erected to accommodate about 500 men, were also prepared by these architects.

Church and Liberty St. Building.

CHURCH ST.—Messrs. Herts & Tallant, 113 East 19th st, are designing a 9-story building, to be erected at the northwest corner of Church and Liberty sts, having a frontage of about 60 ft. in Liberty st

and 100.8 ft. in Church st. The building will be fireproof throughout and the floor loads are designed for carrying heavy machinery. The facade will contain large glass areas so as to afford the greatest amount of light. The material for facade will consist of face brick trimmed with terra cotta. The building will be equipped with two passenger and one heavy freight elevators. The ground is owned by Geo. N. Robinson. The Church-Liberty Leasehold Co. has taken a 21-year lease on the property. The building is to be ready for occupancy about April 1. No building contract has yet been issued.

West 42d Street Building.

42D ST.—Plans are being prepared (architect's name for the present withheld) for the 12-sty store and office building to be erected in 42d st, between 7th and 8th avs, Nos. 236-242 West 42d st. The property is owned by the Charlotte M. Goodridge Estate and has been leased for 21 years to Sol. Bloom, music dealer, of No. 366 5th av, who will erect the new structure. Four 4-sty dwellings now occupy the site, which measures 80 ft. in 42d st, and 98.9 ft. in depth. Work on the new building will be begun immediately, and it is expected it will be ready for occupancy by May 1. Mr. Bloom will occupy the greater part of the ground floor. The entire operation for the building alone will reach about \$500,000. The building contract has not been awarded.

To Invite Bids for Treasury Building.

WASHINGTON, D. C.—The Treasury Department at Washington announced on Aug. 23 that bids will be received some time in September for the construction of the new building of the Bureau of Printing and Engraving. The proposed building will adjoin the present one, will be about 800 ft. in length, 4 stories in height and three-fourths of its wall space will be glass. Congress has made an appropriation of \$1,750,000 for the work. Saml. B. Donnelly is Public Printer and Jas. Knox Taylor is Supervising Architect. The new structure will be used for the production of stamps and paper money, and the present one will be turned into a storehouse.

Proposed 39th Street Building.

39TH ST.—Structural work is to be pushed rapidly on the 12-sty store and loft building to be erected by the Medford Realty Co., of Broadway and 164th st, Alex. Kahn, president, at No. 13 East 39th st, through to Nos. 16-18 East 40th st, fronting 24 ft. in 39th st and 50 ft. in 40th st. The steel work has been awarded to the Hinkle Iron Works, of 534 West 56th st. The building will have a total ground area of 7,500 square feet. The Sterling Bronze Co., of 6th av and 25th st, is lessee, and plans were prepared by Chas. H. Caldwell, of 160 5th av.

Building for Cliff Street.

CLIFF ST.—William H. Rahmann, architect, 95 Liberty st, has completed plans for a 5-sty loft building to be constructed by Abraham M. Clonney, of 39 Walker st, at No. 34 Cliff st, for occupancy by Cammel, Laird & Co., Ltd., of London, England, for a long term of years. The general contract has been awarded to George Sykes, of 1123 Broadway.

Mercantile Building for Brooklyn.

BROOKLYN.—Shampan & Shampan, 772 Broadway, Brooklyn, are preparing plans for a 6-sty brick and steel mercantile building to be erected on the block front of Porter av, including the corners of Flushing av and Thames st, Brooklyn, for Shapiro & Terker, Inc., of Brooklyn, as owners. The building will be 120 ft.

front by 80 ft. deep, having electric freight and passenger elevators, electric and gas lighting, steam heating, etc. The facade will be designed in a modern type of architecture, trimmed with Indiana limestone. The approximate cost is \$75,000.

Apartments, Flats and Tenements.

BELMONT AV, N. Y. C.—Charles S. Clark, 445 Tremont av, will complete plans about September 1 for a 5-sty brick and limestone 20-family tenement, 32x132 ft., which C. Pianisani, 2142 Belmont av, owner and builder, will erect on the east side of Belmont av, 150 ft. north of 181st st, to cost \$30,000.

WEST END AV, N. Y. C.—Schwartz & Gross, B. N. Marcus, architects, 347 5th av, have completed plans for the 12-sty apartment house, 100.8x89.11 ft., to be erected at the northeast corner of West End av and 89th st, to cost \$325,000. The West End Construction Co., 73 East 90th st, is the owner.

37TH ST, N. Y. C.—Plans are ready for the 12-sty loft building, 75x85 ft., which the Realty Holding Co., 907 Broadway, will erect at Nos. 5, 7, 9 West 37th st, at a cost of \$350,000. M. J. Hess, president, Edwin H. Hess, treasurer. No sub-contracts have yet been awarded. Neville & Bagge, 217 West 125th st, have made the plans.

Contracts Awarded.

27TH ST, N. Y. C.—Thomas M. Curry, 68 Bedford st, has the contract for alterations to the 2-sty loft, Nos. 506-508 West 27th st, for P. H. Kearney, on premises.

LEXINGTON AV, N. Y. C.—The Standard Utility Co., 51 Broad st, has the contract for changes to the 2-sty brick stable, No. 225 Lexington av, for the Lewhenwil Co.

NEW ROCHELE, N. Y.—C. Wm. Kirchoff, 76 Church st, New Rochelle, has received the general contract for erecting a 2½-sty frame sisters' home, 25x32 ft., for Mrs. G. E. Iselin, to cost about \$8,000. A. G. C. Fletcher, 103 Park av, has prepared plans.

HARTFORD, CONN.—Contract has been awarded to the Hennebique Const. Co., 1170 Broadway, N. Y. C., for the concrete "compressol" pile foundations for the new factory of the Hart & Hegeman Co., Capitol av, Hartford, Conn., A. H. Greenwood, engineer.

56TH ST, N. Y. C.—Dr. S. E. Jelliffe, 64 West 56th st, has awarded contracts to McDermott & Hanigan, 31 West 42d st, for masonry, and Robert Dickson, 208 South Oxford st, Brooklyn, the carpenter work, for interior alterations to his residence from plans by W. Leeming, 20 Broad st.

MADISON AV, N. Y. C.—Alexander Brown, Jr., 33 East 20th st, has obtained the general contract for enlarging and remodeling the two 4-sty brick residences Nos. 601-603 Madison av for Dr. J. A. Blake, 601 Madison av, from plans by J. Gamble Rogers, 11 East 24th st. Estimated cost, \$25,000.

AMSTERDAM AV, N. Y. C.—Roselle & Pfeffer, 1 Madison av, have received the general contract for enlarging the old ladies' home on Amsterdam av, between 103d and 104th sts, at a cost of about \$14,000. Mason R. Strong, 7 Wall st, architect. A rear extension 1-sty, about 30x27 ft., will be added.

20TH ST.—The Power Engineering & Contracting Co., 1182 Broadway, has received the contract for electrical work on the loft building, Nos. 134-140 West 20th st, for Jacob Zimmermann, from plans by Buchman & Fox, 11 East 59th st. The company has also obtained the contract for electrical work for the Tremont Mills, from the Walter Emmerich Co., from plans by Shire & Kaufman, architects.

42D ST, N. Y. C.—Wm. Higginson, 1123 Broadway, has received the contract for alterations, additions and repairs to the building No. 249 West 42d st for Messrs. Lehman Bros., owners. Alterations comprise mason, carpenter, iron, plumbing, steam, electric and roofing work. Gillespie & Carrel, 1123 Broadway, are the architects.

PERTH AMBOY, N. Y.—The Hennebique Const. Co., 1170 Broadway, N. Y. C., has received the contract for a concrete "compressol" pile foundation for the addition to the Roessler & Hasslacher plant at Perth Amboy, N. J., Walter Kidde, engineer, 90 West st, N. Y. C. This company installed compressol piles in this same plant last September, it being the first use made of the compressol system in this country.

Dwellings.

HARRISON, N. J.—The Pennsylvania Railroad Co. will erect four houses for employes at Harrison, N. J. Estimated cost, \$6,000 each.

19TH ST, N. Y. C.—Andrew Gieir, owner, 335 West 19th st, will award contracts for two 3-sty dwellings, 24.10x28 ft., at Nos. 335-337 West 19th st, to cost, together, \$12,000.

TEANECK, N. J.—Reiley & Steinback, architects, 481 5th av, N. Y. C., have awarded to Wm. H. Whyte, Hackensack, N. J., the general contract to erect the 2½-sty residence for Samuel Van Lierde, to cost \$15,000.

BOUND BROOK, N. J.—F. M. Bent, 110 East 23d st, N. Y. C., has plans in progress for a 2½-sty hollow tile and stucco residence for M. V. Brokaw, of this place. Architect will take figures in about three weeks. Estimated cost, \$9,000.

BROOKLYN.—N. Serracino, 1170 Broadway, N. Y. C., has completed plans for two brick 2-sty residences for the New York Terrain & Building Co., 489 5th av, N. Y. C., to be erected in the south side of 82d st, 425 ft. west of 1st av, Brooklyn.

LONG ISLAND CITY.—The Pennsylvania Railroad proposes to build eight duplex houses for employes at 3d and East sts, Long Island City, just outside of the Sunnyside yard. Each house will be 3 stories, brick, 46x30 ft., and cost \$6,000 each.

CRANFORD, N. J.—Anthony Albert, Scotch Plains, N. J., has received the general contract to erect the 2½-sty frame residence, 50x30 ft., on Hillside av, for R. D. Townsend, of this place. J. T. Tubby, 81 Fulton st, N. Y. C., is the architect.

BROOKLYN.—C. Stern, owner, 106 Belmont av, Brooklyn, will erect three 2-sty residences, 20x32 ft., on Kings pl, west side, 106 ft. east of Kings Highway, to cost \$5,000 each. Cohn Bros., 361 Stone av, Brooklyn, are planning. Owner will take bids about September 1.

BAYSIDE, L. I.—Cohn Bros., architects, 261 Stone av, Brooklyn, are preparing plans for two 2-sty frame, 2-family dwellings with stores, 21x60 ft., for Benj. Donde, Bayside, L. I., to cost \$5,000 each. Owner builds and will receive bids on all materials about September 1.

40TH ST, N. Y. C.—Ernest Flagg, architect, 35 Wall st, is preparing plans for alterations to the two stables and dwellings Nos. 104-110 East 40th st for the estate of James D. Hague. The buildings will be turned into five 4-sty residences, with a garage constructed by excavating the yard.

RYE, N. Y.—W. A. Thomas, Rye, has received the contract for foundations, and Coombes & Ward, 287 4th av, N. Y. C., contract for the superstructure for the \$25,000 residence, 2½-sty, 105x30 ft., for James Stewart, from plans by N. C. Mellen, 45 West 34th st, N. Y. C. Terra cotta blocks and stucco.

WEST HOBOKEN, N. J.—Plans have been prepared by Leonard Feinen, architect, for a two-family residence to be erected at the northeast corner of Union st and Boulevard, West Hoboken, by Adrien Philippot, Brick, 22x58 ft., 2-stys, faced with buff brick and trimmed with limestone. The estimated cost is \$8,500.

JERSEY CITY.—William E. England, real estate, 370 Bergen av, has purchased the Hill Top Tennis Club grounds, on the southerly side of Virginia av, between Jackson and Bergen avs. As soon as the necessary plans are completed Mr. England will erect a number of two-family houses.

Factories and Warehouses.

ASBURY PARK, N. J.—Buchanan & Smock, Asbury Park, will rebuild their 2-sty brick trim factory. Plans are in progress by a private architect.

TREMONT AV, N. Y. C.—Charles C. Clark, architect, 445 Tremont av, is preparing plans for changing the office building, No. 445 East Tremont av, into a furniture warehouse. J. Paulson, on premises, is the owner. W. G. Butterby, 1116 Jackson av, is lessee, and will receive all figures for the work.

Halls and Clubs.

HARTFORD, CONN.—Bids will be received until Sept. 1 for the proposed club house to be erected for the Hartford Turnerbund. The plans have been prepared by George Zunner, architect, of this city.

LOWELL, MASS.—Bids close Aug. 31 on plans for Y. M. C. A. building to be erected in Merrimack st. Shattuck & Hussey, 163 La Salle st, Chicago, Ill., architects. Brick and stone, 4-stys, estimated cost, \$100,000.

LEXINGTON AV, N. Y. C.—Janes & Leo, 124 West 45th st, have prepared plans for \$25,000 worth of alterations, installing new plumbing, stairways and front wall, to the three buildings at the southeast corner of Lexington av and 92d st, for the Young Men's Hebrew Association, on premises. No award has yet been issued.

Power Houses.

GAROGA, N. Y.—The Empire Engineering Corporation, 60 Wall st, N. Y. C., has started building operations for a new power plant at Garoga, Fulton Co., N. Y., for the Garoga Water Power & Transmission Co.

Schools and Colleges.

PLAINFIELD, CONN.—Bids for the proposed new school have been opened and the contract will probably be awarded to A. N. Carpenter, of Norwich, who submitted the lowest estimate. C. H. Preston, of Norwich, is architect.

NEW MILFORD, CONN.—Bids have been received on plans by Wilson Potter, 1 Union sq, N. Y. C., for the proposed high school building. The Torrington Building Co. submitted the lowest bid and will probably receive the contract.

SOUTH MANCHESTER, CONN.—Preliminary plans are being estimated for the new school for the Ninth School District. Red brick, with limestone trim, 40x125 ft., 2-stys, tar and gravel roof, steam heat and modern plumbing. Hartwell, Richardson & Driver, of Boston, are the architects.

Stables and Garages.

BANK ST, N. Y. C.—Plans are now ready for the 2-sty stable and store building which Christian Yere, 302 West 13th st, will erect at No. 48 Bank st, to cost \$75,000. J. J. Smith, 46 Lawrence st, is the architect.

56TH ST, N. Y. C.—A. G. Koenig, 407 East 55th st, has completed plans for a 2-sty brick garage, 85x100 ft., for Peter

Doelger, 407 East 55th st, to be erected in the south side of 56th st, 94.3 ft. east of 1st av. Estimated cost, \$35,000.

BROOKLYN.—Thomas Donlon Co., Butler st, has the general contract to erect the 1-sty brick garage, 20x100 ft., on the north side of Lafayette av, 104 ft. east of Kent av, Brooklyn, to cost \$13,000. J. C. Glover, 166 State st, Brooklyn, prepared plans. Geo. N. Morrison, 228 State st, has the carpentry.

Stores, Offices and Lofts.

WHITE PLAINS, N. Y.—A. G. C. Fletcher, architect, 103 Park av, has plans in progress for a 3-sty brick office building, 30x98 ft., for the Lawyers' Westchester Mortgage and Title Co.

COLUMBUS AV, N. Y. C.—The general contract has been awarded to J. W. Clark, 86 Roosevelt st, for alterations to three stores, Nos. 830-834 Columbus av, for the F. W. Woolworth & Co., 280 Broadway.

53D ST, N. Y. C.—The Arbutus Realty Co., 27 William st, will soon award sub-contracts for the 3-sty loft and shop, 25x90 ft., to be erected at 506 West 53d st, from plans by James W. Cole, 403 West 51st st.

WATERTOWN, N. Y.—D. D. Kieff, Flower Building, Watertown, has been selected to prepare plans for enlarging the department store for Frank A. Empsall, 122 Court st, Watertown, 5-stys, mill construction.

ENGLEWOOD, N. J.—At Englewood, G. D. Bogert & Bro. has received the contract to erect two brick, 1-sty stores, 25x60 ft., for Geo. W. Ostler, of 43 Dean st. N. K. Vanderbeck, 359 West 26th st, N. Y. C., has prepared plans.

BROADWAY, N. Y. C.—Sub-contracts will soon be issued by the George A. Fuller Co., general contractor for the 19-sty office building to be erected at the northwest corner of Broadway and Reade st, to cost \$600,000. Clinton & Russell, 32 Nassau st, are the architects. The East River Savings Institution, is the owner.

Government Work.

FORT SLOCUM, N. Y.—The bid of J. H. Rabel, of New Rochelle, N. Y., has been accepted for making repairs to the hospital at Fort Slocum, N. Y.

GAINESVILLE, FLA.—The contract for installing an elevator in the U. S. Public Building at Gainesville, Fla., has been awarded to the Otis Elevator Co., 17 Battery pl, N. Y. C., at \$5,474.

TRENTON, N. J.—Sealed proposals will be received Sept. 23 for the metal shelving, etc., in the extension to the U. S. Post Office and Court House at Trenton, N. J.—James Knox Taylor, Supervising Architect, U. S. Treasury Dept., Washington, D. C.

WASHINGTON, D. C.—The following bid was opened by the Secretary of the Interior Department, Washington, D. C., for installing a heating system in the United States Pension Office, Washington, D. C.; Evans, Elmira & Co., \$20,922; time, 75 days.

GREENSBURGH, PA.—Sealed proposals will be received Sept. 26 for the construction, complete (including plumbing, gas piping, heating apparatus, electric conduits and wiring), of the U. S. Post Office at Greensburgh, Pa.—James Knox Taylor, Supervising Architect, Washington, D. C.

WASHINGTON, D. C.—Sealed proposals will be received until the 30th of August for test borings for the new Post Office Building at Washington, D. C., in accordance with the drawing and specification, copies of which may be had at the office of the Supervising Architect, James Knox Taylor, Washington, D. C.

GLOUCESTER, N. J.—Sealed proposals will be received on the 28th of September

for miscellaneous changes in the Administration Building, Philadelphia, Pa. Immigration Station (Gloucester, N. J.) in accordance with drawings and specifications, copies of which may be had at the office of the Commissioner of Immigration, Philadelphia, Pa., or at the office of James Knox Taylor, Supervising Architect, Washington, D. C.

Municipal Work.

BLACKWELL'S ISLAND.—The Department of Public Charities will open bids Aug. 29 for painting the roofs of the City Hospital, Blackwell's Island.

RICHMOND.—The Park Board will open bids Sept. 1 for labor and materials required for furnishing and erecting playground apparatus in various parks.

MANHATTAN.—Estimates will be received by the Commissioner of Correction Tuesday, Aug. 30, for furnishing and delivering hardware, paints, iron, steam fittings, lumber and miscellaneous articles.

RANDALL'S ISLAND.—On Aug. 29 the Department of Public Charities will open bids for alterations in the infants' hospital, school for feeble-minded children, pavilion A, laundry, office building and school building, Randall's Island.

CORNWALL, N. Y.—Bids will be received by the Board of Water Supply, 165 Broadway, N. Y. C., Tuesday, Aug. 30, for contract V, for yellow pine lumber, delivered at Breakneck Siding, between Dutchess Junction and Cold Spring, and at Cornwall-on-Hudson, N. Y.

BRONX.—Bids will be opened by the Park Board, Thursday, Sept. 1, for reconstructing and strengthening by means of a concrete buttress, with rustic rock facing, the dam across the Bronx River, at the foot of Bronx Lake in the Zoological Park in the City of New York.

RICHMOND.—Tuesday, Sept. 6, the President of the Borough of Richmond will open bids for the mason, carpenter, painting, steel and iron, heating and lighting work required for the erection and completion of the engineers' house at the destructor works, situated on Richmond terrace, near Taylor st, West New Brighton, Richmond.

BROOKLYN.—Bids will be received by the Commissioner of Water Supply, Gas and Electricity, Thursday, Sept. 1, for furnishing, delivering, erecting and connecting, complete, in place and ready for operation, the necessary steamfitting and appurtenances, economizer, breeching, boiler feed pumps, feed water heaters, electric lighting equipment and rebuilding a portion of south wall of and making repairs to the old Ridgewood North Side Pumping Station, Atlantic av and Logan st, Brooklyn. Also for furnishing and delivering lumber, trim and vitrified salt glazed stoneware pipe.

Brief and Personal.

John J. Haas, plumbing contractor, formerly at No. 732 East 152d st, has moved his office to No. 675 Jackson av.

The Bergen Point Iron Works has removed its main selling office from No. 149 Broadway, N. Y. C., to its works, foot of West 5th st, Bayonne, N. J.

E. M. Dimmock is now in charge of the contract department of the Russell & Erwin Mfg. Company at 105 West 40th st, New York, succeeding to the position because of the resignation of W. A. Cherry.

The Philadelphia national convention of Master Steel-Metal Workers elected the following officers: President, Robert J. Braley, Providence, R. I.; first vice-president, Frank J. Smith, Norfolk, Va.; second vice-president, John Bogenberger, Milwaukee, Wis.; third vice-president, John Hussie, Omaha, Neb.; fourth vice-

president, Frank J. Hoerstering, Dayton, Ohio; secretary, Edwin L. Seabrook, Philadelphia, Pa.; treasurer, W. A. Fingles, Baltimore, Md. Trustees—For one year, Otto Goebel, Syracuse, N. Y.; two years, Frederic Hummell, Buffalo, N. Y.; three years, P. H. Lenderker, Baltimore, Md.; J. A. Dougherty, Nashville, Tenn.; K. I. Willis, Moline, Ill.

Houghtalling & Wittpenn, distributors of Texture and other front brick, at 44 East 23d st, has recently moved their offices to larger quarters on the same floor of the same building where they have a much larger exhibit room. This was done for the purpose of giving actual demonstrations of brick set in exhibition walls, and so permitting architects and buyers to judge for themselves the artistic effects that may be produced with fine front brick. Mr. Houghtalling believes that the Fall will be a good building season, and bases his opinion upon the present healthy call for front brick in both small and large quantities in this city and suburbs.

Putnam A. Bates, the consulting engineer, of No. 2 Rector st, when interviewed by a representative of the Record and Guide this week, stated that the plans for the Morgan Memorial building extension to be erected at Hartford, Conn., are now underway. Mr. Bates further verified the Record and Guide's contention, that the reaction which has been felt in construction circles in this city within the past six months, is passing and, he said, the best proof of that fact was to be found in the numerous factory extensions in the suburbs. One important installation, among many others over which he has supervision, is that for John F. Galvin, in Long Island city, where he is installing a big power plant and entirely new equipment in a building 100 by 200 ft. Other work that Mr. Bates is interested in is the Carnegie Applied Science Building at Rochester University and the extension to the power plant which will serve all the University buildings. He is also installing several isolated plants for residences in this city and vicinity.

HOUGHTALING & WITTPENN

*Impervious
Face Bricks*

ALL COLORS

44 EAST 23d ST., NEW YORK
Telephone, 1154 Gramercy

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ENGINEERS
CONTRACTORS & BUILDERS
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Cleveland Office NEW YORK
Contracting and Consulting Engineers
For Mechanical Equipment, Heating and Ventilating, Power Plants, Plumbing.
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Consulting, Designing, Supervising Engineers
CLEVELAND

PUTNAM A. BATES, E. E.
CONSULTING ENGINEER
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DESIGNER of Power Plants, Heating and Ventilating Installations and Equipments for the Proper Illumination of Buildings; Plans, Specifications, Supervision, Reports, Etc.

BUILDING MATERIAL AND EQUIPMENT

And News Regarding Source of Supply

The Metropolitan Market Summarized.

The building material market for the week just ended has been, on the whole, normal, although some lines have been more active than others. Structural steel is in good demand in this city, and lumber has had a steady and satisfying call in the suburbs. Common brick is the only commodity showing an actual depression, though slight. Nearly all the other lines are apparently holding their own, and many indicating an improvement. Raritan River common brick is coming into New York principally on contracts. Manufacturers are sending their regular market supply to New Jersey ports, however, where there is a good call with prices somewhat in advance of those offered in the New York market, but not sufficiently above the local quotations to coax Hudson River products into that territory. Building stone is also reporting continued dullness, with little real signs of improvement, except that interior marble and also granite are in better call, with cutters in those lines reporting more business.

Consumers have asked whether the big Western forest fires will have any effect upon the price of lumber in this district. Possibly it will, but not immediately. No definite information can be given on this subject until the full extent of the damage can be authoritatively learned. When the West begins to call upon the Southern and Northeastern lumber mills for dressed timber and building lumber to rebuild the destroyed towns and hamlets, the demand will be such as to warrant the mills advancing prices, but the extent to which they will raise quotations depends upon how well the Northwestern lumber districts can supply the burned districts.

One thing is certain; the demand will come to the Southern mills only as a last resort, owing to the high freight rates now existing and the possibility of still higher ones in the Fall. At any rate the consumer need not look upon the western conflagrations as an immediate menace to present price quotations.

Brick.

HUDSON RIVER COMMON.—The demand for Hudson River common brick was slightly better this week than last, but last week was not particularly strong as to sales. Three more cargoes had been sold up to Thursday of this week than in the corresponding period last week, thus indicating in a measure, at least, a better disposition in the market. Prices are unchanged from last week, \$5.50 being almost impossible to get. The average price now ruling is \$5.37½.

The transactions at West 52d st for the week ending Aug. 20 follow:

| | Arrivals. | Sales. |
|-----------------|-----------|--------|
| Monday | 29 | 25 |
| Tuesday | 1 | 3 |
| Wednesday | 11 | 13 |
| Thursday | 9 | 10 |
| Friday | 12 | 13 |
| Saturday | 6 | 3 |
| | 68 | 67 |

Left over Aug. 15, 14; left over Aug. 22, 15. Arrivals during the week ending Aug. 13, 77; sales, 70; showing that manufacturers have been easing up on shipments.

RARITAN RIVER.—Raritan River brick companies are not shipping heavily to New York at present, the amount coming in being weekly less than the six days previous. Market conditions here are not

attractive enough to bring Jersey shipments into this port, but companies are finding an absorbing market in Newark, Jersey City and Brooklyn. While some Raritan River brick is being ridden in this city at the present time, most of it is on contract of thirty to sixty days standing. This is practically the only Jersey common brick now in the local market. The Sayre & Fisher Co. began to stack this week, having started two months later than last year, owing to the excellent call for brick in its home state. Prices are without change for New York.

FACE BRICK.—Prices are without change and the demand continues to be satisfactory in this district. It is gratifying to distributors of this class of brick to note that, with the improving demand and the increasing size of the average order placed, the tendency is for a higher grade of brick. This is shown in several operations now going on in this city. It also accounts for the increased call for porcelain and enamel brick for exterior surfaces of tall buildings, the experience of the owners of the City Investing Building seeming to prove that this type of brick is self-cleansing and fume and smoke resisting.

ENAMEL BRICK.—Manufacturers' agents in this city report the demand for enamel brick to be satisfactory and that the inquiry indicates a good business in the Fall. The kilns are, as a rule, well supplied with material for quick delivery in anticipation of a steady and increasing call from this district from the middle of September on. Prices are steady and without change.

Cement.

PORTLAND.—No change is reported in quotations in the Portland cement market this week. The call for standard grades of Portland cement in the suburbs is characterized as most satisfactory, this condition being particularly gratifying in Newark, Jersey City and Paterson. The average run of orders is from supply men who sell to small operators, for dwellings and small factory construction jobs. Here and there are some large public operations, two schools in Newark, for instance, undergoing extensive alterations. Railroad construction work is still taking large quantities in that section.

NATURAL.—Rosendale cement is still quoted at the same figure to dealers, but the uplift now beginning to be felt in the building material field is also noted to a limited extent in this specialty.

FOREIGN CEMENTS.—Dyckerhoff Portland cement quotations are this week changed to \$2.45 per barrel. There is no change in the quotation for Alsen, which is \$2.40. Mr. E. Thiele, sole importer of this cement in this market, said that while he could see no change in the demand for his product, it would not necessarily indicate lack of a general business improvement, as his product is specified only for special kinds of work. In reviewing the situation abroad, Mr. Thiele said it was almost exactly similar to that here, namely: too many cement plants turning out this commodity. In Germany there is not enough demand to keep all the up-start plants in operation, and as rents go up and overproduction increases, prices are going lower and lower.

One German paper at hand says it hopes the Edison poured cement house and other future uses for cement will

speedily become practical accomplishments so as to save the German Portland cement industry. In a subsequent issue the same paper pointed out that the situation was being made worse by Austrian companies shipping large quantities across the border. It urged a higher tariff as a corrective measure.

The application of this condition abroad can be made with the situation at our own doors. There are already too many Portland cement plants, many new ones having started up in the night, so to speak, through the West. The manufacturers of the East now have the situation apparently well under control and some concerns are building tremendous plants near this city. These will soon be in operation, yet hardly had the machinery been installed when announcement was made that one Canadian company alone will turn out 4,000,000 barrels this year and that it could take care of any increase without expensive extensions. How far off is the day when Canadian cement will be a factor to be reckoned with in this market?

Iron and Steel.

PIG IRON.—The week's development in the pig-iron markets wholly sustained last week's improvement, and signs of a still further strengthening are noted everywhere. Actual figures from the mill do not, however, apparently bear out this statement, but the discrepancy is in the comparative tables and not in actual transactions in this district. The increased capacity of many furnaces overshadows the improvement in demand. Only an abnormal call for pig iron at this time would make the table show the change that would naturally be expected to appear. The demand during the last ten days was better than it was during the same period in 1908 and was equal to that of last year. Prices are still low and probably will continue to be about \$16 for the next fifteen days.

STRUCTURAL STEEL.—No improvement in demand is noted over last week, according to reports from the various houses handling this commodity, but last week, it will be recalled, was exceptionally good for this season of the year and encouraged jobbers to look for a good early Fall. Prices remain at the level quoted in last week's market review, and the supplies in store and at the mills are being replenished in a manner indicating no present effort to advance prices to the trade.

HARDWARE.—Building hardware is a little above midsummer normal. The American Steel and Wire Company has an exceptional call for nails and concrete reinforcing material, especially from the suburban trade, where factory construction is going ahead without interruption. Here in New York there has been a slight falling off in general trim and fittings, but the gradual awakening that is coming over other lines is being felt in this department.

Lumber.

Architects and prospective builders, figuring upon medium grades of building lumber for prospective construction work this fall and winter may look for slightly higher prices in the city, especially for yellow pine, white pine, and spruce. The best grades of hardwoods will also move up, should the demand in-

crease much farther. In the suburbs, list prices will move up so as to permit leeway for coaxing new business and to provide against ruinous competition among retailers which invariably follows a period of reaction. The foregoing is based upon the following conditions of trade now existent:

The class of construction work where large quantities of medium grades of lumber are used, has not been conspicuous in this city during practically all of this year. On the other hand, extensive frame and reinforced concrete factory construction work in the Greenpoint, Astoria and the Erie and Atlantic basins, Jersey City, Hoboken, Elizabethport and Newark, have been numerous. Brick, stone and reinforced concrete have been taken in huge quantities in the Hunts Point section of the Bronx.

As the tenement invariably follows the factory, retailers in these districts are looking for still further call for material this Fall and Winter, if the latter proves to be an open one, and since the promoters of these enterprises went slow in signing contracts for construction work early in the year, the structures which will house operatives in the new manufacturing districts, are still open to competitive bids. This will mean close figuring and with the prospects of increased freight rates in November, from mills to wholesalers, there is every reason to believe that the latter will make their list prices higher and allow fairly liberal discounts to old customers. This should tend to keep prices at about the present levels for this class of construction work.

But in the city conditions are different. The retailers have had only a fair year. True, they stocked carefully last Spring, but their limited supplies have felt the steady drain. Consequently, their requisitions will be extensive this Fall, so as to get in under the higher freight rates, and to anticipate, if possible at the present low prices, the brisk building year that is expected to open early in 1911. They will try to cover early, so that prices, in the improving Fall market, may be expected to stiffen and to remain so.

The market improvements reported in these columns last week continued during the last six days, although sensational leaps were entirely lacking. The change for the better seems to be slow and steady.

Stone.

Building stone is dull, although marble is beginning to feel the improvement noted in a demand and orders booked. Most of this call is for big contracts, for downtown interior operations such as the new Whitehall Building, the Bankers' Trust Building, the Potter Trust Building, the Heidelberg tower in the midtown section and many apartment houses in the West Side. There are also conspicuous contracts covering loft building construction in the Pennsylvania zone and in 4th av, where construction work of this class continues unabated.

Astoria, Brooklyn and Newark cutting plants are fairly busy, and some of the biggest East Side establishments have practically their full complement of help at work. Most of this is for work upon which deliveries will be made in September and the first part of October.

BLUESTONE.—There is no improvement in the demand for this commodity and production at the quarries continues to be curtailed. There are several reasons for this, among them being the falling-off in the number of 5 and 6-sty tenement houses where bluestone sills are chiefly used, and to the fact that foundation walls are not so extensively coped with this material as heretofore, a different grade of stone being more fre-

quently used. Concrete is also to be counted as a rival, it is said, especially in sidewalk construction. Prices are without change, although they are not firm.

LIMESTONE.—Yards which have been working short handed because of the falling-off in new business during the early part of August, are gradually putting on more men. Especially is this true of Newark and Jersey City. In this city wholesalers report several big contracts on the way, with the cutting plants fairly well employed, but in a position to take work of any size. There are no changes in prices.

GRANITE.—The popularity of pink granite is shown by the increased inquiry reported by the companies handling this material, while other concerns do not seem much to be optimistic over. Prices continue without change, although as the Fall approaches there is every reason to suppose that there will be an increase, as the market shows unmistakable signs in certain quarters of stiffening in the near future.

Ready to Test Ventilator Law.

Following the publication in the Record and Guide of July 23 of a letter from the Acting Commissioner of Labor, wherein it was stated that the old factory law governing the ventilation of factories and lofts would be consistently enforced this Fall, certain members of the Realty League submitted the matter to their legal advisers for an opinion, with the result that a notice has been issued to the members of that league, which appears in the advertising columns of this issue of the Record and Guide, to which attention is directed.

Upon the ground that the old law contains serious flaws, the Realty League stands ready to aid any member who is served with a violation if he will communicate with Willard A. Hodgson, Assistant Secretary if a suit be brought against them. Tenants and owners of loft buildings who are not members of the League are also invited to report similar cases to Mr. Hodgson.

Porcelain Face Brick on River Front.

John Downey, the builder, is putting up a 9-sty loft and office building at West and Hubert sts, from plans by C. L. Fefert, and the contract for the porcelain face brick facades has just been closed by the Sayre & Fisher Co., of 261 Broadway. This is the type of brick used in the outside walls of the City Investing building, but this is the first time porcelain face brick has been selected for a river front structure, and the choice was made only after the condition of the facades of the City Investing building, after 5 years' wear, had been carefully studied.

It is said that there was no sign of deterioration of color, and its ability to withstand the effect of chimney fumes arising from lower structures and from soft coal consuming craft on the river, decided the architect in favor of that brick for the West street operation. It has shown itself to be self-cleansing, which is particularly desirable for a building adjoining docks with no protection from the sun's rays.

Several other large contracts have recently been taken by this company, among them being 150,000 for the "Clearfield" apartments, where S. & F. "Persians" were specified; and the facades for the "Riviera" apartments, where 200,000 S. & F. grays were used. Other contracts recently taken by the front brick department of this firm were from the Wille Construction Co., at 156th st and Riverside Drive; from Marc Eidlitz & Son for the Bankers' Trust Co., at Wall and Nassau sts, and from the Thompson-Starrett

Co. for the Hilliard building, at John and Dutch sts.

Mr. C. A. Studebaker, of this company, reports among the out-of-town sales, two in Baltimore, Md., to Isaac E. Emerson, one for the Emerson Hotel and the other for the Bromo Seltzer Tower Building. The quantity required in these operations approaches a million brick. These brick are known as "Parkhurst Church brick," and are a special brick made only by this company. Being of a rough finish with a range of color running from a white to a silver gray, they offer great possibilities for artistic treatment. In addition to this are three hundred thousand dull finished white porcelain brick, which will also be used in these operations.

Expensive Bank Alterations.

The improvements made in the offices of the Farmers Loan and Trust Company, at 475 Fifth avenue, by the Beaver Construction Company, of 26 Exchange place, are attracting considerable attention because of their extensiveness and the difficulties encountered. The building at 477 Fifth avenue had three levels, cellar, basement and first floor, which have been remodeled to as to provide two levels, main entrance and first floor. A new entrance was constructed so that women having business at the bank may enter the institution from 41st st, passing through an ornate foyer to the ladies room, thus avoiding the inconvenience of forcing their way through the Fifth avenue shopping crowds. The main vestibule and lobby of the new brownstone entrance was finished with botticino marble and the floors with mosaic tile.

In the bank itself a fine example of wrought iron art work is to be seen in the staircase which is provided with white Italian marble treads. This harmonizes with the wrought iron scroll work encasing the front of the elevator shaft. The work was executed from designs by Clinton & Russell, the architects who specialize in bank construction and alteration work.

The Beaver Construction Company also specializes in alteration work in residences, stores and offices. Its equipment is such as to enable it to take every kind of work from the largest to the smallest. None is too large for its capacity and none too small for their attention, this company having the necessary equipment and experience for meeting any problem no matter how intricate.

Some idea of the character of work done by this firm, in addition to that already cited, in the case of the Farmers Loan and Trust Company, is that recently completed for the County Trust Co. at White Plains. Here the Beaver Construction Company built a new entrance of South Dover marble, taking off the interior bearing wall and making the offices thrice as large as formerly. It put in a new ornamental plaster ceiling, marble tile floors and a mahogany bank screen of exceptional workmanship, besides a Van Kannel revolving door. This work was done from plans by John C. Moore, the White Plains architect.

Fire Brick for Panama.

Bids were received by the Isthmian Canal Commission, Washington, D. C., from the following named firms, in response to circular bulletin on Aug. 10, for furnishing 50,000 fire brick No. 1: Baltimore Clay Products Co., Baltimore, Md.; W. S. Dickey Mfg. Co., Kansas City, Mo.; Evans & Howard Fire Brick Co., St. Louis, Mo.; Harbison & Walker Refractories Co., Pittsburgh, Pa.; E. Keeler Co., Williamsport, Pa., \$35 (low bid); Leclade Christie Clay Products Co., St. Louis, Mo.; Chas. S. Taylor Sons Co., Cincinnati.

REAL ESTATE

Statistics of Real Estate and Building—Information for Property Owners—Status of Municipal Improvement Proceedings.

MANHATTAN AND THE BRONX.

CONVEYANCES.

| 1910. | | 1909. | |
|--|-----------|---------------------------|-----------|
| Aug. 19 to 25, inc. | | Aug. 20 to 26, inc. | |
| Total No. for Manhattan | 167 | Total No. for Manhattan | 107 |
| No. with consideration | 8 | No. with consideration | 11 |
| Amount involved | \$145,744 | Amount involved | \$280,700 |
| Number nominal | 159 | Number nominal | 96 |
| Total No. Manhattan, Jan. 1 to date | | 1910. 1909. | |
| No. with consideration, Manhattan, Jan. 1 to date | | 7,179 7,467 | |
| Total Amt. Manhattan, Jan. 1 to date | | \$37,449,124 \$35,529,750 | |
| 1910. 1909. | | 1910. 1909. | |
| Aug. 19 to 25, inc. | | Aug. 20 to 26, inc. | |
| Total No. for the Bronx | 79 | Total No. for the Bronx | 112 |
| No. with consideration | 5 | No. with consideration | 1 |
| Amount involved | \$36,700 | Amount involved | \$30,000 |
| Number nominal | 74 | Number nominal | 111 |
| Total No., The Bronx, Jan. 1 to date | | 1910. 1909. | |
| Total Amt., The Bronx, Jan. 1 to date | | 4,642 4,911 | |
| Total No. Manhattan and The Bronx, Jan. 1 to date | | \$38,865,441 \$2,781,338 | |
| Total Amt. Manhattan and The Bronx, Jan. 1 to date | | 11,821 12,378 | |
| Total Amt. Manhattan and The Bronx, Jan. 1 to date | | \$41,314,565 \$38,311,088 | |

Assessed Value Manhattan.

| 1910. | | 1909. | |
|---|---------------|---|---------------|
| Aug. 19 to 25, inc. | | Aug. 20 to 26 inc. | |
| Total No. with consideration | 8 | Total No. with consideration | 11 |
| Amount involved | \$145,744 | Amount involved | \$280,700 |
| Assessed value | \$148,000 | Assessed value | \$251,500 |
| Total No. nominal | 159 | Total No. nominal | 96 |
| Assessed value | \$9,297,500 | Assessed value | \$4,501,500 |
| Total No. with consid., from Jan. 1 to date | 659 | Total No. with consid., from Jan. 1 to date | 605 |
| Amount involved | \$37,449,124 | Amount involved | \$35,529,750 |
| Assessed value | \$31,951,000 | Assessed value | \$28,621,000 |
| Total No. nominal | 7,020 | Total No. nominal | 6,853 |
| Assessed value | \$394,519,430 | Assessed value | \$377,243,729 |

MORTGAGES.

| 1910. | | 1909. | |
|--|---------------|--|---------------|
| —Aug. 19 to 25, inc.— | | —Aug. 20 to 26, inc.— | |
| Manhattan. | Bronx. | Manhattan | Bronx |
| Total number | 66 | Total number | 93 |
| Amount involved | \$917,447 | Amount involved | \$1,960,120 |
| No. at 6% | 32 | No. at 6% | 38 |
| Amount involved | \$101,747 | Amount involved | \$107,610 |
| No. at 5½% | 2 | No. at 5½% | 11 |
| Amount involved | \$56,000 | Amount involved | \$67,800 |
| No. at 5% | 17 | No. at 5% | 56 |
| Amount involved | \$256,200 | Amount involved | \$244,764 |
| No. at 4¾% | 1 | No. at 4¾% | 1 |
| Amount involved | \$45,000 | Amount involved | ..... |
| No. at 4½% | 3 | No. at 4½% | 14 |
| Amount involved | \$219,000 | Amount involved | \$888,500 |
| No. at 4% | ..... | No. at 4% | ..... |
| Amount involved | ..... | Amount involved | ..... |
| No. with interest not given | 11 | No. with interest not given | 22 |
| Amount involved | \$239,500 | Amount involved | \$250,350 |
| No. above to Bank, Trust and Insurance Companies | 12 | No. above to Bank, Trust and Insurance Companies | 9 |
| Amount involved | \$381,500 | Amount involved | \$147,500 |
| 1910. 1909. | | 1910. 1909. | |
| Aug. 19 to 25, inc. | | Aug. 20 to 26, inc. | |
| Total No., Manhattan, Jan. 1 to date | 5,844 | Total No., Manhattan, Jan. 1 to date | 6,481 |
| Total Amt., Manhattan, Jan. 1 to date | \$218,262,050 | Total Amt., Manhattan, Jan. 1 to date | \$214,148,066 |
| Total No., The Bronx, Jan. 1 to date | 4,561 | Total No., The Bronx, Jan. 1 to date | 5,123 |
| Total Amt., The Bronx, Jan. 1 to date | \$43,771,984 | Total Amt., The Bronx, Jan. 1 to date | \$44,079,225 |
| Total No., Manhattan and The Bronx, Jan. 1 to date | 10,405 | Total No., Manhattan and The Bronx, Jan. 1 to date | 11,604 |
| Total Amt. Manhattan and The Bronx, Jan. 1 to date | \$262,033,984 | Total Amt. Manhattan and The Bronx, Jan. 1 to date | \$258,227,291 |

EXTENDED MORTGAGES.

| 1910. | | 1909. | |
|--|--------------|--|--------------|
| —Aug. 19 to 25, inc.— | | —Aug. 20 to 26, inc.— | |
| Manhattan. | Bronx. | Manhattan. | Bronx. |
| Total number | 35 | Total number | 15 |
| Amount involved | \$1,558,500 | Amount involved | \$321,692 |
| No. at 6% | 2 | No. at 6% | 4 |
| Amount involved | \$14,000 | Amount involved | \$1,100 |
| No. at 5½% | 1 | No. at 5½% | ..... |
| Amount involved | \$5,000 | Amount involved | ..... |
| No. at 5% | 25 | No. at 5% | 5 |
| Amount involved | \$1,051,500 | Amount involved | \$108,000 |
| No. at 4¾% | ..... | No. at 4¾% | ..... |
| Amount involved | ..... | Amount involved | ..... |
| No. at 4½% | 8 | No. at 4½% | 3 |
| Amount involved | \$493,000 | Amount involved | \$87,000 |
| No. at 4% | ..... | No. at 4% | ..... |
| Amount involved | ..... | Amount involved | ..... |
| No. with interest not given | ..... | No. with interest not given | 3 |
| Amount involved | ..... | Amount involved | \$80,000 |
| No. above to Bank, Trust and Insurance Companies | 9 | No. above to Bank, Trust and Insurance Companies | 6 |
| Amount involved | \$1,050,000 | Amount involved | ..... |
| 1910. 1909. | | 1910. 1909. | |
| Aug. 19 to 25, inc. | | Aug. 20 to 26, inc. | |
| Total No., Manhattan, Jan. 1 to date | 1,632 | Total No., Manhattan, Jan. 1 to date | 1,259 |
| Total Amt., Manhattan, Jan. 1 to date | \$70,283,219 | Total Amt., Manhattan, Jan. 1 to date | \$57,406,357 |
| Total No., The Bronx, Jan. 1 to date | 423 | Total No., The Bronx, Jan. 1 to date | 893 |
| Total Amt., The Bronx, Jan. 1 to date | \$5,525,990 | Total Amt., The Bronx, Jan. 1 to date | \$3,164,185 |
| Total No., Manhattan and The Bronx, Jan. 1 to date | 2,055 | Total No., Manhattan and The Bronx, Jan. 1 to date | 1,652 |
| Total Amt. Manhattan and The Bronx, Jan. 1 to date | \$75,809,199 | Total Amt. Manhattan and The Bronx, Jan. 1 to date | \$60,570,542 |

PROJECTED BUILDINGS.

| 1910. | | 1909. | |
|------------------------------------|----------------------|------------------------------------|----------------------|
| Aug. 20 to 26, inc. | | Aug. 21 to 27, inc. | |
| Total No. New Buildings: | | Total No. New Buildings: | |
| Manhattan | 14 | Manhattan | 19 |
| The Bronx | 32 | The Bronx | 40 |
| Grand total | 46 | Grand total | 59 |
| Total Amt. New Buildings: | | Total Amt. New Buildings: | |
| Manhattan | \$1,805,560 | Manhattan | \$3,704,800 |
| The Bronx | 775,900 | The Bronx | 448,300 |
| Grand total | \$2,581,460 | Grand total | \$4,153,100 |
| Total Amt. Alterations: | | Total Amt. Alterations: | |
| Manhattan | \$119,200 | Manhattan | \$163,230 |
| The Bronx | 12,050 | The Bronx | 20,775 |
| Grand total | \$131,250 | Grand total | \$184,005 |
| Total No. of New Buildings: | | Total No. of New Buildings: | |
| Manhattan, Jan. 1 to date | 612 | Manhattan, Jan. 1 to date | 754 |
| The Bronx, Jan. 1 to date | 1,254 | The Bronx, Jan. 1 to date | 1,695 |
| Mhltm-Bronx, Jan. 1 to date | 1,866 | Mhltm-Bronx, Jan. 1 to date | 2,449 |
| Total Amt. New Buildings: | | Total Amt. New Buildings: | |
| Manhattan, Jan. 1 to date | \$76,143,355 | Manhattan, Jan. 1 to date | \$101,431,415 |
| The Bronx, Jan. 1 to date | 26,650,120 | The Bronx, Jan. 1 to date | 27,430,660 |
| Mhltm-Bronx, Jan. 1 to date | \$102,793,475 | Mhltm-Bronx, Jan. 1 to date | \$128,862,075 |
| Total Amt. Alterations: | | Total Amt. Alterations: | |
| Mhltm-Bronx, Jan. 1 to date | \$10,160,806 | Mhltm-Bronx, Jan. 1 to date | \$10,476,839 |

BROOKLYN.

CONVEYANCES.

| 1910. | | 1909. | |
|--|---------------------|--|--------------------|
| Aug. 18 to 24, inc. | | Aug. 19 to 25, inc. | |
| Total Number | 410 | Total Number | 392 |
| No. with consideration | 21 | No. with consideration | 24 |
| Amount involved | \$205,585 | Amount involved | \$237,441 |
| Number nominal | 389 | Number nominal | 368 |
| Total number of Conveyances, Jan. 1 to date | 17,948 | Total number of Conveyances, Jan. 1 to date | 19,153 |
| Total amount of Conveyances, Jan. 1 to date | \$10,404,053 | Total amount of Conveyances, Jan. 1 to date | \$9,513,238 |

MORTGAGES.

| | | | |
|--|---------------------|--|---------------------|
| Total number | 400 | Total number | 398 |
| Amount involved | \$1,432,496 | Amount involved | \$2,034,146 |
| No. at 7% | ..... | No. at 7% | ..... |
| Amount involved | ..... | Amount involved | ..... |
| No. at 6% | 233 | No. at 6% | 216 |
| Amount involved | \$836,460 | Amount involved | \$982,250 |
| No. at 5½% | 78 | No. at 5½% | 35 |
| Amount involved | \$280,955 | Amount involved | \$184,440 |
| No. at 5% | 1 | No. at 5% | ..... |
| Amount involved | \$3,200 | Amount involved | ..... |
| No. at 4¾% | 69 | No. at 4¾% | 129 |
| Amount involved | \$274,810 | Amount involved | \$629,870 |
| No. at 4½% | ..... | No. at 4½% | 1 |
| Amount involved | ..... | Amount involved | \$3,700 |
| No. at 4% | ..... | No. at 4% | ..... |
| Amount involved | ..... | Amount involved | ..... |
| No. at 2% | ..... | No. at 2% | ..... |
| Amount involved | ..... | Amount involved | ..... |
| No. with interest not given | 19 | No. with interest not given | 17 |
| Amount involved | \$37,071 | Amount involved | \$283,886 |
| Total number of Mortgages, Jan. 1 to date | 17,048 | Total number of Mortgages, Jan. 1 to date | 17,610 |
| Total amount of Mortgages, Jan. 1 to date | \$81,082,295 | Total amount of Mortgages, Jan. 1 to date | \$75,406,758 |

PROJECTED BUILDINGS.

| 1910. | | 1909. | |
|--|---------------------|--|---------------------|
| Aug. 19 to 25, inc. | | Aug. 20 to 26, inc. | |
| No. of New Buildings | 60 | No. of New Buildings | 246 |
| Estimated cost | \$376,402 | Estimated cost | \$1,327,450 |
| Total Amount of Alterations | \$80,865 | Total Amount of Alterations | \$69,167 |
| Total No. of New Buildings, Jan. 1 to date | 4,068 | Total No. of New Buildings, Jan. 1 to date | 7,142 |
| Total Amt. of New Buildings, Jan. 1 to date | \$24,787,824 | Total Amt. of New Buildings, Jan. 1 to date | \$39,737,561 |
| Total Amount of Alterations, Jan. 1 to date | \$3,088,251 | Total Amount of Alterations, Jan. 1 to date | \$3,125,963 |

QUEENS.

PROJECTED BUILDINGS.

| 1910. | | 1909. | |
|--|---------------------|--|---------------------|
| Aug. 19 to 25, inc. | | Aug. 20 to 26, inc. | |
| No. of New Buildings | 84 | No. of New Buildings | 53 |
| Estimated cost | \$171,325 | Estimated cost | \$222,450 |
| Total Amount of Alterations | \$6,810 | Total Amount of Alterations | \$4,325 |
| Total No. of New Buildings, Jan. 1 to date | 2,757 | Total No. of New Buildings, Jan. 1 to date | 3,056 |
| Total Amt. of New Buildings, Jan. 1 to date | \$10,054,760 | Total Amt. of New Buildings, Jan. 1 to date | \$11,916,445 |
| Total Amount of Alterations, Jan. 1 to date | \$494,396 | Total Amount of Alterations, Jan. 1 to date | \$457,897 |

LUDLUM OR MURPHY SCALE.

GENERALLY USED IN BROOKLYN.

| Location. | Per cent. | Value. | Size. | Per cent. | Value. |
|---------------|-----------|---------|--------|-----------|--------|
| Front, 25x25 | 43 | \$430 | 25x 25 | 43 | \$430 |
| 2d, 25x25 | 24 | 240 | 25x 50 | 67 | 670 |
| 3d, 25x25 | 19 | 196 | 25x 75 | 86 | 860 |
| 4th, 25x25 | 14 | 140 | 25x100 | 100 | 1,000 |
| Total, 25x100 | 100 | \$1,000 | | | |

*\$1,000 is taken as the value of a full lot.

THE WEEK,

Riverside Drive Despoiled by Central Railroad—Subway Bidders.

THE news of the week contains references to the activity of the New York Central Railroad in transforming its station on 42d st into the new terminal and making changes to accommodate its passenger traffic and express business. Incidentally an action instituted by the city to oust the railroad from 11th av, has also received wide publicity. But one item of great concern to owners of real estate on Washington Heights is not given the notoriety it deserves. For that matter the railroad is keeping its own counsel and does not plan to advertise its intentions or take the people into its confidence. It is the project of a freight depot for Washington Heights, which the railroad is pushing to completion. Quietly, but unceasingly, the railroad is creating a train yard in the Riverside district of Washington Heights. It enlarged its holdings on the bank of the Hudson River some months ago, and although no official announcement is made, the project of a freight yard is being carried out.

The residents of Washington Heights have recently been assessed for the extension of Riverside Drive. They were supposed to benefit by the beautifying of the river bank. Of the two million dollars collected as assessment, the Central Railroad did not contribute a single farthing. The original bill of the Legislature creating the Riverside extension and providing for an area of assessment exempted the Central Railroad properties from paying anything towards the cost of the improvements. It will be remembered that the Central Railroad in by-gone days had powerful friends in Albany and ran things in the halls of the Legislature to suit itself.

The improvement of Riverside Drive is now being destroyed by the attempt of the railroad to use the river frontage above 130th st as a storage yard for its freight trains. Owners and tenants are disturbed by the noise of the trains, by the clanging of the bells, by the whistling of the locomotives, by the smoke and by the many other nuisances adherent to freight stations. If citizens have some rights which corporations are bound to respect, this nuisance should be stopped immediately. The Washington Heights Taxpayers' Association is not fulfilling its duty towards its members if it does not take steps to protect the property along Riverside Drive from depreciation caused by the railroad's illegal encroachment.

It is rumored that the Bradley-Gaffney-Steers Constructing Co. has come to an agreement with the Public Service Commission whereby a bid on the proposed \$125,000,000 Tri-Borough Subway route can be made. The contractors are backed by Tammany Hall and a group of financiers, which includes President Mellen of the New York, New Haven and Hartford Railroad. Conferences held recently between Chairman Willcox and one of the counsels for the contractors give rise to the belief that a basis of settlement, involving a change in the form of private contract, has been reached. The Bradley-Gaffney-Steers Co. demand that the city will acquire all realty along the line of the proposed route, and that private capital will have the first lien on the net income for payment of interest and the amortization fund on the private capital invested. Further stipulations that the city will contribute the use of the Williamsburg and Manhattan bridges, the bridge loop subway and the Fourth avenue subway in Brooklyn, it is understood, have been agreed to by the Public Service Commission.

It is only a question of days until ad-

vertisements for bidders will be published. Acting Mayor Mitchel and the Public Service Commission have agreed on the forms, and unless an injunction should be asked for or some other step taken by the adversaries of the Tri-Borough route the project will be launched before the first day of September.

The business was at its lowest ebb this week, only twenty-one sales having been made public. In want of a more plausible explanation the absence of brokers and traders from the city may account for this inactivity.

CITY OFFICIALS BLAMED.

Willcox says Subway Delay Is up to Corporation Counsel.

The delay in getting the work for the Tri-Borough Subway started is now laid at the door of the city officials. Mr. Willcox, chairman of the Public Service Commission, after a long period of silence in regard to this work, issued a statement this week, which contains the following criticism of the city government:

"The plans, specifications and forms of contract for the tri-borough system of subways have been completed for three or four weeks and ready for advertising, so far as the commission is concerned. As soon as the Corporation Counsel has approved the form of contract, as required by law, bids will be asked upon these contracts.

"The routes embraced in the tri-borough system have been approved by the Board of Estimate and Apportionment, and the work of preparing the plans and specifications has been going on for many months. Nothing had ever been done upon these plans by our predecessors. The work of preparation has been enormous, as anyone at all familiar with the subject knows."

The Corporation Counsel has not answered the insinuation that his office is responsible for the delay. But Acting Mayor Mitchel refuted the statement made by Mr. Willcox to the effect that the advertising was awaiting action by the Corporation Counsel.

"I do not wish what I say to be construed as a criticism of the Public Service Commission," said Mr. Mitchel. "What I am sure that Mr. Willcox meant was that these matters were in Mr. Watson's hands pending the getting together of the transit committee of the Board of Estimate with the commission as to advertising. The plans have not been in Mr. Watson's hands for more than two weeks. It could hardly be expected that the Corporation Counsel could check up in a few minutes the work of two years."

Mr. Mitchel said that the transit committee believed that the changes they had suggested would save the city several million dollars.

"The Board of Estimate," he said, "has pledged itself to authorize the expenditure of \$60,000,000 for subways this year, and it will do what it has promised."

THE WEEK'S STATISTICS.

The total number of sales reported in this issue is 21, of which 3 were below 59th st, 12 above, and 6 in the Bronx. The sales reported for the corresponding week last year were 58, of which 14 were below 59th st, 23 above, and 11 in the Bronx.

The total number of mortgages recorded for Manhattan this week was 66, as against 97 last week, and in the Bronx 72, as against 84 last week. The total amount was \$1,442,612, as against \$4,562,047 last week.

The amount involved in the auction sales this week was \$237,430, and since January 1, \$39,937,046. Last year the total for the week was \$553,183, and from January 1, \$45,712,980.

REAL ESTATE ADVERTISING.

It Differs from the Style Employed in Advertising Women's Hosiery.

An address delivered by E. St. Elmo Lewis, President Association of National Advertising Managers, at the Third Annual Convention of the National Association of Real Estate Exchanges, Minneapolis, June 15, 16 and 17, 1910.

"I want to talk about the many weaknesses in every-day real estate advertising as a man sees them, who seeks through it his information and education as to the real estate values in which he wishes to make an investment.

"It is one of the true things about real estate advertising that it has not, in proportion to the importance of the financial interests involved, advanced in practice with the advertising for other lines of business. I say that without any fear of successful contradiction. Advertising real estate in a city is largely a salesman's proposition. Human nature wants its plot of ground—man never feels securely rooted until he has a bit of Mother Earth that he may call his own.

"In most cities the papers constantly advertise real estate by talking about it in their news columns—when they are not talking about automobiles!—free of charge. NO OTHER LINE OF BUSINESS GETS SO MUCH FREE BOOSTING AS REAL ESTATE.

"We have a great many real estate agents, as we call them. Sometimes the thinking men believe we have too many who have nothing but a strong willingness to absorb the commissions on work they do not do. Real estate is a business; it is, after all, a professional business, if you please.

"There is too much lying in real estate advertising; too much suppression of the whole truth. Too much calling a vestibule a room and an unceiled attic 'servants' quarters'; too much talking about 'improvements' that are a liability rather than an asset to the owner. There is too much reliance on the old usage of 'let the buyer beware.' Some day men like those I see before me will stamp out that faulty and vicious practice. Then printers' ink will have a chance to show its real power in business creation.

"There is not a single business under the sun that printers' ink cannot make bigger, better, broader and more valuable. I have considered the value of advertising to the real estate business, as an educational method.

"Real estate advertising requires a different kind of treatment from that employed in advertising women's hosiery, and the sooner you get that idea the sooner you will make your business bigger, broader and better as a result.

"One thing more I want to say about the newspaper. Cut out special advertising editions of the newspaper! The newspaper has no right to ask it of you, and it knows it. Most of such special editions are worked by outside gangs of men, who buy up a few pages for the regular rates, double the rates on some plea or other, work up a civic patriotism sentiment, and 'sting' the local merchants for the result. The local papers, where the boards of commerce are strong, do not find these profitable. Agree among yourselves that none will go in—tell your local papers that you will spend the money in regular editions. Don't be 'bluffed,' and don't be the 'yellow dog' to break an agreement to stay out, when the paper gives you free space to 'break the combination.'"

The Title Guarantee & Trust Company loaned to Herman Weiss \$50,000 on the 3-story brick and stone dwelling located at 105-107 East 29th st. The mortgage is for three years at 5 per cent.

PRIVATE SALES MARKET.

SOUTH OF 59TH STREET.

3D ST.—Young Men's Christian Association bought 6 to 20 East 3d st, a plot having a frontage of 153 ft., located 140 ft. east of the Bowery and occupied by seven old dwellings. The plot has a depth of 60 ft. and abuts the property of the old Marble Cemetery, which occupies the interior of the block bounded by the Bowery, 2d av, 2d and 3d sts. Henry Timm is the seller of the westerly house, the other six having been sold by the Michael J. Adrian Corporation. The association will erect a new building on the combined plot.

15TH ST.—Jacob J. Tabolt sold for Henry Witt, to Clement Manns, the 5-sty brick tenement with stores, No. 414 East 15th st (Astor leasehold), on lot 25x103.

7TH AV.—M. & L. Hess, in conjunction with S. B. Goodale & Son, sold for Mathais Makaus 316-318 7th av. The property will be held as an investment. Mr. Makaus acquired this property before the Pennsylvania tunnel improvements were made public, from two individuals owning half interests each. This property adjoins the southwest corner of 28th st.

NORTH OF 59TH STREET.

63D ST.—Ada V. T. Billington has bought from A. Wright Post 42 East 63d st, a 4-sty and basement stone front dwelling, on lot 14.2x100.5, between Madison and Park avs. Mrs. Billington is the present tenant.

65TH ST.—Lion Gardiner sold to Miss J. K. Fraser, the present tenant, the new 5-sty American basement dwelling, 114 East 65th st, on lot 20x100.5.

69TH ST.—E. H. Sothern, the actor, sold his residence, 37 West 69th st, between Central Park West and Columbus av. The property is a 5-sty dwelling on a lot 20x100.5, and was purchased by Mr. Sothern for his own use in 1896.

Dwellings Change Owners.

70TH ST.—The Frank L. Fisher Co. sold for the Stronghold Realty Co. 273 70th st, a 3-sty dwelling, on lot 15x100.5, to W. H. Yawkey for occupancy.

85TH ST.—Slawson & Hobbs sold for George H. Rockwood 326 West 85th st, a 3-sty and basement dwelling, on lot 16.8x102.2, between West End av and Riverside drive. The buyer will occupy the house.

92D ST.—Rose Le Vinto sold 47 East 92d st, a 4-sty and basement dwelling, on lot 17x100.8.

108TH ST.—The Park View Realty Co. sold for Hahn & Geisler 231, 233 and 235 East 108th st, three 4-sty flats, each on lot 25x100.11. The purchaser is the De Goode Realty Co., which will hold the property for investment.

116TH ST.—Earle & Calhoun sold to the Larkins-Thompson Realty Co., for investment, the 10-sty fireproof apartment house known as "The Westerfield," 610 West 116th st, on a plot 50x100. This property was held at \$300,000. Madeline L. Ottman is the seller.

131ST ST.—The Geraldine Realty Co. sold 640 to 644 West 131st st, old frame buildings, on plot 75x99.11. The property is located 125 ft. east of 12th av and is said to have been acquired by a Western bottling concern. The abutting lot, 25x99.11, at 643 West 130th st, was transferred recently to Frederick F. Sampson, who is understood to be acting for the same purchasers. A 2-sty building is projected for the combined site.

Continued Activity in 157th St. Section.

157TH ST.—The Sun Construction Co. (Nieberg Brothers) bought the plot 75x100 on the south side of 157th st, 200 ft. east of Broadway, on which it will erect an elevator apartment house. The plot adjoins the two big apartments recently

erected at the southeast corner of Broadway and 157th st by Patrick McMorro, and is now disposed of by the Central Building Improvement and Investment Co. and the Realty Mortgage Co. The sellers bought the property from James C. Picken last December. It is part of the large Clarke estate plot of nineteen lots sold a couple of years ago to Klein & Jackson.

Dwellings in a Deal.

FORT WASHINGTON AV.—George R. Read & Co. sold for Mark Ash and another the Chiselhurst, a 6-sty apartment house on Fort Washington av, between 180th and 181st sts, on plot 100x108, to E. H. Peck. Mr. Peck gives in part payment the four dwellings 454, 457, 460 and 464 West 144th st, between Amsterdam and Convent avs.

2D AV.—Harold A. Graff sold for Philip Kronenberger 1921 2d av, a 5-sty double tenement with stores, to Harry M. Goldberg.

BRONX.

COLLEGE AV.—David B. Baum sold for a client 1043 College av, a 3-family house, to Helene Trattner.

DEVOE TERRACE.—John Reid & Son sold for M. Johnson 2465 Devoe Terrace, Fordham Heights, a 3-sty detached dwelling, on lot 25x108. Buyer will occupy.

FULTON AV.—Edward Polak sold for the estate of Julius I. Livingston the 5-sty flat, 1729 Fulton av, 50 ft. north of 174th st, on plot 42x95, to Henry G. Autenreith, who gives in part payment the 3-sty brick dwelling, 1668 Bathgate av, 16.7x81.1.

PARK AV.—Edward Polak sold the 2-sty brick dwelling, 4424 Park av, near 181st st, on lot 25x141, for Margaret Haggerty to V. Indelli.

TINTON AV.—Tilly Frank bought, through Alexander Selkin, from Herman & Weissman, one of a row of new buildings on the west side of Tinton av, 308 feet north of 161st st, a 5-sty apartment house, 41 feet front and built 100 feet in depth, on a lot 135 feet deep.

WEBSTER AV.—Geo. J. McCaffrey sold for Chas. Bjorkegsen 4-sty double flat, on lot 33x80, 2089 Webster av; also, in conjunction with R. Elkam, for Rose Solner 10 lots on the west side of Brunner av, 450 s of Neried av, Bathgate estate.

LEASES.

Jacob J. Talbot has leased for John McGuire to John J. Kimball, for a term of years, the 3-sty brick building, 343 West 52d st, to be used for an automobile repair shop.

Daniel H. Renton & Son have leased for the Barney Estate Company a 4-sty American basement private dwelling 39 Hamilton Terrace to a client for a term of years.

Sol Bloom has leased from the Charlotte Goodridge estate for twenty-one years, with renewal privilege, the property at 236 to 242 West 42d st, adjoining the Liberty Theatre. The rental for the first twenty-one years is \$500,000. A 12-sty building will be erected on the plot, which is 80x98.9.

Louis Schrag has leased for Elizabeth C. Brown the second loft in building 131 West 24th st to the Capitol Seat Novelty Co. for a term of years; the second loft in building 545-547-549 West 22d st to Eliot Young for a term of years; the store and basement in building 423 6th av to Edward H. Hirshfield for a term of year.

Worthington Whitehouse has leased for Douglas Robinson 422 Madison av, between 47th and 48th sts, with a frontage of 28 feet, for a long term of years to Frank Bowles, of Pittsburg and New York, importer and collector of antiques,

who will occupy the entire building on completion of extensive alterations which will be made by the lessor.

Pease & Elliman have rented for Bernard Kreizer the first loft at No. 94 Chambers st to the Royal Auto Tire & Supply Co.; for Wright & Ditson the second loft at No. 22 Warren st to J. W. Buck; for Smith & Hessler Co. the store at No. 100 Greenwich st to the Foreign Steel Co.; for Henry Kealles the entire building at No. 388 Water st to Mrs. A. B. Murray.

Mooyer and Marston have leased for the estate of William G. Park 47 5th av, between 11th and 12th sts, opposite the Church of the Ascension, a 5-sty brownstone front dwelling, on lot 39.3x125, to the Seymour-Duncombe Company, now located at 16 and 18 East 40th st. The lessees will make extensive alterations, plans for which were filed this week at the Building Department.

Spear & Co. have leased for I. B. Kleinert Rubber Co. store and basement at 103-105 Greene st to the Knickerbocker Silk Co.; corner store in the Merck Building at University pl and 8th st to Max Kempfer, silk merchant; for Elizabeth V. Cockroft store and basement at 146 Wooster st; also for David J. Earlo the seventh loft in 114-116 Bleecker st. All these leases are for a long term of years.

The Church-Liberty Leasefield Co. has taken a twenty-one years' lease, with two renewals, of the northwest corner of Church and Liberty sts, known as 105, 107 and 109 Liberty st. This property is owned by George N. Robinson, who has owned 109 Liberty st for several years and who recently acquired 105 and 107 from John L. Cadwalader. The plot has a frontage on Church st of 100.8 ft. and about 60 ft. on Liberty st. Architects Herts and Tallant are preparing plans for a 9-sty building to be erected on the site, to be ready for occupancy about April 1, 1911.

Frederick Fox & Co. have leased for the Regent Const. Co., from the plans, the 13th, 14th, 15th and 16th floors, containing 40,000 square feet of space, in the new 16-sty mercantile building now in course of construction at 44-50 West 28th st. The lessees, Rosenthal Bros. Co., have been located for almost thirty years on Greene st, between Broome and Grand. The lease is for a long term of years at an aggregate rental of over \$125,000; for the Twenty-fifth Street Construction Co., the store and basement in the new 12-sty mercantile building at 152-156 West 25th st, to F. N. Monjo & Co., fur importers. The lease is for a long term of years.

Frederick Fox & Co. have leased for the Theodore Starrett Building Co, the third, seventh and ninth lofts, containing 20,000 sq. ft. of space, in the new building just completed by them at 137-9 West 25th st, to Goldberg & Goodman, Chas. Isaacs & Kruskal, and M. R. Behrman; also for Chas. I. Weinstein Realty Corporation the third and fourth lofts in the new building 130 West 26th st to L. Zuckerman and Bernstein & Peprnik, and for Adler & Rotheroson the seventh loft at 78 5th av to Lincoln Sivins & Co.

Warren & Skillin have rented for a term of years two-thirds of the entire 18th floor in the Stock Quotation Telegraph Building 26-28 Beaver st to the Warren-Burnham Co. and the Colloseus Cement Co.

REAL ESTATE NOTES.

Mr. Sterling Sterling, real estate broker, 420 East 136th st, has returned from his vacation in Maine and Canada.

The Gaffney Real Estate Co. has established an office at 373 5th av for the management and renting of property.

There will be a meeting of the Property Owners' Association of the 23d Ward on Friday evening, September 2d, at Protection Hall, Courtlandt av and 152d st.

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**MECHANICS ON
HAND FOR EVERY
EMERGENCY
AT ANY HOUR**

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EVERY DAY**

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a contract price per year,
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Lawyers Title Insurance & Trust Company CAPITAL AND SURPLUS \$9,500,000

\$5,000,000 added to surplus in last 18 years

160 Broadway, New York 188 Montague St., Brooklyn
RECEIVES DEPOSITS subject to check or on certificate,
allowing interest thereon. Depository for moneys paid
into Court and for money of bankrupt estates.

LENDS ON APPROVED STOCKS and Corporation Bonds
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**ACTS AS TRUSTEE, Guardian, Executor, Administrator,
Assignee, or Receiver, Transfer Agent, or Registrar of
Stocks of Corporations. Takes Charge of Personal
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TO THE MEMBERS OF THE REALTY LEAGUE

Some members of the Realty League have called the attention of its officers to the activities of the Factory Inspectors in demanding the installation of ventilation in lofts.

There has been no change in the law and no legal standard of ventilation adopted, and owners have nothing to fear from these demands, and if you will send your notices to the subscriber you will, as a member of the Realty League, be defended, should suit be brought.

If you hear of any other owners or tenants of lofts receiving similar notices please refer them to the Realty League. For further information, address

W. H. HODGSON, Assistant Secretary, No. 62 William St., New York City.

WANTED—Properties, sale or rent; send particulars; satisfactory results assured.
DUFF & CONGER, Madison Ave., cor. 86th.

HURD'S PRINCIPLES OF CITY LAND VALUATION Price, \$1.50.

A book that shows how city values are made and the basis upon which real estate appraisements should be made.

REAL ESTATE—Wanted, competent renting man for business property; one for section above 14th St.; one for section below; liberal arrangement for right men.

H. L. MOXLEY & CO.,
320 Broadway.

WILL SELL at sacrifice Record and Guide from 1885 to 1910; also Bromley's atlases, Vol. 1 to 5 (all new). Apply 160 Broadway, Room 1006.

ESTIMATOR wants position with carpenter or reinforced concrete contractor. Box 201, c/o Record and Guide.

WANT
Particulars of Business Property
FOR SALE OR TO LEASE
Canal to 59th Street

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|---------------------|------------------------|
| Uptown Office | Downtown Office |
| 1165-1167 Broadway | 604-606 Broadway |
| N. W. Cor. 27th St. | S. E. Cor. Houston St. |

**CROSS & BROWN
COMPANY**
REAL ESTATE-INSURANCE
KNICKERBOCKER TRUST BLDG.
TEL. MURRAY HILL 1600 5TH AVE. 6, 34TH ST.

New Real Estate Corporations.

- Alvin Realty Co., 6818 10th av, Bklyn.; inc. July 2, 1910; capital, \$25,000; directors, Frank Auditore, Joseph Catanzaro, Chas. L. Apfel.
- Brookfields Real Estate Co., care Charles A. MacHenry, 7 Pine st; inc. —; capital, \$3,000; directors, Chas. A. MacHenry, John Quinlan, Ernest Irish.
- Cahill Co., 286 Chauncey st, Bklyn.; inc. July 2, 1910; capital, \$5,000; directors, Teresa Cahil, Frederick C. Leubuscher, John W. Suling.
- T. Franklin Cannon Co.; inc. July 2, 1910; capital, \$5,000; directors, T. Franklin Cannon, 34 Whittlesey av, East Orange, N. J., H. I. Cannon, 34 Whittlesey av, East Orange, N. J., F. E. Smith, 1712 Bathgate av, Bronx, and 1 other.
- Concourse Holding Co., care Thomas Gilleran, 51 Chambers st.; inc. July 9, 1910; capital, \$10,000; directors, James P. Rice, John J. Rorke, George Donnelly.
- Co-operative Protective Co., care Abraham S. Weltfisch, 150 Nassau st; inc. July 8, 1910; capital, \$12,000; directors, Car-

- melo San Filippo, Wm. Borea, Henry J. Freeman.
- Co-operative Suburban Real Estate Co., 45 W. 34th st; inc. July 7, 1910; capital, \$3,000 directors, Wm. F. Sheehan, R. B. Allen, L. E. Thomas.
- Dante City Construction Co.; inc. July 13, 1910; capital, \$5,000; directors, Carlo Tartore, 165 W. 4th st, Luigi Capusotto, 165 W. 4th st, Andrea Cravanzolo, 205 E. 58th st, and 2 others.
- DeFoo Realty Co.; inc. July 13, 1910; capital, \$5,000; directors, Michael A. DeFoo, 2395 Belmont av, Bronx, Anna DeFoo, 2395 Belmont av, Bronx, C. Romagnoli, 2421 Prospect av, Bronx.
- Paul Euell General Contracting Co., 465 W. 157th st; inc. June 23, 1910; capital, \$1,500; directors, Max Alexander, Martha L. Berliner, Anna L. Freyman.
- F. & J. Auditore Co., 44 Sackett st, Bklyn; inc. July 1, 1910; capital, \$25,000; directors, Vincent Ajello, Joseph Catanzaro, Joseph G. Stockham.
- Flatbush Park Construction Co., care Harry Sidney Stewart, 111 Broadway; inc. July 6, 1910; capital, \$25,000; di-

- rectors, De La Green Miller, Arthur D. Weller, Harry S. Stewart.
- Gravesend Development Co., 375 Pearl st, ins. July 2, 1910; capital, \$2,000; directors, Pierrepont Davenport, 375 Pearl st, Brooklyn; Wm. E. Davenport, 29 Front st, Brooklyn; Nelson H. Kyle, 375 Pearl st, Brooklyn.
- Hill and Harbour View Realty Co., inc. July 13, 1910; capital, \$5,000; directors, George R. Davidson, 3505 Broadway; Bert F. Parsons, Plandome, L. I.; George Boettger, 908 Greene av, Brooklyn.
- Hanscom Contracting Co.; inc. July 1, 1910; capital, \$5,000; directors, Samuel E. Bouker, Montclair, N. J., Sophia J. Hanscom, Norton st and Central av, Rockaway, N. Y., Walter A. Hanscom, Norton st and Central av, Rockaway, N. Y.
- Hart-Oak Crest Realty Co.; inc. July 2, 1910; capital, \$2,500; directors, Edith A. Philbrick, Spring Valley, N. Y., Frankie Gill, Wreck road, No. Long Beach, L. I., Edward Mullowney, 207 Sunnyside av, Bklyn.

(Continued on page 352.)

TO WATCH CITY BUDGET MAKING

REAL ESTATE PROPERTY OWNERS' ASSOCIATION OF NEW YORK CITY

A Remedy Against Increased Taxes Will Be Provided By the Budget Exhibit—Dr. Allen's Advice to Real Estate Interests.

THE metropolis is considered by other municipalities to be getting closer than any other city in America to the ideal of municipal administration, and the press of the whole country is referring to our present public officials in the highest terms. The recent decision of the Board of Estimate to provide for the city's first budget exhibit has been commented upon widely by many newspapers. "Chicago might follow with profit the example of New York with reference both to public hearings on the budget and to exhibits designed to acquaint the ordinary citizen with the purpose of the various expenditures," says the Chicago Daily News. "Here is a 'lead' which those officials who have Boston's budget in charge well might follow," remarks the Boston Herald.

The city's budget is of greater importance to property owners than to any other class of citizens, for the tax rate rises and falls according to the amounts appropriated by the officials for the next year's budget. If the taxpayers want to provide a remedy against increased taxes, they should take greater interest in the public hearings on public expenditures, and by personal participation in the forthcoming exhibit assist those officials and public minded citizens who are desirous of correcting the evils arising from a jumbled, illogical budget, which, to quote a Pittsburgh editorial, "invites graft, and where invitation and popular ignorance are, grafters will be also."

The exhibit will be held in the Taft-Weller Building, 322 Broadway. Under the guidance of Comptroller Prendergast, Borough President McAneny and President Mitchel of the Board of Aldermen a presentation of the needs of the city and the expenditures to be made next year is well under way.

The exhibit will make this information graphic and practical. Dr. W. H. Allen, director of the Bureau of Municipal Research, which has been instrumental in planning the exhibit, enumerates the following reforms needed in budget-making:

FOUR CHANGES ARE NEEDED.

"Wherever taxes are spent, there is urgent need for budget reform, which requires changes in four aspects of budget-making. (1) Changes in the steps of making, debating and rejecting budget estimates, so that each process will be clearly defined, and so as to invite cooperation of all citizens who wish to play a part when there is time to influence official action,—budget preparation; (2) Changes in the form to show clearly for what purposes money is requested and voted, so that postage stamps, horses, coal and repairs will not be under the same heading,—budget classification; (3) Changes in the restrictions passed as part of the budget, prohibiting the post-budget use of money for purposes disapproved or disavowed during the ante-budget discussions,—budget segregation; (4) Changes in the attitude of the general public toward the budget and the problems that centre in budget-making,—budget education. The public must come to see that on budget day and not on

ballot day depends our much revered Anglo-Saxon control over purse strings."

The new altruism, Dr. Allen says, is demanding ever-increasing expenditures. "To-day's volunteer kindergarten association means a demand to-morrow for kindergartens in all public schools. A diet kitchen or a milk committee to-day means a demand for inspecting dairies and milk shops to-morrow. An up-to-date, live merchants' association means a demand for an ideal city in 1915 as in Boston, demand for medical examination of school children as in Cleveland, demand for broad thoroughfares, connecting parkways, boulevards and civic centres, as in Chicago. This wave cannot be stopped. The American people have reached a point where they must, to quote Mr. Harriman, 'get more government and better government at less price.' Whatever else is done, budget reform is indispensable."

Real estate is affected in more than one way by municipal budget-making. Dr. Allen has suggested to real estate interests the study of the following ten questions:

1. Are these proposals so stated that they show what properties will be affected by government investments?
2. What will they, if executed, cost my property?
3. What general improvements will they promote or hinder?
4. What special improvements near my property will they promote or hinder?
5. What special assessments upon my property will they entail?
6. What will be their effect upon the city's credit?
7. Are they commensurate with property's power to pay?
8. How will they affect capital's willingness to invest in real estate?
9. Through what agency or agencies are property owners endeavoring to protect themselves against all ill-considered, unintelligent, wasteful budget-making?
10. Is the individual property owner who asks these questions paying his share of the cost of securing a budget that while fitting the community's needs also advances the interest of his own property?

If in these questions there is no specific reference to education and morals and health and recreation, it should be remembered that real estate, quite as much as the department store or the railroad, suffers and profits directly with fluctuations in the community's protection against ignorance, disease, crime and discomfort. What seem, therefore, on their face as selfish questions can lead to selfish policies only when a small number of realty owners are informed and watchful, or where the few are permitted to enlist government's aid in exploiting the many. The most direct way to substitute altruistic for anti-social selfishness among property owners is to stimulate all property owners to ask intelligent questions regarding the effect upon their own property of city budget making.

As New York City's budget estimates for 1910 were prepared, it was possible for realty interests to learn with relative ease at what points they, in all likelihood,

would be affected. Comparison is used to suggest two facts: (1) Four years ago budget estimates threw almost no light upon work that would result from appropriations; (2) the absolute cost of analyzing and describing budget estimates is, and always will be, so great that it will appear prohibitive to one or two or a score of property owners, although small if distributed among a large number.

The dates set for budget discussion are: Explanations of estimates, Oct. 3, 5, 6, 7, 10, 11.

Taxpayers' hearings on estimates, Oct. 13, 17.

Distribution of tentative budget, Oct. 21, 5 days before Taxpayers' hearing on tentative budget, Oct. 26.

New Real Estate Corporations.

(Continued from page 351.)

- Hornor & Company, 241 W. 101st st; inc. July 5, 1910; capital, \$25,000; directors, John W. Hornor, Townsend Hornor, Herbert H. Neale, Edwin H. Bigdow.
- Joseph J. Hynes, Inc., 11th av & 46th st; inc. July 5, 1910; capital, \$5,000; directors, Joseph L. Hynes, Thomas McCarty, Chas. M. Davenport.
- Inner Circle Realty Corporation, care Lewis Earle, 55 Liberty st.; inc. July 5, 1910; capital, \$10,000; directors, Lewis Earle, Friend Hoar, Howard W. Richardson.
- Jamaica-Hollis Realty Co., inc. June 22, 1910; capital, \$20,000; directors, Harry S. Jobs, 336 Fulton st, Jamaica, N. Y.; Gilbert Stoutenburgh, 336 Fulton st, Jamaica, N. Y.; Edward H. Mayying, 57 West 45th st.
- Kineo Realty Co., inc. July 3, 1910; capital, \$60,000; directors, Leo L. Leventritt, Rye, N. Y.; John F. Jacobs, Brooklyn; Edgar M. Souza, 351 West 114th st, N. Y. C.
- Mausbach-Froehlich Realty Co., 1599 Broadway; inc. July 5, 1910; capital, \$15,000; directors, Louis Mausbach, Jesse Froehlich, John J. Quencer.
- Queens-Nassau Mortgage Co.; inc. July 5, 1910; capital, \$100,000; directors, Frank W. Scutt, Hollis, Queens Co., N. Y., Leander B. Faber, Jamaica, Queens Co., N. Y., Chas. F. Lewis, Port Washington, Nassau Co., N. Y., and 7 others.
- Reno Realty Co., 459 Fulton st, Bklyn; inc. —; capital, \$2,000; directors, Benj. F. Lane, Emeline D. Reeve, Wm. J. Reeve.
- Riverside Collateral Co., 701 Columbus av, inc. July 2, 1910; capital, \$50,000; directors, Emanuel E. Fox, Hugo Gutfreund, John H. Fisher.
- Tenth Av. Realty Co., care Chas. L. Hoffman, 31 Nassau st; inc. July 6, 1910; capital, \$10,000; directors, Henry A. Friedman, Henry Hoffman, Benj. Grossman.
- Widmaier Realty Co.; inc. July 7, 1910; capital, \$5,000; directors, Wm. C. Widmaier, Thomas & Lincoln avs, Woodside, N. Y., Karl Ellwanger, Roseband, N. Y., Geo. Lachat.
- Woodworth Realty Co., 215 Montague st, Bklyn; inc. July 6, 1910; capital, \$5,000; directors, Robert B. Everett, D. Edward Ball, Whitmel H. Smith.

MUNICIPAL IMPROVEMENTS.

Matters Under This Head Require the Immediate Attention of Property Owners.
They Mean the Expenditure of a Large Amount of Money.

HEARINGS FOR THE COMING WEEK.

BUREAU OF STREET OPENINGS,
90 WEST BROADWAY.

Monday, August 29.

ELIZABETH ST SEWER (Richmond),
2 p. m.
4TH AV, from Monroe av to Tompkins
av (Richmond), 2 p. m.

Thursday, September 1.

SEDGWICK AV, from Jerome av to
169th st, 1 p. m.
EAST 222D ST, from Bronx River to
7th av, 2 p. m.
CITY ISLAND BRIDGE, 1 p. m.
A NEW STREET, from the Bowery to
Elm st, Manhattan, 2 p. m.

Friday, September 2.

KINGSBRIDGE AV, from West 230th
st to Broadway, 2 p. m.

STREET OPENINGS.

BILL OF COSTS.

GLOVER ST.—The commissioners appointed to acquire title to lands required for the widening and extending of Glover st, from Westchester av to Castle Hill av, and Doris st, from Westchester av to Glebe av, in the Bronx, give notice that the bill of costs, charges and expenses incurred by reason of the proceedings in the above-entitled matter will be presented for taxation to one of the Justices of the Supreme Court on Sept. 7, and that the said bill of costs has been deposited in the office of the Clerk of the County of New York, there to remain for ten days.

ASSESSMENTS.

DUE AND PAYABLE.

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

MANHATTAN.

97TH ST.—Restoring asphalt pavement in front of Nos. 57 to 65. Area of assessment: North side of East 97th st, 111 feet west of Park av, known as Lots Nos. 27, 29 and 31, in Block 1603. Due Oct. 17.

MADISON AV.—Restoring asphalt pavement in front of No. 653. Area of assessment: West side of Madison av, between 60th and 61st sts, known as Lot 17, in Block 1375. Due Oct. 19.

BRONX.

214TH ST.—Opening, from White Plains rd to 4th av. Confirmed June 22, 1910; entered Aug. 16, 1910. Area of assessment includes all those lands, tenements and hereditaments and premises situate and being in the Borough of The Bronx, in the City of New York, which, taken together, are bounded and described as follows, viz.:

Bounded on the north by a line midway between East 214th st and East 215th st, through that portion of their length west of Barnes av, and by the prolongation of the said line; on the east by a line 100 feet distant easterly from and parallel with the easterly line of Barnes (4th) av, the said distance being measured at right angles to the line of Barnes av; on the south by a line midway between East 214th and East 213th sts, through that portion of their length west of Barnes av,

and by the prolongation of the said line, and on the west by a line 100 feet distant westerly from and parallel with the westerly line of White Plains rd, the said distance being measured at right angles to the line of the White Plains rd. Due Oct. 15.

PROPOSED ASSESSMENTS.

BRONX.

The Board of Assessors gives notice to the owners of all houses and lots, improved or unimproved lands affected thereby, that the following proposed assessments have been completed and are lodged in the office of the Board of Assessors for examination by all persons interested, viz.:

BURNSIDE AV.—Sewer in Burnside av, south side, between Creston av and the Grand Boulevard and Concourse, and in the Grand Boulevard and Concourse, west side, from Mount Hope pl to East 180th st. Affecting south side of Burnside av, from Creston av to the Grand Boulevard and Concourse; northeast corner of Creston av and Bush st; west side of the Grand Boulevard and Concourse, between Mount Hope pl and 181st st.

GRAND BOULEVARD.—Sewer in the Grand Boulevard and Concourse, both sides, between East 204th and Van Courtlandt av; in East 206th st, between Mosholu Parkway South and the Grand Boulevard and Concourse; and in Van Courtlandt av, south side, between Mosholu Parkway South and the Grand Boulevard and Concourse. Affecting East 206th st, to Mosholu Parkway South; St. Georges Crescent, from 206th st to Van Courtlandt av; south side of Van Courtlandt av, from St. Georges Crescent to Mosholu Parkway South; Grand Boulevard and Concourse, from East 204th st to Van Courtlandt av.

163D ST.—Sewers in East 163d st, between Sheridan av and the Grand Boulevard and Concourse; in the Grand Boulevard and Concourse, east side, between East 163d st and East 165th st, and on the west side, between East 164th st and East 165th st. Affecting both sides of the Grand Boulevard and Concourse, from 165th st to 164th st; east side, between 163d and 164th sts; both sides of 163d st, between Sheridan av and the Grand Boulevard and Concourse.

GRAND BOULEVARD.—Sewers in the Grand Boulevard and Concourse (both sides), between Belmont st and East 172d st, and across the Grand Boulevard and Concourse on the south side of Belmont st.

170TH ST.—Sewers in East 170th st, between existing sewer west of Wythe pl and the Grand Boulevard and Concourse, in the Grand Boulevard and Concourse, west side, between East 167th st and East 172d st; across the Grand Boulevard and Concourse at the north side of Belmont st; in the Grand Boulevard and Concourse, east side, between Belmont st and East 173d st; west side, between Morris av and East 176th st; and east side, between Eastburn and Weeks avs. Affecting both sides of 170th st, between Grand Boulevard and Concourse and Walton av; west side of Grand Boulevard and Concourse, between 167th st and 176th st; east side, between Belmont st and Morris av, and between 175th st and Weeks av; both sides of Wythe pl, between 170th and 172d sts; Lots 74 and 76 of Block 2841, Lot 26 of Block 2838, and on the west side of Weeks av, from 175th st to Grand Boulevard and Concourse.

GRAND BOULEVARD.—Sewers in the Grand Boulevard and Concourse, east side, between Bush and East 181st st; and west side, between East 180th and East 181st sts. Affecting Grand Boulevard and Concourse, between 180th and 181st sts; and east side, between Bush and 180th sts.

165TH ST.—Sewer in East 165th st, between Jerome av and the east side of the Grand Boulevard and Concourse; in the Grand Boulevard and Concourse (west side), between East 165th st and a point about 90 feet south of the center line of McClellan st, and in the east side, between East 165th and East 166th sts. Affecting north side of 164th st, and both sides of 165th st, between Jerome av and the Grand Boulevard and Concourse; north side of 165th st, between Grand Boulevard and Concourse and Sheridan av; both sides of McClellan st, between Jerome av and Sheridan av; east side of Jerome av; both sides of Cromwell, River, Gerard and Walton avs, between East 164th st and Concourse, between 164th and 165th sts; both sides, between 165th and 167th sts; both sides of Carroll pl, between East 165th st and McClellan st.

All persons whose interests are affected by the above-named proposed assessments, and who are opposed to the same, or either of them, are requested to present their objections, in writing, to the Secretary of the Board of Assessors, 320 Broadway, New York, on or before September 20, 1910, at 11 a. m., at which time and place the said objections will be heard and testimony received in reference thereto.

BOARD OF ESTIMATE.

At yesterday's meeting of the Board of Estimate the following construction work was authorized:

238TH ST.—Regulating and grading West 238th st, from Sedgwick av to Cannon pl. Proposed contract time, 40 days. Estimated cost, \$2,800.

BECK ST.—Paving with asphalt and curbing where necessary Beck st, from Prospect av to Leggett av. Proposed contract time, 40 days. Estimated cost, \$11,300.

172D ST.—Paving with asphalt block, from 3d av to Park av. Estimated cost, \$8,500.

135TH ST.—Paving with asphalt block, from Southern Boulevard to Locust av. Estimated cost, \$23,900.

TRATMAN AV.—Regulating and grading, from Zerega av to Remsen av. Estimated cost, \$10,600.

KINGSBRIDGE RD.—Regulating and grading, from Bailey av to the line between the boroughs of Manhattan and the Bronx. Estimated cost, \$11,400.

LONGFELLOW AV.—Paving with asphalt block and curbing where necessary Longfellow av, from Westchester av to Freeman st. Estimated cost, \$9,100.

162D ST.—Paving with asphalt and curbing where necessary East 162d st, from Morris av to Sherman av. Estimated cost, \$4,700.

165TH ST.—Paving with granite block and curbing where necessary West 165th st, from Anderson av to Lind av. Estimated cost, \$7,400.

192D ST.—Regulating and grading where necessary and paving with asphalt block East 192d st, from Creston av to Kingsbridge road. Estimated cost, \$8,900.

PRELIMINARY WORK AUTHORIZED.

236TH ST.—Sewer in East 236th st, from Katonah av to Martha av, Borough of The Bronx. Resolution of the Local Board of the Van Cortlandt District. Title to this long block of East 236th st has been legally acquired. The street is regulated and graded, and the abutting property is partially improved. The outlet sewer is built. Estimated cost, \$3,900. Assessed valuation, \$70,750.

BRONXWOOD AV.—Regulating and grading Bronxwood av, from Gun Hill rd to Burke av, Borough of The Bronx. Resolution of the Local Board of the Chester District. Under an opening proceeding now in progress title to these five blocks of Bronxwood av can be vested in the city at any time. The street is not in use, and the abutting property is almost entirely unimproved. Estimated cost, \$46,600. Assessed valuation, \$142,150.

BURKE AV.—Regulating and grading Burke av, from White Plains rd to Bronx Boulevard. Estimated cost, \$29,500. Assessed valuation, \$160,500.

GRANT AV.—Paving with asphalt block, and curbing and re-curbing Grant av, from East 165th st to East 166th st, Borough of The Bronx. Resolution of the Local Board of the Van Cortlandt District. Title to this long block of Grant av has been legally acquired. The street has been regulated and graded, the abutting property on the easterly side is largely improved and all of the sub-surface construction has been provided. Estimated cost, \$5,700. Assessed valuation, \$134,000.

WALTON AV.—Paving with bituminous macadam Walton av, from Fordham rd to Burnside av, Borough of The Bronx. Resolution of the Local Board of the Van Cortlandt District. Estimated cost, \$17,000. Assessed valuation, \$813,000.

LORING PL.—Paving with bituminous macadam Loring pl, from University av to West 183d st, Borough of The Bronx. Resolution of the Local Board of the Van Cortlandt District. Title to this block of Loring pl has been legally acquired. The street is regulated and graded, the abutting property is partially improved, and all of the sub-surface construction has been provided. The work is to be done in conformity with Chapter 546 of the Laws of 1910, which provides that if a permanent pavement is later required, the property benefited will be relieved from assessment only to the amount to be now expended. Estimated cost, \$2,300. Assessed valuation, \$316,000.

HOW OTHERS SEE US!

Our Reckless and Breathless Haste Does Not Impress England.

Accidents in 1908 on the surface cars, elevated roads and subways in New York amounted to 50,000, with a death roll of 600, according to statistics published by the Public Service Commission. In view of these figures the Commission announced that a series of tests upon all types of safety appliances would be made. Commenting on this test, *The Builder*, a trade-paper published in England, says:

"The object is most laudable, but we very much fear that an excessive number of accidents will continue to take place so long as New Yorkers retain their characteristic habit of reckless and breathless haste in traveling as in most other things."

The Comptroller was authorized by the Sinking Fund Commission to lease the third, fourth and seventh floors of No. 74 Lafayette st for the use of the Board of Coroners. The lease will be for a period of two years, at \$5,200 per annum.

TENEMENT LAW INADEQUATE.

An English Student of Congestion Thinks Our Standards of Housing Too Low.

IN an address delivered Thursday before the Commission on Congestion in the Council Chamber of City Hall, Mr. Stanley D. Ashhead, of the Department of Civic Design of the Liverpool University, stated that the overcrowding of Manhattan exists almost to the extent of two-thirds more than in any European city. This is due indirectly to the peculiar conditions of its position, it being practically an island, and directly to the immense value of land and lack of foresight shown by the public authorities in the immediate past, he said. "Of course," he continued, "when we talk of 1,000 to the acre in New York and 600 in London, we must not overlook the fact that New York possesses an exceptionally healthy climate and comparatively wide streets.

"At the same time, even admitting this, no argument can convince me that a tenement building code is satisfactory which allows a tenement to be erected to a height of 150 feet in a hundred foot street with as much as 70 per cent. of its area covered, the remaining 30 per cent. being an area not more than twelve feet wide up to a height of 60 feet, and for the rest only a few feet wider.

"It has been my privilege to visit many of your new-law tenements and it was very distressing to find that natural light was quite out of the question in most of the rooms overlooking these areas, and artificial light being used, the whole day. I hold no brief for the European slum, rather the reverse, but I am afraid in the matter of admitted requirements as regards light and air in England and Germany, there is no question but that THE STANDARD SET BY NEW YORK IS INFINITELY TOO LOW.

"Your difficulty is not as in England one of employment, but is almost entirely one of providing space. Looking back on the administration of cities I see that English and European cities of first rate importance would have fallen into the difficulties with which New York is faced had similar topographical conditions existed. Your restricted area has increased the value of your sites and created proportionate difficulties in the way of imposing restrictive measures as regards their control. I submit that it would be foolish, if not unjust, to suddenly and without warning or compensation impose severe restrictive measures on the use which privilege tradition and custom has set upon land.

"No doubt the owners of real estate in New York, as in other countries, especially Germany, are holding up their property on a fictitious and artificial basis if the land continues to be used for tenements for the working population. The real value of any site depends not upon artificial conditions which a shortsighted policy has fenced around it, but upon its appropriate use as regards: (a) class of building; (b) the efficiency with which when erected the business of the building is conducted, and these always accompanied by sound hygienic conditions.

"It appears to me that the solution of the New York problem is to advocate as far as possible:

1. The removal of all factories and business out of the restricted area of Manhattan wherever such business can be carried on elsewhere.

2. To encourage in every possible way the construction of more arterial lines of communication, particularly by subway.

3. To open up all undeveloped and desirable building land within twenty miles of the city of New York by constructing

new lines of communication and so decentralizing the city.

"There will ever remain a large class who wish to reside next to their work in the town. This being so, we must take care to see that such dwellings are hygienically satisfactory in every way, but our immediate interest should concern itself with the erection of dwellings in the outlying districts. The policy of the London County Council in the early years of its administration, as also of Liverpool, has been to pull down and reconstruct, to improve conditions in the matter of their housing and without much regard to the appropriate use of the sites or its possible or appropriate use for business purposes; but it has been found that this has been a mistake, and New York should do well not to fall in the error of these towns.

THE ENGLISH TOWN-PLANNING ACT.

"At first this appears to be an act which will promote the development of new towns, but this is not quite so, as actually it is restrictive rather than constructive. It is essentially a supplement to the local by-laws further restricting the use of land. It is an adoptive act and applies to land likely to be used for building purposes, so it practically may cover all un-built-on land around the town. In its application it means that the local authority may decide entirely the use to which the owner may put his land. The local authority is empowered to control the width and direction of all streets, the use to which the land may be put, whether for cottages, factories or business premises. The exact wording of the act is 'the height and character of the buildings and the number which may be erected on each acre.'

"I understand that you have in the City of New York room approximately for 103,000 tenements, and responsible for their proper sanitary condition you have some 300 inspectors. I consider this number to be totally inadequate, having regard to the overcrowding which is sure to exist.

"In some twelve tenements which I have myself inspected the areas were littered with refuse and other matter which must vitiate the air and be very dangerous to the occupants of the back rooms.

"Your overhead railway will no doubt be removed in due course. New York needs more wood block streets, and should pay more attention to the question of reducing the noise of the elevated lines.

"The architecture of New York is the finest of any modern architecture in the world. Unlike England and Germany and to some extent France, New York in its architecture is never trivial—everything is in a grand scale. Your tall buildings are a credit to your ingenuity. In your building construction you are far ahead of all the other nations in the world.

"From the economic standpoint we admit more control will shortly have to be exercised as regards the distribution of your tall blocks, else not only will the individual suffer but the city at large."

RICHMOND.

WATCH OAK PARK.—J. Sterling Drake sold for Mrs. Jennie Weinberger to Charles A. Riley and wife a new modern cottage on Livermore av, Watch Oak Park, on a plot 40x100, which they will occupy as their permanent residence.

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Real Estate
284 COLUMBUS AVENUE

ADVERTISED LEGAL SALES.

Sales to be held at the Real Estate Exchange, 14 and 16 Vesey St., except as elsewhere stated.
Aug. 27.

Franklin av, No 1407, w s, 44 n 170th st, 16.10 x100, 3-sty fr tnt. Adelia Jenkins agt Annie Garner et al; Chas H Stoddard, att'y, 141 Bway; Emmett J Murphy, ref. (Amt due, \$418.47; taxes, &c, \$25; sub to a prior mt of \$7,000.) Mort recorded Nov 20, 1909. By Bryan L Kennelly at 11 a. m.
Aug. 29.

No Legal Sales advertised for this day.
Aug. 30.

8th av, No 750 | n e cor 46th st, 25.5x100. 46th st, No 249 |
8th av, No 752, e s, 25.5 n 46th st, 25x100. 46th st, No 247, n s, 100 e 8th av, 25x100.5. 6-sty bk office loft and store building. Sheriff's sale of all right, title, &c, which Metro-

politan Mercantile & Realty Co had on Oct 29, 1909, or since; Frederick C Pitcher, att'y, 56 Pine st; John S Shea, sheriff. By Danl Greenwald.

13th st, No 161, n s, 100 e 7th av, 20x103.3, 3-sty & b bk dwg. American Swedenborg Printing & Publishing Society agt Antonia A Rost et al; F J Worcester, att'y, 280 Bway; Wm J Murray, ref. (Amt due, \$6,666.58; taxes, &c, \$300.) Mt recorded Oct 1, 1903. By Saml Marx.

Grand st, No 594, n s, 25.9 e Mangin st, 25.9x75, 5-sty bk tnt & str. Danl J Mendelson agt Giovanni Barbera et al; Albt T Scharpe, att'y, 170 Bway; Jos R Truesdale, ref. (Amt due, \$7,027.63; taxes, &c, \$440.29; sub to a prior mt of \$15,000.) Mt recorded June 18, 1909. By Jos P Day.

Aug. 31.

Madison av, Nos 778 & 780, w s, 60.5 n 66th st, 40x80, 10-sty bk tnt. Sheriff's sale of all right, title, &c, which Jno T Williams had on June 17, 1910, or since; Otterbourg, Steindler & Houston, attys, 487 Broadway; Jno S Shea, sheriff. By Danl Greenwald.

Madison av, Nos 1772 & 1774, w s, 60 n 116th st, 40.11x110, two 5-sty bk tnts & str. Lucius H Beers agt Benj Natkins et al; Henry deF Baldwin, att'y, 49 Wall st; Jno J O'Connell, ref. (Amt due, \$14,287.92; taxes, &c, \$—; sub to a mt of \$55,000.) Mt recorded April 23, 1906. By Hugh D Smyth.

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 { West 32d Street Tel., 1085 Murray Hill

Sept. 1.

Thompson st, Nos 218 & 220, e s, 225 n Bleecker st, 50x85, 6-sty bk tnt & str. Edw L Part-ridge, trustee, agt Saul Wallenstein et al; Huntington, Rhineland & Seymour, att'ys, 54 William st; Geo W Clune, ref. (Amt due, \$51,919.95; taxes, &c, \$1,230.) Mt recorded Dec 30, 1904. By Jos P Day.

Weeks av, No 1665, w s, 34 s 173d st, 50x95, 2-sty fr dwg, 1-sty fr bldg & vacant. Chas D Levin agt Marcus Rosenthal et al; Jos C Levi, att'y; Jno Quinn, ref. (Partition.) By Jos P Day.

Sept. 2.

Mapes av, No 2115, w s, abt 190 n 180th st, 25 x145, 2-sty fr dwg. Jas S Bryant agt Edw Keenan et al; J Wilson Bryant, att'y, 281 Morris av; Robt L Stanton, ref. (Amt due, \$4,458.28; taxes, &c, \$162.04.) Mt recorded April 16, 1907. By Jos P Day.

Sept. 3 & 5.

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 week ending Aug. 26, 1910, 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 Advertisd Legal Sales.

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

JOSEPH P. DAY.

*124th st, Nos 122 to 126, s s, 225 w Lenox av, 56.3x100.11, three 4-sty stn tnts with str in No 124. (Amt due, \$5,897.77; taxes, &c, \$704.76; sub to a prior mt of \$44,250.) Mary Frank, admtrx, &c,51,700
Featherbed lane, n e cor Aqueduct av, runs n e 44.1 x n w 100 x w 107.4 to Aqueduct av, x s e 142.11 to beg. (Amt due, \$16,272.95; taxes, &c, \$350.) Adj sine die
Belmont av, No 2142, e s, 127.9 n 181st st, 58.10x164.1x58.5x156.10, 2-sty bk dwg & vacant. (Amt due, \$10,021.64; taxes, &c, \$243.84.) Adj to Sept. 21
86th st, Nos 148 to 152, s s, 230 w 3d av, 76.8x102.2, three 5-sty bk tnts & str. (Amt due, \$82,708.39; taxes, &c, \$3,859.98.) Hortense B Fischer115,800

L. J. PHILLIPS & CO.

Houston st, No 305, s s, 72 e Clinton st, 18x70, 5-sty bk tnt & str. (Amt due, \$21,632.80; taxes, &c, \$338.34.) Withdrawn.....

CHARLES A. BERRIAN.

149th st, No 660, s s, 117.6 w Trinity av, 35x61x35x95, 3-sty fr tnt & str. (Partition.) P J Kane.....6,900
HERBERT A. SHERMAN.

*171st st, No 562, s s, 150 e St Nicholas av, 25x95, 2-sty fr dwg. (Amt due, \$5,398.50; taxes, &c, \$816.13.) Emma L Simpson.....8,250
*138th st, s s, 325 e Lenox av, 225x99.11, vacant. (Amt due, \$51,663.00; taxes, &c, \$—.) Mutual Life Ins Co of N Y.....50,000

SAMUEL GOLDSTICKER.

Briggs av | n w cor 4th st, 115x110x118x110.4, Wakefield. (Amt due, 4th st | \$3,161.29; taxes, &c, \$254.12.) Adolph E Gutgsell.....4,500

DANIEL GREENWALD.

Stebbins av, e s, 62.6 n 167th st, 40.6x17.1x34.6x27.2, vacant. Sheriff's sale of all right, title, &c. Philip A Johann.....280

SAMUEL MARX.

Valentine av | e s, 610.5 s Fordham or Highbridge rd, runs s 200 x e 125 Tiebout av | x n 100 x e 125 to Tiebout av x n 100 x w 250 to beginning, vacant. (Amt due, \$5,000; taxes, &c, \$2,900.) Withdrawn.....

Total\$237,430
Corresponding week, 1909\$553,183
Jan 1, 1910, to date\$39,937,046
Corresponding period, 1909\$45,712,980

REAL ESTATE RECORDS

1st.—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.

2d.—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.

3d.—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.

4th.—The street and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.

5th.—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.

6th.—The figures in each conveyance, thus, 2:482—10, denote that the property mentioned is in section 2, block 482, lot 10.

7th.—It should also be noted in section and block numbers that the instrument as filed is strictly followed.

8th.—A \$20,000—\$30,000 indicates the assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1909.

9th.—T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

CONVEYANCES

August 19, 20, 22, 23, 24 and 25.

BOROUGH OF MANHATTAN.

Broome st, No 274 | n e cor Allen st, 22.4x75, 5-sty bk tnt & Allen st, Nos 90 & 92 | str. Max Mann to Saml Mann. All liens. July 12. Aug 23, 1910. 2:414—66. A \$28,000—\$40,000. O C & 100

Bleecker st, No 354, w s, 50.11 n 10th st, 19.3x75.10, 3-sty fr (bk front) tnt & str.

10th st W, No 217, n s, 26.6 w Bleecker st, 28.1x29x28.1x28.11, 4-sty bk tnt.

Bleecker st, Nos 350 & 352 | n w cor 10th st, runs n 50.11 x w 10th st, No 215 | 54.7 x s 21.11 x e 28.1 x s 28.11 to n s 10th st x e 26.6 to beginning, 4-sty fr tnt & str & 3-sty fr (bk ft) tnt & str.

4th st, No 301 | n e cor Bank st, 19.6x75, 3-sty bk tnt & Bank st, Nos 39 & 41 | str.

Geo W & Anna E Mortimer to Mary A Mortimer. All title. Q C. All liens. July 25, 1904. Aug 24, 1910. 2:620—25 to 28. A \$32,000—\$39,500; 615—1 & 55. A \$12,500—\$16,000. nom
Same property. Robt P Mortimer to same. All title. Q C. All liens. July 29, 1908. Aug 24, 1910. 2:620 & 615. nom
Same property. Albert S Mortimer to same. All title. Q C & all liens. Feb 26, 1907. Aug 24, 1910. 2:620 & 615. nom

Bleecker st, Nos 32 to 36 | s w cor Mott st, 80x135.7x82x135.8, Mott st, Nos 311 and 313 | 6 & 7-sty bk warehouse. Frieda Greenebaum to Nina M Stedman. Mts \$222,000. Aug 24. Aug 25, 1910. 2:521—11. A \$110,000—\$180,000. O C & 100

Cannon st, No 73, w s, 50 s Rivington st, 25x100, 4-sty brk club house. Jas A M Johnston et al EXRS, &c, Eliz S Potter to Robt S Clark of Cooperstown, N Y. ¼ part. June 15. Aug 20, 1910. 2:333—58. A \$17,000—\$26,000. nom

Same property. Same to Edw S Clark of same place. ¼ part. June 15. Aug 20, 1910. 2:333. nom

Same property. Same to Stephen C Clark of same place. ¼ part. June 15. Aug 20, 1910. 2:333. nom

Same property. Same to Fredk A Clark. ¼ part. June 15. Aug 20, 1910. 2:333. nom

Cannon st, Nos 75 & 77 | s w cor Rivington st, 50x100, 5-sty bk Rivington st, No 283 | tnt. Jas A M Johnston et al EXRS, &c, Eliz S Potter to Robt S Clark of Cooperstown, N Y. ¼ part. June 15. Aug 20, 1910. 2:333—56. A \$45,000—\$90,000. nom

Same property. Same to Fredk A Clark, of Cooperstown, N Y. ¼ part. June 15. Aug 20, 1910. 2:333. nom

Same property. Same to Stephen C Clark, of Cooperstown, N Y. ¼ part. June 15. Aug 20, 1910. 2:333. nom

Same property. Same to Edw S Clark of Cooperstown, N Y. ¼ part. June 15. Aug 20, 1910. 2:333. nom

Cherry st, No 274, n s, 104 w Jefferson st, 26.2x113.1x26.2x112.8, 5-sty bk tnt & str. FORECLOS. Aug 16, 1910. Loring M Black, Jr, referee to Saml Cohen & Emanuel Casner. Aug 22. Aug 23, 1910. 1:256—10. A \$14,000—\$33,000. 30,544.05

DENNIS G. BRUSSEL ELECTRIC WIRING AND APPARATUS FOR LIGHT HEAT POWER

The Brussel Method of Electrical Construction represents the highest development of Modern Engineering Engines and Generators Installed Also Telephones, Pumps, Motors Telephone 7220 Mad. Sq. 15 W. 29th St., New York

Clinton st, Nos 58 to 62. Agreement that above premises shall not be used as a theatre for 5 years. Clinton St Theatre Co with Sale Agid. Feb 8, 1910. Aug 23, 1910. 2:349. nom East Broadway, No 158 n s, 50.4 w Rutgers st, 25x106.9 to s s Canal st, No 30 Canal st x 28.5x93.6, two 5-sty bk tnts & str. Fannie Seldin to Rebecca Lipschitz. All liens. June 17, 1909. Aug 23, 1910. 1:283-70 & 75. A \$33,000-\$50,000. nom Elizabeth st, No 192, e s, 114.7 n Spring st, 25x98, 2-sty bk stable & 5-sty bk tnt in rear. Marietta Bagarozzy to Fredk G Happersberger, of Brooklyn. Mts \$20,000 & all liens. Aug 23, 1910. 2:492-2. A \$17,500-\$20,000. O C & 100 Forsyth st, No 103, w s, 99.5 s Broome st, 25x100, 4-sty bk tnt & str, and 5-sty bk tnt in rear. Abraham Felder to Louis B Schram. All liens. Aug 23, 1910. 2:418-17. A \$21,500-\$27,000. nom Same property. Sam Mendel to same. All liens. Aug 23, 1910. 2:418. nom Forsyth st, No 188, e s, 75 s Stanton st, 25x100, 5-sty bk tnt & str. Max Mann to Saml Mann. All liens. July 12, 1910. 2:421-52. A \$20,000-\$30,000. O C & 100 Hester st, No 57, n s, 63.6 e Ludlow st, 24x75, 5-sty bk tnt & str. Daniel J Mendelson to Louis Siegel. B & S & C a G. July 29, 1910. 1:310-37. A \$22,000-\$30,000. O C & 100 Monroe st, Nos 263 & 265, n s, 100.4 w Jackson st, runs w 50.3 x n 108.2 x e 25 x n 1 x e 25 x s 105.10 to beginning, two 5-sty brk tnts & str & two 5-sty bk tnts in rear. Celia Kommel to Morris Sherman. Mts \$57,500 & all liens. Aug 24, 1910. 1:266-33 & 34. A \$36,000-\$56,000. nom Rivington st, Nos 291 & 293 s e cor Cannon st, 50x100, vacant. Cannon st, Nos 68 to 74 Jas A M Johnston et al EXRS, & c, Eliz S Potter to Stephen C Clark, of Cooperstown, N Y. 1/4 part. June 15, 1910. 2:328-11. A \$50,000-\$50,000. nom Same property. Same to Fredk A Clark, of Cooperstown, N Y. 1/4 part. June 15, 1910. 2:328. nom Same property. Same to Robt S Clark of Cooperstown, N Y. 1/4 part. June 15, 1910. 2:328. nom Same property. Same to Edw S Clark, of Cooperstown, N Y. 1/4 part. June 15, 1910. 2:328. nom Sheriff st, No 80, e s, 100 n Rivington st, runs e 75 x s 25 x e 25 x n 55 x w 100 to st, x s 30 to beginning, 5-sty bk tnt and str & 4-sty bk tnt in rear. Esther Ehrlich by Bessie Goldfarb ATTY to Bernard Ehrlich. 1/2 part. Mt \$25,000. May 25, 1910. 2:334-3. A \$24,000-\$35,000. O C & 100 Sheriff st, No 83, w s, abt 155 n Rivington st, 25x100, 5-sty bk tnt & str. Max Mann to Saml Mann. All liens. July 12, 1910. 2:339-66. A \$18,000-\$31,000. O C & 100 Thompson st, Nos 218 & 220, e s, 225 n Bleecker st, 50x85, 6-sty bk tnt & str. Mary H Walsh to Francesco Capozzi 1-3 part & Antonio Capozzi 2-3 parts. Q C. Aug 25, 1910. 2:537-6. A \$30,000-\$70,000. 350 Water st, No 666, n s, 225 w Jackson st, 25x100, 2-sty fr (bk front) tnt. FORECLOS, July 21, 1910. Henry A Friedman referee to Jacob & Isidore Kauffman. Aug 22, 1910. 1:260-24. A \$8,000-\$8,000. 6,000 3d st E, No 245, n e s, 164.3 n w Av C, 24.9x96.2, 5-sty bk tnt & str. Max Mann to Saml Mann. All liens. July 12, 1910. 2:386-48. A \$17,000-\$27,000. O C & 100 11th st E, No 416, s w s, 344 n w Av A, 25x1/2 blk. 11th st E, No 418, s w s, 319 n w Av A, 25x1/2 blk. two 4-sty bk tnts & str and 2-sty bk theatre in rear. Salvatore Genovese to Maria Casella. Mts \$43,000. Mar 31, 1910. 2:438-16 & 17. A \$24,000-\$34,000. O C & 1,000 13th st E, Nos 508 & 510, on map No 510, s s, 133.6 e Av A, 37.6 x 103.3, 6-sty bk tnt & str. Lillian Vickers to Polvick Realty Co. All liens. Aug 18, 1910. 2:406-11. A \$24,000-\$60,000. O C & 100 17th st W, No 113, n s, 170 w 6th av, 20x1/2 blk, 3-sty & b bk dwg. 17th st W, No 115, n s, 190 w 6th av, 20x1/2 blk, 3-sty & b bk dwg. 17th st W, No 117, n s, 210 w 6th av, 20x1/2 blk, 3-sty & b stn dwg. 17th st W, No 119, n s, 230 w 6th av, runs n 76.10 x w 17.2 x s 30 x w 0.6 x s 46.9 to st x e 17.8 to beginning, 3-sty bk tnt & str. Edward Jansen to Marlton Realty Co. Mt \$29,500. Aug 20, 1910. 3:793-25 to 28. A \$42,000-\$56,000. O C & 100 22d st W, Nos 3 to 7, n s, 120 w 5th av, 82x98.9, 10-sty bk loft & str bldg. Jas A M Johnston et al EXRS, & c, Eliz S Potter to Stephen C Clark, of Cooperstown, N Y. June 15, 1910. 3:824-32. A \$325,000-\$575,000. nom 24th st W, No 437, n s, 329.2 e 10th av, 20.10x98.9, 3-sty bk dwg. Arthur Van Siclen to Matthew Van Siclen. B & S. All liens. Aug 5, 1910. 3:722-17. A \$9,000-\$10,500. nom 27th st W, No 305, n s, 62 w 8th av, 19x49, 3-sty bk dwg. Arthur Van Siclen to Matthew Van Siclen. 1/2 part. All liens. Aug 5, 1910. 3:751-35. A \$9,500-\$11,000. nom 29th st E, Nos 105 & 107, n s, 260 w Lexington av, 40x98.9, two 3-sty bk & st dwgs. Herman Weiss to Wm L Levy. All liens. Aug 24, 1910. 3:885-8 & 9. A \$36,000-\$44,000. nom 29th st E, No 105, n s, 280 w Lexington av, 20x98.9, 3-sty stn dwg. Chas L Holt to Herman Weiss, of Brooklyn. Aug 1, 1910. 3:885-8. A \$18,000-\$22,000. O C & 100 29th st E, No 107, n s, 260 w Lexington av, 20x98.9, 3-sty bk dwg. M Lavinia Kennedy to Herman Weiss, of Brooklyn. Aug 1, 1910. 3:885-9. A \$18,000-\$22,000. nom 30th st E, No 317, n s, 197.2 e 2d av, 19.5x98.9, 4-sty stn dwg. Max & Edw Spiegel to Sally C Spiegel. 2-3 parts. B & S. Mts \$9,000. June 30, 1910. 3:936-13. A \$7,800-\$11,000. 100 Same property. Leo Spiegel to same. 1-3 part. Mts \$9,000. June 13, 1910. 3:936. 100

32d st W, Nos 517 to 525, n s, 200 w 10th av, 125x98.9, three 4-sty bk factories. Arthur C Cronin to N Y State Realty & Terminal Co. B & S & C a G. June 30, 1910. 3:704-20. A \$44,000-\$73,000. nom 32d st W, Nos 507 to 515, on map Nos 505 to 515, n s, 100 w 10th av, runs n 24.9 x e 20 x n 98.9 x w 45 x s 24.9 x w 75 x s 98.9 to st x e 100 to beginning, 4-sty bk factory & 1-sty bk kiln. J T Mason Terry to N Y State Realty & Terminal Co. B & S & C a G. May 23, 1910. 3:704-25. A \$44,000-\$65,000. nom 32d st W, Nos 533 to 539, n s, 300 e 11th av, 100x98.9, 1 & 3-sty bk mill. Arthur C Cronin to N Y State Realty & Terminal Co. B & S & C a G. May 23, 1910. 3:704-13. A \$35,000-\$48,000. nom 32d st W, Nos 541 to 545, n s, 225 e 11th av, 75x98.9, 1 & 2-sty bk & fr shop. Arthur C Cronin to N Y State Realty & Terminal Co. B & S & C a G. June 10, 1910. 3:704-10. A \$26,000-\$35,000. nom 33d st W, Nos 544 to 548, s s, 225 e 11th av, 75x98.9, three 5-sty bk tnts with str in No 546. Arthur C Cronin to N Y State Realty & Terminal Co. B & S & C a G. June 1, 1910. 3:704-60 to 62. A \$24,000-\$45,000. nom 33d st W, Nos 506 & 508, s s, 90 w 10th av, 35x74, two 3-sty bk tnts. J T Mason Terry to N Y State Realty & Terminal Co. B & S & C a G. May 26, 1910. 3:704-43 & 44. A \$9,000-\$11,000. nom 33d st W, Nos 510 & 512, s s, 125 w 10th av, 50x98.9, 2-sty bk bldg & str. J T Mason Terry to N Y State Realty & Terminal Co. B & S & C a G. Mt \$6,000. June 6, 1910. 3:704-45 & 46. A \$16,000-\$21,000. nom 33d st W, Nos 550 to 558, s s, 100 e 11th av, 125x98.9, 3-sty bk & fr shop. 32d st W, Nos 553 & 555, n s, 175 e 11th av, 50x98.9, vacant. Arthur C Cronin to N Y State Realty & Terminal Co. B & S & C a G. Mts \$74,000. May 18, 1910. 3:704-67 & 8 & 9. A \$60,000-\$76,000. nom 35th st E, No 36, s s, 105 w Park av, 25x98.9, 4-sty stn dwg. Jas A M Johnston et al EXRS, & c, Eliz S Potter to Edw S Clark of Cooperstown, N Y. June 15, 1910. 3:864-46. A \$75,000-\$86,500. nom 39th st W, No 216, s s, 166.6 w 7th av, 20.6x98.9, 4-sty stn dwg. Edw Early to P Samuel Rigney. Mt \$10,000. Aug 24, 1910. 3:788-57. A \$18,000-\$21,000. O C & 100 Same property. P Samuel Rigney to Chelsea Realty Co. Mts \$32,000. Aug 24, 1910. 3:788. 100 40th st W, Nos 113 to 119, n s, 200 w 6th av, 79.6x98.9, 5 & 6-sty bk club house. Jas A M Johnston et al EXRS, & c, Eliz S Potter to Edw S Clark, of Cooperstown, N Y. 1/4 part. June 15, 1910. 4:993-22. A \$200,000-\$260,000. nom Same property. Same to Robt S Clark, of Cooperstown, N Y. 1/4 part. June 15, 1910. 4:993. nom Same property. Same to Fredk A Clark, of Cooperstown, N Y. 1/4 part. June 15, 1910. 4:993. nom Same property. Same to Stephen C Clark of Cooperstown, N Y. 1/4 part. June 15, 1910. 4:993. nom 40th st W, Nos 220 & 222, valued at \$54,000. Sub to mt \$17,000. Certificate as to payment of transfer tax for \$340.21. Edw T Perine, Deputy Comptroller of State N Y, to Caroline Kutscher ADMRX Fannie Eisfeld, dec'd. Aug 15, 1910. Aug 23, 1910. Transfer tax liber. 41st st E, Nos 229 to 245, n s, abt 75 w 2d av, runs w 234.2 x n 117.11 x w 25.3 x n e 31.4 x s e abt 273.4 to beginning, three 3-sty bk tnts, three 4-sty bk loft & str bldgs & 3-sty bk factory. Margt K Oliver to Brainard T & Noah Norris. Q C. Nov 18, 1909. Aug 19, 1910. 5:1315-15, 18, 21, 22 & 23. A \$67,500-\$89,500. nom Same property. Charlotte E Oliver INDIVID & EXTRX Chas R Oliver to same. Q C. Nov 18, 1909. Aug 19, 1910. 5:1315. nom Same property. Caroline Halliday widow to same. Q C. Nov 18, 1909. Aug 19, 1910. 5:1315. nom Same property. Jas Oliver to same. Q C. Nov 18, 1909. Aug 19, 1910. 5:1315. nom Same property. Lydia Marsh to same. Q C. Nov 26, 1909. Aug 19, 1910. 5:1315. nom Same property. Clarence Oliver to same. Q C. Dec 4, 1909. Aug 19, 1910. 5:1315. nom 41st st E, Nos 229 to 245, n s, abt 75 w 2d av, lot 55 & part of lots 54 & 57 to 62 map of Kips Bay farm, called Quarry Hill lot, runs w 234.2 x n 117.11 x w 25.3 x n e 31.4 x s e abt 273.4 to beginning, three 3-sty bk tnts, three 4-sty bk loft & str bldgs & 3-sty bk factory. Mary H Pettit to Brainard T & Noah Norris. Q C. Dec 11, 1909. Aug 23, 1910. 5:1315-15, 18, 21, 22 & 23. A \$67,500-\$89,500. nom Same property. Melville M Moore, Jr, to same. Q C. Oct 7, 1907. Aug 23, 1910. 5:1315. 25 Same property. Walter S Kip to same. Q C. Jan 6, 1910. Aug 23, 1910. 5:1315. nom Same property. Saml K Poe to same. Q C. Nov 22, 1909. Aug 23, 1910. 5:1315. nom Same property. Lydia Underhill to same. Q C. Dec 30, 1909. Aug 23, 1910. 5:1315. nom Same property. Cornelia K Burr to same. Q C. Dec 21, 1909. Aug 23, 1910. 5:1315. nom Same property. Charlotte B Poste to same. Q C. Jan 24, 1910. Aug 23, 1910. 5:1315. nom Same property. J Underhill Kip to same. Q C. Dec 29, 1909. Aug 23, 1910. 5:1315. nom 43d st W, Nos 255 to 261, n s, 100 e 8th av, runs n 100.5 x e 50 x s 0.1 x e 25 x n 0.1 x e 25 x s 100.5 to st x w 100 to beginning, two 3, one 4, one 5-sty bk & stn tnts & three 3-sty bk rear tnts. Tomahawk Realty Co to Chas Lask. 1-7 part. Mt \$163,000. Aug 16, 1910. 4:1015-5 to 8. A \$112,000-\$127,000. O C & 100 44th st W, No 407, n s, 125 w 9th av, 25x100.4, 4-sty bk tnt & 3-sty bk tnt in rear. Henry Hamilton EXR Robt Ellis to Bridget Tracy. Aug 18, 1910. 4:1054-27. A \$13,000-\$15,500. 20,600

Brooklyn I. J. City New York Hoboken Bayonne Staten Island New Jersey

DEEP WATER-FRONT. BULKHEADS WITH PIER PRIVILEGES FOR RENT FACTORIES, FACTORY SITES, RAIL CONNECTIONS CHARLES W. TREMBLEY, 5 Cortlandt Street, N. Y. Tel. 5307 CORT.

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NORWOOD TWO MILES street frontage in the heart of Long Island City, SIX MINUTES from the Queensboro Bridge. Special inducements to builders.

RICKERT-FINLAY REALTY CO.
45 WEST 34th STREET

48th st E, No 338, s s, 150 w 1st av, 25x100.5, 4-sty bk tnt & str & 4-sty bk tnt in rear. Gita Salinger to Wm Salinger. Mt \$9,000. July 2, 1908. Aug 24, 1910. 5:1340-33. \$9,000-\$16,000. nom

49th st E, No 341, n s, 206.3 w 1st av, 18.9x100.5, 3-sty bk dwg. FORECLOS, July 28, 1910. Leopold Harburger referee to Saml Korman. Aug 18. Aug 19, 1910. 5:1342-18. A \$6,500-\$8,500. 6,600

52d st E, No 409, n s, 156.6 e 1st av, 18.9x96x-x99.6, 4-sty stn tnt. Irving Bachrach et al to Pendant Realty Co. Mt \$10,000 & all liens. Aug 22. Aug 25, 1910. 5:1364-7½. A \$5,700-\$10,000. O C & 100

57th st W, Nos 421 & 423, n s, 225 w 9th av, 50x100.5, 6-sty bk tnt. Greene st, No 170, e s, 150 s Bleecker st, 24.4x100, 6-sty bk loft & str bldg. Nina M Stedman to Frieda Greenbaum. 45-100 parts. All title. Aug 22. Aug 25, 1910. 4:1067-22. A \$26,000-\$65,000. 2:523-7. A \$24,000-\$42,000. O C & 100

64th st E, No 230, s s, 180 w 2d av, 25x100.5.
64th st E, No 232, s s, 155 w 2d av, 25x100.5. two 6-sty bk tnts. Harry Hellinger to Leopold Hellinger. B & S. Mts \$56,800. Aug 20. Aug 22, 1910. 5:1418-31 & 32. A \$24,000-\$65,000. nom

65th st E, No 114, s s, 144.8 e Park av, 20x100.5, 5-sty bk dwg. Nelly H Gardiner to Jane K & S Grace Fraser as joint tenants. July 19. Aug 19, 1910. 5:1399-66. A \$30,000-\$50,000. O C & 100

65th st E, No 304, s s, 82 e 2d av, 18x76.2x18.2x79, 3-sty & b bk dwg. Margt Stephan to Kate F O'Meara. Mt \$5,000. Aug 22. Aug 24, 1910. 5:1439-48A. A \$5,500-\$8,000. nom

68th st W, No 214, s s, 225 w Ams av, 25x100.5, 2 & 3-sty bk stable & shop. Jas A M Johnston et al EXRS, &c, Eliz S Potter to Stephen C Clark, of Cooperstown, N Y. June 15. Aug 20, 1910. 4:1159-42. A \$8,000-\$18,000. nom

72d st W, No 151, n s, 282 e Ams av, 18x102.2, 4-sty & b stn dwg. Jas A M Johnston et al EXRS, &c, Eliz S Potter, dec'd, to Edw S Clark, of Cooperstown, N Y. June 15. Aug 20, 1910. 4:1144-12. A \$27,500-\$40,000. nom

72d st W, No 154, s s, 240 e Ams av, 20x102.2, 4-sty & b stn dwg. Jas A M Johnston et al EXRS, &c, Eliz S Potter to Robt S Clark, of Cooperstown, N Y. June 15. Aug 20, 1910. 4:1143-55. A \$30,000-\$45,000. nom

72d st W, No 134, s s, 340 w Columbus av, 20x102.2, 4-sty & b stn dwg. Jas A M Johnston et al EXRS, &c, Eliz S Potter to Fredk A Clark, of Cooperstown, N Y. Mt \$22,000. Aug 20, 1910. 4:1143-46½. A \$30,000-\$45,000. nom

72d st W, No 157, n s, 220 e Ams av, 22x102.2, 4-sty & b stn dwg. Jas A M Johnston et al EXRS, &c, Eliz S Potter to Fredk A Clark, of Cooperstown, N Y. Mt \$42,500. June 15. Aug 20, 1910. 4:1144-10. A \$33,000-\$48,000. nom

73d st W, Nos 125 to 139, n s, 237.7 w Columbus av, 149.11x102.2, five 3 & three 4-sty & b bk dwgs. Jas A M Johnston et al EXRS, &c, Eliz S Potter to Robt S Clark, of Cooperstown, N Y. June 15. Aug 20, 1910. 4:1145-17, 18, 19, 19½, 20, 21, 22 & 22½. A \$104,000-\$158,000. nom

73d st W, Nos 42 & 44, s s, 100 e Columbus av, 35.11x102.2, two 4-sty & b bk & stn dwgs. Jas A M Johnston et al EXRS, &c, Eliz S Potter to Stephen C Clark, of Cooperstown, N Y. June 15. Aug 20, 1910. 4:1125-60 & 60½. A \$34,500-\$65,000. nom

73d st W, No 40, s s, 135.11 e Columbus av, 19x102.2, 4-sty & b bk dwg. Jas A M Johnston et al EXRS, &c, Eliz S Potter to Fredk A Clark, of Cooperstown, N Y. June 15. Aug 20, 1910. 4:1125-59. A \$18,000-\$36,000. nom

73d st W, Nos 105 to 109, n s, 50 w Col av, 56.3x102.2, two 3 & one 4-sty & b bk dwgs. 73d st W, Nos 141 & 143, n s, 387.6 w Col av, 37.5x102.2, two 3-sty & b bk dwgs. 73d st W, Nos 145 & 147, on map Nos 147 & 149, n s, 443.9 w Col av, 37.5x102.2, two 3-sty & b bk dwgs. Jas A M Johnston et al EXRS, &c, Eliz S Potter to Edw S Clark, of Cooperstown, N Y. June 15. Aug 20, 1910. 4:1145-29, 29½, 30, 13½ & 14, 16 & 16½. A \$91,000-\$137,000. nom

73d st W, Nos 34 & 36, s s, 175 e Col av, 40x102.2, two 4-sty & b bk dwgs. Jas A M Johnston et al EXRS, &c, Eliz S Potter to Robt S Clark, of Cooperstown, N Y. June 15. Aug 20, 1910. 4:1125-56½ & 57. A \$38,000-\$76,000. nom

73d st W, Nos 28 to 32, s s, 215 e Columbus av, 60x102.2, three 4-sty & b bk & stn dwgs. Jas A M Johnston et al EXRS, &c, Eliz S Potter to Edw S Clark, of Cooperstown, N Y. June 15. Aug 20, 1910. 4:1125-54 to 56. A \$57,000-\$114,000. nom

73d st W, Nos 117 & 119, n s, 162.6 w Col av, 37.5x102.2, 73d st W, No 123, n s, 218.8 w Col av, 18.10x102.2, three 3-sty & b bk dwgs. Jas A M Johnston et al EXRS, &c, Eliz S Potter to Fredk A Clark, of Cooperstown, N Y. June 15. Aug 20, 1910. 4:1145-23, 25 & 25½. A \$39,000-\$57,000. nom

73d st W, No 111, n s, 106.3 w Col av, 18.8x102.2, 3-sty & b bk dwg. 73d st W, No 115, n s, 143.9 w Col av, 18.9x102.2, 4-sty & b bk dwg. Jas A M Johnston et al EXRS, &c, Eliz S Potter to Stephen C Clark, of Cooperstown, N Y. June 15. Aug 20, 1910. 4:1145-26 & 28. A \$26,000-\$40,000. nom

73d st E, No 172, s s, 175 w 3d av, 25x102.2, 2 & 3-sty brk stable. Agnes M Layng et al TRUSTEES Jas D Layng to Jno M Bowers. July 28. Aug 25, 1910. 5:1407-44. A \$17,500-\$27,000. 30,000

74th st W, No 50, s s, 125 e Col av, 25x102.2, 5-sty bk dwg. Jas A M Johnston et al EXRS, &c, Eliz S Potter to Fredk A Clark, of Cooperstown, N Y. Mt \$110,000. June 15. Aug 20, 1910. 4:1126-59. A \$25,000-\$65,000. nom

75th st E, No 241, n s, 105 w 2d av, 20x102.2, 3 & 4-sty bk tnt & str. Max Solomon to Morris Black, of Brooklyn. All liens. Aug 15. Aug 24, 1910. 5:1430-20. A \$9,000-\$20,000. O C & 100

75th st E, Nos 116 & 118, s s, 150 e Park av, 50x102.2, 4-sty bk stable. Elwood Banfield to Thos Darcey. Mt \$55,000. Aug 23. Aug 24, 1910. 5:1409-66. A \$40,000-\$58,000. nom

75th st W, No 107. Power of attorney. Mathilde Herzfeld to Henry J Mayer. July 28. Aug 24, 1910.

82d st E, No 163, n s, 198 w 3d av, 19.2x82.2, 3-sty stn dwg. Operating Realty Co to Sarah wife Saml Lustbader, Jr. Mt \$7,500. Aug 18. Aug 19, 1910. 5:1511-28. A \$9,000-\$12,500. 100

85th st E, No 340, s s, 400 e 2d av, 25x102.2, 5-sty bk tnt & str. Gertrude H Hyman to Julia Froman. Mts \$24,500 & all liens. Aug 18. Aug 19, 1910. 5:1547-36. A \$9,000-\$24,000. O C & 100

85th st W, No 19, n s, 150 w Central Park West, 20x102.2, 5-sty stn dwg. Mae wife Sigmund Weil to Adeline S Fink. Mt \$40,000. Aug 17. Aug 23, 1910. 4:1199-27. A \$15,000-\$40,000. nom

87th st W, No 265, n s, 90 w Bway, 35x100.8, 2 & 3-sty bk stable. Jas A M Johnston et al EXRS, &c, Eliz S Potter to Fredk A Clark, of Cooperstown, N Y. June 15. Aug 20, 1910. 4:1235-9. A \$25,000-\$35,000. nom

87th st E, No 522, s s, 275 e Av A, runs s w 63 x s e 18.3 x n e 62.10 to st x n w 18.3 to beginning, 3-sty stn dwg. Edmund C Labberton et al HEIRS, &c, Robt H Labberton to Herman H Labberton, of Winston, N C. Mt \$4,000. Apr 27, 1899. Rerecorded from June 13, 1899. Aug 24, 1910. R S \$8. 5:1583-42. A \$4,500-\$8,000. 4,000

89th st W, No 347. In s, 412 w West End av, runs n 75.8 x on map Nos 333 to 347 | e 112 x n 58.6 x w — to Riverside Riverside Drive, No 170 | Drive or av x s — to 89th st x e 174.10 to beginning, 1 & 4-sty bk & st dwg & vacant. Jas A M Johnston et al EXRS, &c, Eliz S Potter to Edw S Clark, of Cooperstown, N Y. ¼ part. June 15. Aug 20, 1910. 4:1250-67. A \$350,000-\$500,000. nom

Same property. Same to Stephen C Clark of same place. ¼ part. June 15. Aug 20, 1910. 4:1250. nom

Same property. Same to Robt S Clark of same place. ¼ part. June 15. Aug 20, 1910. 4:1250. nom

Same property. Same to Fredk A Clark of same place. ¼ part. June 15. Aug 20, 1910. 4:1250. nom

89th st W, No 331, n s, 393 w West End av, runs w 19 x n 75.8 x e 17 x s 37.4 x e 2 x s 38.4 to st, 5-sty bk dwg. Jas A M Johnston et al EXRS, &c, Eliz S Potter to Stephen C Clark, of Cooperstown, N Y. June 15. Aug 20, 1910. 4:1250-75. A \$11,000-\$30,000. nom

91st st E, No 352, s s, 125 w 1st av, 25x100.8, 5-sty bk tnt & str. Release mt. Chas L Palmer to Sophia Moore. Aug 10. Aug 23, 1910. 5:1553-31. A \$8,500-\$18,500. nom

101st st E, No 332, s s, 150 w 1st av, 25x100.11, 6-sty bk tnt. FORECLOS, July 27, 1910. Robt S Conklin referee to Fannie Cohen. Mt \$18,650. Aug 18. Aug 19, 1910. 6:1672-33. A \$7,000-\$27,000. 3,200

Same property. Fannie Cohen to Ambassador Realty Co, a corpn. Aug 18. Aug 19, 1910. 6:1672. O C & 100

108th st E, Nos 231 & 235, n s, 385 e 3d av, 75x100.11, three 4-sty stn tnts & str. Paul Kaskel et al to De Goode Realty Co. Mt \$35,900. Aug 11. Aug 23, 1910. 6:1658-16 to 18. A \$24,000-\$51,000. nom

109th st E, Nos 169 & 171, on map No 169, n s, 207.6 w 3d av, 37.6x100.11, 6-sty bk tnt & str. Abraham Feltenstein & ano to Ray Goldfarb. Mt \$51,500. Aug 23. Aug 25, 1910. 6:1637-28. A \$15,000-\$46,000. O C & 100

115th st W, n s, 375 w Lenox av, 25x100.11, vacant. PARTITION July 6, 1910. Daniel P Hays referee to U S Trust Co of N Y as TRUSTEE Theron R Butler. Aug 19, 1910. 7:1825-16. A \$12,000-\$12,000. 11,000

115th st W, n s, 425 w Lenox av, 75x100.11, vacant. PARTITION, July 6, 1910. Danl P Hays referee to U S Trust Co TRUSTEE Theron R Butler. Aug 19, 1910. 7:1825-12 to 14. A \$36,000-\$36,000. 40,000

115th st W, No 8, s s, 145 w 5th av, 25x100.11, 5-sty stn tnt. Bertha Michaels to Raphael Lyons. Mts \$26,000. Aug 18. Aug 19, 1910. 6:1598-42. A \$14,000-\$27,000. nom

117th st E, No 218, s s, 200 e 3d av, 25x100.11, 5-sty bk tnt. David Alexander to Eleanor Bauman. Mt \$18,500. Aug 22. Aug 23, 1910. 6:1666-39. A \$9,000-\$20,000. O C & 100

122d st W, n s, 100 e Bway, 100x99.11, vacant. Jas A M Johnston et al EXRS, &c, Eliz S Potter to Fredk A Clark, of Cooperstown, N Y. June 15. Aug 20, 1910. 7:1977-6 to 9. A \$48,000-\$48,000. nom

124th st W, No 3, n s, 80 w 5th av, 19.6x81.5, 4-sty & b stn dwg. Jas A M Johnston et al EXRS, &c, Eliz S Potter to Fredk A Clark, of Cooperstown, N Y. June 15. Aug 20, 1910. 6:1722-32½. A \$14,000-\$24,000. nom

125th st E, No 251, n s, 102 w 2d av, 28x99.11, 5-sty stn tnt & str. FORECLOS, Aug 1, 1910. Francis S McAvoy referee to Henry H Jackson. Mt \$21,000. Aug 1. Aug 23, 1910. 6:1790-21. A \$17,000-\$29,000. 10,000

Same property. Henry H Jackson to Solomon Barney. Mt \$21,000. Aug 17. Aug 23, 1910. 6:1790. O C & 100

128th st W, Nos 136 to 144, s s, 375 w Lenox av, 75x99.11, five 3-sty & b stn dwgs. Jos H Cavanaugh of Bayside, L I, to Margt E Cavanaugh of Bayside, L I. Mts \$37,500. July 21. Aug 19, 1910. 7:1912-48½, 49, 49½, 50 & 51. A \$32,500-\$47,500. nom

128th st W, No 255, n s, 258 e 8th av, 15x99.11x15x90.11 (?), 3-sty & b stn dwg. Sam Levy to The Twelfth Ward Bank of N Y. Mt \$10,500. May 19, 1909. Aug 22, 1910. 7:1934-11. A \$6,600-\$8,500. O C & 100

130th st E, Nos 121 & 123, n s, 80 w Lex av, 80x99.11, two 6-sty bk tnts. FORECLOS, Aug 4, 1910. Abraham Brekstone referee to Beatrice Realty & Construction Co. Mts \$70,000. Aug 17. Aug 19, 1910. 6:1779-12. A \$23,000-\$—. 100

131st st E, No 49, n s, 200 w Park av, 25x99.11, 5-sty bk tnt. Selma Byk et al to David Crawford. B & S. All liens. Aug 15. Aug 19, 1910. 6:1756-28. A \$9,000-\$24,500. O C & 100

131st st E, No 5, n s, 125 e 5th av, 25x99.11, 5-sty stn tnt. Arie Lerner to Jennie Lerner. Mt \$19,000. Aug 18. Aug 24, 1910. 6:1756-6. A \$10,000-\$23,000. nom

132d st W, No 204, s s, 91.8 w 7th av, 16.8x99.11, 3-sty & b bk dwg. Jno M Meehan & Georgietta his wife to Jennie Meehan. Mts \$12,000. Aug 11. Aug 25, 1910. 7:1937-37½. A \$7,300-\$11,000. O C & 100

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132d st W, No 275, n s, 150 e 8th av, 15x99.11, 3-sty & b stn
 dwg. Sigmund B Heine to Geo L Wilson. Mt \$10,000. Aug
 23. Aug 24, 1910. 7:1938-7. A \$6,600-\$9,000. O C & 100
 137th st W, No 294, s s, 104 e 8th av, 15.6x99.11, 4-sty bk dwg.
 Fredk Levy to Sarah Gans. Mt \$12,000. July 1. Aug 22, 1910.
 7:1942-60. A \$6,200-\$13,000. nom
 Same property. Sarah Gans to Arthur A Alexander. Aug 22,
 1910. 7:1942. O C & 100
 144th st, Nos 247 & 249 W. Release assignment of rents recorded
 Feb 2, 1910. Ernest M Vickers to Sebastiano Perrone. Aug 18.
 Aug 19, 1910. 7:2030. nom
 144th st W, Nos 247 & 249, n s, 390 w 7th av, 40x99.11, 6-sty bk
 tnt & str. Sebastiano Perrone to Rose Wienick. Mts \$49,500
 & all liens. Aug 18. Aug 19, 1910. 7:2030-16. A \$13,500-
 \$45,500. O C & 100
 163d st W, No 448, s s, 85 e Amsterdam av, runs s 100 x e 15
 x s 12.6 x e 25 x n 112.6 to st, x w 40 to beginning, 5-sty bk
 tnt. Schuykill Realty Co to Marie Hergesheimer. All liens.
 Aug 25, 1910. 8:2110-10. A \$15,000-\$44,000. nom
 182d st W, Nos 521 & 523, on map Nos 519 & 521, n s, 70 e Audu-
 bon av, 50x79.9, 5-sty bk tnt. Alois L Ernst to Daniel E Han-
 lon. All title. Mts \$43,000. Aug 16. Aug 20, 1910. 8:2155-
 63. A \$10,000-\$42,000. O C & 100
 Same property. Kate Marcuson to same. 1/2 part. All liens.
 Aug 17. Aug 20, 1910. 8:2155. O C & 100
 Av A, No 1444, e s, 52 s 77th st, 25.1x98, 5-sty stn tnt & str.
 Harry Switzer et al to Trinity Investing Corp. All liens. Aug
 15. Aug 22, 1910. 5:1488-51. A \$8,000-\$23,000. 100
 Av B, Nos 176 & 178, n w cor 11th st, 43.3x90.6, 6-sty bk tnt &
 11th st, Nos 547 to 551, str. Annie Smith to Abraham Smith her
 husband. B & S. Mt \$78,000. Aug 19. Aug 25, 1910. 2:405
 -37. A \$45,000-\$92,000. nom
 Bowery, No 245, s e cor Stanton st, 25.8x80, 2 & 4-sty bk tnt &
 Stanton st, No 1, str. Fredk R Lee TRUSTEE Henry W Lee
 will Fredk R Lee, dec'd, to John T Sackett & Fredk R Lee
 TRUSTEES Henry W Lee will Fredk R Lee, dec'd, Aug 1.
 Aug 19, 1910. 2:426-17. A \$30,000-\$35,000. nom
 Broadway, s w cor 116th st, runs w 100 x s 100.11 x w 25 x s
 115th st 100.11 to n s 115th st x e 125 to Bway x n 201.10 to
 116th st beginning, vacant. Jas A M Johnston et al EXRS,
 & c, Eliz S Potter to Stephen C Clark, of Cooperstown, N. Y.
 Mt \$100,000. June 15. Aug 20, 1910. 7:1896-63 to 73. A
 \$275,000-\$275,000. nom
 Broadway, n e cor 122d st, 90.11x100, vacant. Jas A M Johnston et
 al EXRS, & c, Eliz S Potter to Robt S Clark, of Coop-
 ertown, N. Y. June 15. Aug 20, 1910. 7:1977-1 to 5. A \$71-
 000-\$71,000. nom
 Broadway, n w cor 114th st, 100.11x75, vacant. Jas A M John-
 114th st ston et al EXRS, & c, Eliz S Potter to Edw S Clark,
 of Cooperstown, N. Y. June 15. Aug 20, 1910. 7:1896-20 to
 23. A \$104,000-\$104,000. nom
 Broadway, s w cor 176th st, 55.5x356.4 to e s Ft Wash-
 Ft Washington av ington av x59.2x352.4, vacant. Jas A M John-
 176th st ston et al EXRS, & c, Eliz S Potter to Edw S
 Clark, of Cooperstown, N. Y. June 15. Aug 20, 1910. 8:2142
 -175 & 211. A \$46,000-\$46,000. nom
 Broadway, n w cor 170th st, runs w 638.10 to e s Ft Wash-
 Ft Washington av ington av x n 195.2 to s s 171st st x e 536.2
 170th st to Broadway x s 216.4 to beginning, vacant.
 171st st Jas A M Johnston et al EXRS, & c, Eliz S
 Potter to Robt S Clark, of Cooperstown, N. Y. 2-3 parts. June
 15. Aug 20, 1910. 8:2142-1. A \$305,000-\$305,000. nom
 Broadway, n w cor 176th st, runs n 180.6 to s s 177th st
 Ft Washington av x w 355.6 to w s Ft Washington av x s 180.2
 176th st to n s 176th st x w (?) 348.1 to beginning,
 177th st probable error, vacant. Jas A M Johnston et
 al EXRS, & c, Eliz S Potter to Fredk A Clark, of Cooperstown,
 N. Y. June 15. Aug 20, 1910. 8:2142-178 & 187. A \$206,000
 -206,000. nom
 Broadway, s e cor 172d st, 201.1 to n s 171st st x151.9 to
 St Nicholas av w s St Nicholas av x190 to 172d st x217.8 to
 171st st beginning, vacant. Jas A M Johnston et al
 172d st EXRS, & c, Eliz S Potter to Stephen C Clark,
 of Cooperstown, N. Y. 1-3 part. June 15. Aug 20, 1910.
 8:2141-13 to 28. A \$174,000-\$174,000. nom
 Same property. Same to Edw S Clark, of Coperstown, N. Y. 2-3
 parts. June 15. Aug 20, 1910. 8:2141. nom
 Edgecombe av, No 227, w s, 110 s 145th st, 20x100, 3-sty & b
 bk dwg. Carrie De Melt Willoughby et al HEIRS, & c, Oliver
 R Hale to Anthony Hahn. All title. May 17. Aug 24, 1910.
 7:2051-62. A \$4,800-\$9,500. nom
 Same property. Louis G Colvin by Minnie M Ewell GUARDIAN
 to same. All title. Aug 13. Aug 24, 1910. 7:2051. 55.55
 Same property. Marshall J De Melt et al HEIRS, & c, Oliver R
 Hale to same. All title. June 7. Aug 24, 1910. 7:2051. nom
 Same property. Mary I Meek to same. All title. July 6. Aug 24,
 1910. 7:2051. O C & 692.30
 Same property. Release dower. Harriet B De Melt widow to same.
 Q C. July 11. Aug 24, 1910. 7:2051. nom
 Same property. Release dower. Della wife Asel S Freer to same.
 Aug 13. Aug 24, 1910. 7:2051. nom
 Lexington av, No 1835, e s, 60.11 s 114th st, 19.9x78, 4-sty stn
 tnt & str. Jno Wood to Hugo J Groth. Mt \$16,000. Mar 10.
 Aug 19, 1910. 6:1641-51 1/2. A \$8,500-\$14,500. exch & 100
 Riverside Drive, No 317, s e cor 104th st, 22x100, 3 & 5-sty stn
 104th st, No 324 dwg. Alanta E Gillette to Jessie Far-
 quharson. Mt \$55,000. Aug 17. Aug 23, 1910. 7:1890-73.
 A \$38,000-\$70,000. nom
 West End av, No 353, w s, 136.4 n 76th st, 22x55.5, 4-sty & b bk
 dwg. City Real Estate Co to Harriet M Bentley. B & S. Mt
 \$18,000. Aug 23. Aug 25, 1910. 4:1185-73. A \$14,000-\$25,000.
 nom
 1st av, No 1099, w s, 25.5 n 60th st, 25x100, 5-sty bk tnt & str.
 Wilhelm & Anna Hulsebusch to Marie L Kramer & Annie F
 Hulsebusch. 1/2 of their right, title and int. B & S. Aug 18.
 Aug 25, 1910. 5:1435-24. A \$12,500-\$23,500. O C & 100
 1st av, No 2366, e s, 76.11 n 121st st, 26x73.10, 4-sty bk tnt &
 str. Fredk C Huber to Elmer Miller. Mt \$15,250. Aug 2.
 Aug 19, 1910. 6:1809-4. A \$7,000-\$16,000. nom
 1st av, No 2317, w s, 75.7 s 119th st, 25.2x100, 5-sty bk tnt &
 str. Heyman Kaufman to Maurice Millmet. B & S. All
 liens. Aug 19. Aug 20, 1910. 6:1795-28. A \$9,000-\$24,500.
 100
 1st av, No 2287, w s, 69.5 s 118th st, 18.9x100, 4-sty stn tnt &
 str. Julia Lemlein to Antonio Mastromonaco. Aug 18. Aug
 19, 1910. 6:1689-27. A \$6,500-\$12,500. O C & 100

1st av, No 208, e s, 106.6 n 12th st, 20.6x88.3x-x89.3. Power
 of attorney. Louise P W wife Jno A Foley to Ronald R Pur-
 man. June 16, 1909. Aug 19, 1910.
 1st av, No 208, e s, 79 s 13th st, 20.11x91.2x25x77.5, 4-sty bk tnt
 & str. Chas V T & Jno A Foley EXRS, & c, Arthur M Foley to
 Chas J Wirth & John Muller. All liens. July 21. Aug 19,
 1910. 2:440-6. A \$14,000-\$16,000. 209.28
 Same property. Cora V R Catlin et al to same. Q C. July 18.
 Aug 19, 1910. 2:440. nom
 Same property. Chas V T Foley et al to same. B & S. July 21.
 Aug 19, 1910. 2:440. nom
 1st av, No 1662, e s, 50.7 s 87th st, 25x74, 4-sty stn tnt & str.
 Caroline Fisher INDIVID & as EXTRX Herman Fisher to Bella
 Fisher & Flora Mautner, of Brooklyn, N. Y. Mt \$-. Aug 17.
 Aug 18, 1910. 5:1566-47. A \$11,000-\$19,000. Corrects error
 in last issue, when location was 1st av, No 1660. nom
 7th av, No 194, w s, 57.4 n 21st st, 16.8x57.11x16.8x58, 4-sty bk
 tnt & str. Eliphalet L Davis to Emma E Horn & Elena E
 Goodale. Mt \$15,000. Aug 11. Aug 24, 1910. 3:771-41. A
 \$9,000-\$11,000. O C & 100
 10th av, Nos 593 to 597 n w cor 43d st, 75.5x100, four 5-sty
 43d st, No 501 1/2 bk tnts with str on av.
 on map Nos 501 & 503
 10th av, Nos 614 to 622 n e cor 44th st, 75.3x25, 4-sty bk tnt
 44th st, No 465 & str.
 Johanna Haupt HEIR, & c, Diedrich Knickmann to Emma W
 Wingate, of Brooklyn. 1-21 parts. Sub to life estate of the
 widow of Diedrich Knickmann & to mt for \$30,000. Aug 17. Aug
 19, 1910. 4:1072-28 1/2, 29 to 31. A \$57,500-\$115,000; 1054
 -1. A \$25,000-\$35,000. nom
 10th av, No 387, w s, 43.10 n 32d st, 19.1x80, 3-sty bk tnt & str.
 J T Mason Terry to N Y State Realty & Terminal Co. B & S &
 C a G. Mt \$6,500. June 27. Aug 24, 1910. 3:704-33. A
 \$8,000-\$10,500. nom
 10th av, No 405 w s, 57.9 s 33d st, runs w 55.11 & 5 x s 15.6 x e
 - to av x n 19 to beginning, 4-sty bk tnt & str, with all title
 to strip as follows: Begins at s w cor said lot, in rear, runs w
 21 x n 6 x e 21 x s 4 to beginning. J T Mason Terry to N Y
 State Realty & Terminal Co. B & S & C a G. June 6. Aug 24,
 1910. 3:704-37. A \$6,500-\$9,000. nom
 10th av, No 401, w s, 96.2 s 33d st, 19.1x80, 3-sty bk tnt & str.
 10th av, No 403, w s, 77 s 33d st, 19.1x80, 2 & 4-sty bk tnt
 & str.
 J T Mason Terry to N Y State Realty & Terminal Co. B & S
 & C a G. June 27. Aug 24, 1910. 3:704-35 & 36. A \$16,000-
 \$21,500. nom
 10th av, No 409, w s, 19.7 s 33d st, 19.1x55, 4-sty bk tnt & str.
 J T Mason Terry to N Y State Realty & Terminal Co. B & S.
 & C a G. Mt \$5,000. June 14. Aug 25, 1910. 3:704-39. A
 \$6,500-\$9,000. O C & 100

MISCELLANEOUS.

Agreement as to interest in judgment for \$9,255.37 bet Matthews,
 plttf. agt Wellborn, deft, recovered Mar 2, 1903. Fredk J Hull
 & Patk H Ryan firm F J Hull & Co, of Newark, N J, with Byron
 Woolverton, N. Y., & Walter I McCoy, of South Orange, N. J.
 May 23, 1910. Aug 22, 1910. 6:1819. nom
 Assignment of accounts for \$2,511. Chas Horn to Harris Krup-
 insky. Aug 19. Aug 22, 1910. Misc. 2,300
 Power of attorney. Chas H Ferry to Mansfield Ferry. Feb 11,
 1910. Aug 20, 1910.
 Power of attorney. Emma Viau to Benjamin Viau. Aug 1. Aug
 19, 1910.
 Power of attorney. Kathryn C Cullom et al to Matilda Carroll.
 May 2. Aug 19, 1910.
 General conveyance of all right, title & interest in estate of
 Wellington C Burnett, dec'd, the father of party 1st part. Isaac
 G Burnett, of San Francisco, Cal. to Jane C Burnett, his mother,
 of San Francisco, Cal. Nov 12, 1909. Aug 19, 1910. gift
 Assignment of all right, title & interest in estate of Wellington
 C Burnett. Marius Burnett to Jane C Burnett widow, of San
 Francisco, Cal. Mar 30, 1908. Aug 20, 1910. General Cons.
 nom
 Assignment of all right, title & interest in estate Wellington C
 Burnett. Lester G Burnett to Jane C Burnett widow, of San
 Francisco, Cal. Mar 17, 1908. Aug 20, 1910. Genl Cons. nom
 Deed of trust, property at Cape May, N J, Pittsburgh Pa, and other
 out of town property. Edw J Vilsack et al to Edw J, Jos G &
 August A Vilsack TRUSTEES, all of Pittsburgh, Pa, in trust for
 Edw J Vilsack et al. June 1, 1910. Aug 23, 1910. nom
 Revocation of power of attorney. Alice L H wife Wm C Martin
 to Chas G Martin. July 28. Aug 23, 1910.
 Appointment of deputy. Orion H Cheney, Supt of Banks of State
 of N. Y., appoints Silas A Safford as deputy. Aug 22. Aug 24,
 1910. P A.
 Exemplified copy last will & testament of Sarah L Forbes. Jan
 17, 1903. Aug 24, 1910. 3:717 & Wills.
 Satisfaction & release of ante-nuptial agreement, & c. Mary E H
 widow of Jorn Foersch late of Mt Vernon, N. Y., to Jos V Alt-
 mann EXR John Foersch, dec'd, & John Foersch, Jr, et al
 children of John Foersch. Aug 23. Aug 24, 1910. Decedents
 estates. 2,525
 Power of attorney. Solomon Veit to Oscar Veit & Jos W Neumann.
 Aug 12. Aug 24, 1910.
 Power of atty. Esther Ehrlich to Bessie Goldfarb. Oct 30, 1907.
 Aug 25, 1910.
 Revocation of power of atty. Adolph M Bendheim to Lewis S
 Marx. Aug 25, 1910.

BOROUGH OF THE BRONX.

Under this head the * denotes that the property is located in the
 new Annexed District (Act of 1895).
 Beck st, w s, 390 n Longwood av, 40x100, 5-sty bk tnt. Cunning-
 ham & Shand Const Co to Geo J Shand. Mts \$34,000. Aug 16.
 Aug 19, 1910. 10:2710. nom
 Bristow st, No 819, n w cor 170th st, 55.3x48.4x9.3x15.11, 2-sty fr
 170th st dwg & str. Alois L Ernst to Northern Bank
 of N. Y. Sub to mort \$3,000 & all liens. (This deed recorded as
 a mortgage at request of Chas H Sproessig, Jr, the beneficial
 owner.) June 27. Aug 24, 1910. 11:2963. O C & 100
 Coster st, w s, 125 s Spofford av, 25x82.5x25.3x86.3, 2-sty bk
 dwg. A Rezzano Constn Co to Ida Hillmann. Mt \$5,000. Aug
 5. Aug 25, 1910. 10:2764. O C & 100
 *Catharine st, n w s, lot 212 and part of 211 map of Penfield
 property at South Mt Vernon, 50x96x50x100. Sound Realty Co
 to Oscar Moffert. Aug 24. Aug 25, 1910. O C & 100

HAND POWER ELEVATORS
suitable for
STORES, WAREHOUSES
STABLES AND SMALL
FACTORIES, INSTALLED
AT SMALL COST

OTIS ELEVATOR COMPANY

17 BATTERY PLACE, NEW YORK

Fox st | e s, at s e s Westchester av, runs s 106.3 x e Westchester av | 104.7 x n 55.7 x n e 40 x e 70.4 to w s Simpson Simpson st | st x n 163.8 to av x s w 245.8 to beg, vacant. Edw Hirsh to Henry Acker. Mt \$135,000. July 29. Aug 19, 1910. 10:2724. 100

Fairmount pl, No 770 s s, 137 e Prospect av, 20x96x20x94.4, 3-sty fr tnt. Annie Murphy to Mary A Quinn. Mt \$6,500. Aug 19, Aug 20, 1910. 11:2954. O C & 200

Simpson st, No 1149 (1115), w s, 221.8 n 169th st, 25x100, 2-sty fr dwg. Meyer Israelowitz to Myron Sulzberger. Mt \$6,000. Aug 23. Aug 24, 1910. 10:2719. nom

*Washington st, e s, 125 n Columbus av, 25x95. Release mt. Regent Realty Co to Mary C Schipf. Aug 16. Aug 19, 1910. 900

135th st, No 293, n s, 225 e Lincoln av, 25x100, 4-sty bk tnt. Herman Goodfriend et al to Saml Weisinger. Mt \$8,000. Aug 11. Aug 24, 1910. 9:2311. O C & 100

141st st, No 457 (717), n s, 568.9 e Willis av, 18.9x100, 2-sty & b bk dwg. Maurice J O'Gorman to Henry Kahn. Mts \$4,500. Aug 5. Aug 19, 1910. 9:2286. nom

146th st, No 517, n s, 100 e Brook av, late Clifton av, 25x99.8, 5-sty bk tnt. Gottlieb W Graeber to Julia Dunkak. Mt \$10,000. Aug 22. Aug 23, 1910. 9:2273. O C & 100

150th st, s s, 350 w Morris av, deed reads
3d av | s w cor 150th st, 25x100, 4-sty fr tnt & str & 2-sty | 150th st | fr tnt in rear.
Geo Fitzgerald to Johanna English, of Borough of Queens. Mts \$13,000. Aug 15. Aug 20, 1910. 9:2338. nom

Same property. Johanna English to Edward Fitzgerald. Mts \$13,000. Aug 16. Aug 20, 1910. 9:2338. 20,000

155th st, s s, 425 e Courtlandt av, 25x100.
155th st, s s, adj above on W.
Boundary line agreement. Value Realty Co et al with Jos Hoetzel. Q C. Aug 18. Aug 19, 1910. 9:2401. nom

159th st, late Waverly st, s s, — w Melrose av & being e 1/2 lot 15 ma pof Melrose, 25x100, except part for 159th st. Albt Gawer to Minnie wife Albt Gawer. All title. Aug 23. Aug 25, 1910. 9:2405. nom

163d st, No 414 (672), s s, 113 e Melrose av, 37.6x100, 5-sty bk tnt. Minnie Zimmerman to Edmund Sittig. Mts \$30,250. Aug 23. Aug 25, 1910. 9:2384. O C & 100

170th st | n s, 15.11 w Bristow st, runs n 9.2 x n w 48.5 to w s | Bristow st | Bristow st x n 92.10 x s w 62 & 91.4 to 170th st x e 23.10 to beginning, vacant.
Interior gore, begins 7 n 170th st & 39.9 w Bristow st, runs n 88 x n e 27.3 x s 102.3 to beginning, vacant.
Bristow st, s w cor 170th st, 10.6x52.4x10.6x51.10, part 5-sty bk tnt.
Chas H Sproessig, Jr, to Northern Bank of N Y. Sub to mts \$8,000 & all liens. This deed recorded as mt in accordance with terms of TRUSTEES agreement bet Sproessig Storage Warehouse Co & party 1st part. Mt tax \$55. June 27. Aug 24, 1910. 11:2963. O C & 100

170th st, No 814 | s w cor Bristow st, 52.6x105.7x57.6 | Bristow st, Nos 1391 to 1397 | x105.6, 5-sty bk tnt & str. Mt \$56,000 & all liens.
170th st, No 812, s s, 52.6 w Bristow st, runs s 105.7 x e 0.7 x s 24.8 x w 67.1 x n 27.11 x e 50 x n 100 to st x e 22.8 to beginning, 5-sty bk storage bldg & 2-sty fr dwg in rear. Mt \$32,000 & all liens.
Sproessig Storage Warehouse Co to Northern Bank of NY. This deed recorded as a mt in accordance with TRUSTEES agreement bet party 1st part and Chas H Sproessig, Jr. June 27. Aug 24, 1910. 11:2963. O C & 100

173d st, No 416, s s, 150 e Webster av, 20x100, 3-sty bk tnt. Julia Dunkak to Gottlieb W Graeber. Mts \$7,900. Aug 22. Aug 23, 1910. 11:2897. nom

175th st, s s, 416 e Prospect av, strip 0.7x144.1. Melissa A Hull to Jno W Cornish Const Co. Q C. Aug 16. Aug 22, 1910. 11:2952. O C & 100

178th st, Nos 911 to 917 E, n s, 33.6 w Daly av, runs — 65.1 x e 75.10 x s 65.2 to beg, probable error of omission, 3 3-sty bk dwgs. Cunningham & Shand Const Co to Clarence Behrens. Mts \$31,500. Aug 16. Aug 19, 1910. 11:3122. nom

181st st, No 66|s e cor Harrison av, 37.11x120.2x59.4x125.11, Harrison av | 2-sty fr dwg & 2-sty fr stable in rear. Cecilia C Miller to Jno Bradley. All liens. Aug 23. Aug 24, 1910. 11:3206. O C & 100

181st st, s s, 37.11 e Harrison av, 25x118.7x25x120.2, vacant. Eliz A McMullan to Jno Bradley. Mt \$1,000. Aug 23. Aug 24, 1910. 11:3206. O C & 100

191st st, s s, 50 w Hughes av, 75x57.9x76.4x40.10, vacant. Hugh Doon to Orwell Realty Co, a corpn. Q C & correction deed. Aug 19. Aug 22, 1910. 12:3273. nom

*223d st, No 767, n s, 631.10 e White Plains rd, 25x100. FORECLOS, July 22, 1910. Percival H Gregory, ref to J Clarence Davies, party 2d part omitted from caption. Aug 18. Aug 19, 1910. 4,000

*223d st, No 763, n s, 606.10 e White Plains rd, 25x100. FORECLOS, July 22, 1910. Same to same. Aug 18. Aug 19, 1910. 3,500

*227th st, s s, 305 e White Plains rd, 25x114, Wakefield. Harry E Merritt et al to Jno C Lord. Mt \$500. July 25. Aug 19, 1910. O C & 100

*229th st, s s, 390 e Barnes av, 60x114.6, Wakefield. Brill Contracting Co to Louis Brody, of Bklyn. Mts \$4,390. Aug 18. Aug 19, 1910. nom

*230th st, n s, 380 w 4th av, 25x114, Wakefield. Release mt. Eliza Stoutenburgh to Morris & Jacob Diamond. July 15. Aug 23, 1910. nom

235th st, No 223, n s, 200 e Keppler av, 25x100, 2-sty fr dwg. Louis Eickwort to Robi Roefs, of Maspeth, L I. Mt \$3,000. July 25. Aug 22, 1910. 12:3376. nom

*Bruner av, w s, 450 s Nereid av, 50x97.6.
Bruner av, w s, 550 s Nereid av, runs w 97.6 x s 235.6 x e 26.5 x n e 106.9 to av x n 159.11 to beg.
Rosa Solner to Charles Bjorkegren, Inc, a corpn. Mts \$3,800. Aug 18. Aug 19, 1910. O C & 100

*Bronx Park E, e s, 50 s Mace av, 50x99.3x25x98.8. Frank L Slazenger to Peter Leckler. Aug 9. Aug 23, 1910. O C & 100

*Broadway, e s, 150 n Tremont road, 25x100, Tremont Terrace. Bankers Realty & Security Co to Harriet C Perry. All liens. Mar 14. Aug 24, 1910. O C & 100

*Balcolm av, e s, at w s Edwards av, 79x51.11x75x—, and being lot 168 map (No 1084 in Westchester Co) of Seton homestead, Westchester. Jno W & Clara Caton to Wm T Caton, of Bklyn. Q C. July 29. Aug 23, 1910. nom

*Bronxdale av | s w cor 187th st, runs s 37 x s w — x w 43 to | Cruger st | Cruger st x n 50 x e 46.9 to beginning. 187th st
Bronxdale av, n w cor 187th st, runs n 30 x n w 39 x s w — x s 34 to st x e 50 to beginning, & being lots 1, 2, 67 & 68 map 107 lots of Hudson Park.
Mary F wife Eugene Buckley to said Eugene Buckley. Aug 19, Aug 22, 1910. 100

Bathgate av, No 1662, e s, 82.11 s 173d st, 17x81.1, 3-sty bk dwg. Abe Trechansky to Max Buslowitz. All liens. July 1. Aug 24, 1910. 11:2920. omitted

Bryant av, No 1348, e s, 45 s Jennings st, 20x100, 3-sty bk dwg. Bryant av, No 1509, w s, 20 s 172d st, 20x100, 3-sty bk dwg. Jas W Hoey to Joseph Russhon. Q C. All liens. Aug 18. Aug 25, 1910. 11:2999, 2995. nom

*Bronx Park, w s, adj lands of N Y & Harlem R R Co. Grant easement by the City of N Y and agreement by R R Co to remove existing overhead wires, etc, and to place same in ducts along entire west portion of said Park, City of N Y, with N Y C & H R R Co, the N Y & H R R Co and the N Y Botanical Garden. June 24. Aug 25, 1910. grant

*Castle Hill av, w s, 33 s Powell av, 25x79.4, Unionport. Release mt. Martha Becker to Caroline Mussig. Q C. Aug 15. Aug 19, 1910. nom

*Same property. Caroline Mussig to Rose Becker & Louise Hoffmeister. Correction deed. Aug 15. Aug 19, 1910. nom

*Chatterton av (7th st), n s, 230 w Havemeyer av, or 50 e line bet lots 161 & 162, 25x108, being part of lot 161 map of Unionport. Jno E Bentz to Chas H Lemmon. Aug 1. Aug 19, 1910. O C & 100

College av | s e cor 168th st, 200x100, 1-sty fr stable and vacant. 168th st | Jacob G Breunich to Thos H Roff. All liens. Aug 19, Aug 23, 1910. 9:2435-2436-2439. O C & 100

Clay av, No 1110, e s, 108.8 n 166th st, 39x80, 5-sty bk tnt. A J Schwarzler Co to Louis Werner & Laura his wife tenants by entirety. Mt \$22,000. Aug 23, 1910. 9:2426. O C & 100

*Edison av, w s, 100 s Mildred pl, 25x100, Westchester. Release dower. Caroline M wife Chas H Stumpfel to Josephine Brooke. Q C. July 26. Aug 20, 1910. nom

*Edison av, w s, 100 s Mildred pl, 25x100, Westchester. Josephine Brooke to Diedrich Hafeken. Mt \$2,000. Aug 18. Aug 19, 1910. O C & 100

Eagle av | s e cor 156th st, 100x52.6, vacant. Ahearn Construc- 156th st | tion Co to Jno Hallahan. Mt \$7,000. Aug 22. Aug 23, 1910. 10:2624. nom

*Ellsworth av, e s, 100 n Baisley av, 125x80. Saml R Waldron to Geo Barthold. Mt \$1,000. Aug 9. Aug 24, 1910. O C & 100

*Edison av, w s, 94.4 n Middletown road, 50x95, Tremont Terrace. Bankers Realty & Security Co to Phillip Zeller. Mt \$650 & all liens. May 26. Aug 24, 1910. O C & 100

Findlay av | s w cor 168th st, 200x200 to e s College av, 1-sty fr | College av | stable & vacant. Matthew M Edelman to Jacob G 168th st | Breunich. Aug 5. Aug 19, 1910. 9:2435, 2436 & 2439. O C & 100

Findlay av | s w cor 168th st, 200x100, 1-sty fr stable & vacant. 168th st | Jacob G Breunich to Bessie L Kirkland. All liens. Aug 19. Aug 23, 1910. 9:2435-2436. O C & 100

Franklin av, No 1232, e s, 57 n 168th st, 18x100, 2-sty fr dwg. Mathilde Repper to Graham E Arthur, of Bklyn. Mts \$5,250. Aug 22. Aug 23, 1910. 10:2615. nom

*Gillespie av, n w cor Harrington av, 21.7x88.2x20x80.11, Westchester. Mary A Arthur to Eleanor A Chalmers. B & S. All liens. Aug 17. Aug 20, 1910. nom

*Gridley av, s e s, 126.3 n e Clarence av, 151.6x89x150x109.5. Bruce-Brown Land Co to Maria W Dittmar. July 23. Aug 24, 1910. O C & 100

*Hollywood av, e s, 200 n La Salle av, 50x100. Ann wife of & Wm H Towns to Wm B Hogan. All title. B & S & C a G. May 31. Aug 19, 1910. nom

*Hollywood av, e s, 125 s Coddington av, 75x100. Wm B Hogan to Ann Towns. All title. B & S. May 31. Aug 19, 1910. nom

Hoe av, Nos 1277 & 1279, w s, 83.7 n Freeman st, 50x100, 5-sty bk tnt. Chas G Jorgensen to Honora Kingston. Mts \$37,500. Aug 20. Aug 22, 1910. 11:2980. 100

Hoe av, No 1541, w s, 205 n 172d st, 20x100, 3-sty bk dwg. Release judgment. Harry J Winkler et al to Louis Mondschein. Aug 16. Aug 19, 1910. 11:2982. nom

Same property. Ratification of deed recorded Dec 4, 1909. Stockholders of the Bryant Co to same. June 15. Aug 19, 1910. 11:2982.

Same property. Louis Mondschein to Eliz G Palmer & Julius Oestreicher. Mts \$9,750. Aug 16. Aug 19, 1910. 11:2982. nom

*Jefferson av, n s, 125 w Monaghan av, 50x100, Edenwald. Jefferson av, n s, 50 e Bracken av, 125 to w s Baychester av x100. Jno T Norton to David D Feins. 1/2 part. Mt \$3,200 & all liens. Aug 19, 1910. 100

Kingsbridge av, No 3427, w s, 228 n 234th st, 50x100, 2-sty fr dwg. Sarah S Moses to Edw Stern. Mt \$3,500. Aug 18. Aug 19, 1910. 13:3406. O C & 100

Katonah av, No 4282, e s, 48 s 236th st, 27x85, 2-sty fr dwg. Louis F Hofman to Ida Stroh. Aug 19, 1910. 12:3384. O C & 100

Longfellow av, w s, 50 s 173d st, 25x100, vacant. John W Frazer to John Drakard of Jamaica, L I. Mt \$1,000. Aug 23. Aug 24, 1910. 11:3001. O C & 100

Longfellow av, No 1259 | s w cor Freeman st, 90.4x33.6, 5-sty bk | Freeman st | tnt & str. Louis J Finkelstein to Jas 1259 | Dailey. Mt \$30,000. Aug 12. Aug 20, 1910. 11:2993. nom

Longfellow av, w s, 100 s Seneca av, 71.11x101.11x91.2x100, vacant. Times Square Constn Co to Dorsey J Miller. Mt \$1,700 & all liens. Aug 24, 1910. 10:2761. O C & 100

Longfellow av, Nos 1532 & 1536, e s, 125 n 172d st, 50x100, two 2-sty bk dwgs.
Longfellow av, e s, 200 n 172d st, 100x100, vacant. Longfellow Constn Co to Vincenzo Di Pace. All liens. Aug 17. Aug 25, 1910. 11:3009. nom

Lafontaine av | s e cor Oak Tree pl, 25x95, vacant. Mary Cleland Oak Tree pl | to J & M Cleland Bldg Co. Mts \$5,499. Aug 19, Aug 20, 1910. 11:3063. O C & 100

THE GEORGE A. JUST CO. 239 VERNON AVENUE LONG ISLAND CITY NEW YORK

IRON WORK FOR BUILDINGS

Morris av, No 2328, e s, 100 s Field pl, 25x130, 2-sty fr dwg. Abraham Warren to Franklin R & Anna S Bruns. Mt \$10,000. Aug 23, Aug 24, 1910. 11:3172. nom
*Monticello av, w s, 200 n Randall av, 100x100, Edenwald. Isaac G Burnett, of San Francisco, Cal, to Jane C Burnett his mother, of San Francisco, Cal. All title. Nov 12, 1909. Aug 19, 1910. gift
*Monticello av, e s, 275 n Jefferson av, 25x100, Edenwald. David D Feins to Erick P Erickson. Mt \$325. Aug 18. Aug 25, 1910. nom
*Muliner av, w s, 125 s Lydig av, 25x100. Bogart av, w s, 128.3 n Neil av, 25x100. Release mort. Van Nest Land & Impt Co to Fidelity Development Co. Aug 16. Aug 24, 1910. nom
*Nereid av, s s, 82.4 w Barnes av, 25x100 to Barnes av 34.2x76.9. Barnes av, Release mt. Whitehall Realty Co to Vincenzo Palmieri. Oct 20, 1908. Aug 19, 1910. 463.75 nom
Nelson av, e s, 69.9 s 169th st, 75.2x107.6x70.4x107, vacant. Release mt. Alice M Power to Saint Frances Realty Co. Aug 5. Aug 22, 1910. 9:2517. nom
*Parker av, n e cor St Raymond av, 25x100. Saml R Waldron St Raymond av to Geo Barthold. Mt \$5,500. Aug 9. Aug 24, 1910. O C & 100
Proposed rd or st, e s, 40 ft wide, abt 188 n Delafield lane & at line bet lands of hereby described premises & Geo M Forsyth, runs e 66.6 to land John Forsyth, x s 26.6 to a lane, x w 66.6 to st, x n 26.6 to beg, at Van Cortlandt, Bronx, 2-sty fr dwg. Referees private sale by order of court. Geo B Hayes ref to Teachers College. Aug 19. Aug 20, 1910. 13:3415. 4,000
Prospect av, No 1439, s w cor Lafayette st, also abt 135 n Bos-Lafayette st, ton road, 46x90. Prospect av, w s, at c 1 Lafayette st, runs s 25 x w 90 x n 25 x e 90 to beginning, 5-sty bk tnt, & vacant. Arthur Avenue Building Co to Archibald Hamilton. Mt \$40,000. Aug 24. Aug 25, 1910. 11:2937. O C & 100
Robbins av, No 549, n w cor 149th st, 75x25, 3-sty fr tnt & 149th st, No 709, str. Wm F Miller to Eliza Miller widow. Sept 30, 1908. Aug 25, 1910. 10:2623. O C & 100
Shakespeare av late Marcher av, w s, 150 s w 169th st, 50x279x 51.9x292, vacant, except plot begins 200 n w Shakespeare av late Marcher av & 200 s w 169th st, runs n w 79 x n w 51.9 x s e 92 x s w 50 to beg. Jno W Hughes to The Church of the Sacred Heart. Aug 20. Aug 22, 1910. 9:2517. 100
Shakespeare av late Marcher av, w s, 150 s 169th st, 50x279x51.9x 292, vacant, except as follows, lots begins 200 n w Shakespeare av late Marcher av x 200 s 169th st, runs n w 79 x n w 51.9 x s e 92 x s w 50 to beg. Robt I Brown to Jno W Hughes. Aug 15. Aug 19, 1910. 9:2517. O C & 100
*Shore Drive, s s, — e Gridley av, —x—, & being lots 46 & 47 blk 20 & shore lots 46A & 47A same map. Same to same. July 23. Aug 24, 1910. O C & 100
*Stillwell av, e s, abt 450 n Saratoga av, 25x100x24x100. Hudson P Rose Co to Mary L M Lalla. Aug 22. Aug 24, 1910. nom
Stebbins av, No 1382, e s, 661.4 n Freeman st, 25x105x25x103.10, 2-sty fr dwg. Stebbins av, No 1384, e s, 686.4 n Freeman st, 25x103.3x25x105, 2-sty fr dwg. Stebbins av, No 1386, e s, 711.4 n Freeman st, 25x107.5x25x106.3, 2-sty fr dwg. Chas H Sproessig, Jr, to Northern Bank of N Y. Mt \$20,000 & all liens. (This deed recorded as mortgage, see note under 170th st.) June 27. Aug 24, 1910. 11:2963. O C & 100
Topping av, No 1770, e s, 195 s 175th st, 20x95, 2-sty bk dwg. FORECLOS, July 14, 1910. Jas A Farrell, ref to Louise & Josephine Hammer. Aug 17. Aug 19, 1910. 11:2799. 8,000
Teller av, n w s, 333.10 n e 169th st, 75x100, vacant. Emily Bryan to Teller Realty & Const Co. Mt \$9,000 & all liens. Aug 22, 1910. 11:2782, 2783. O C & 100
Trinity av s e cor 158th st, 105x98.6x—x98.8, vacant. Isidore D 158th st, Morrison to Joshua Silverstein. Mt \$14,000. Sept 24, 1908. Aug 23, 1910. 10:2636. O C & 100
*Turnpike road, leading from N Y to Boston, s e s, at n e s Odells Landing or Town Landing road, runs n e along Turnpike road 396 x s e 280 x again s e 248.3 x s w 335 x n w 414 to road x n w 514.7 to beginning, contains 6 303-1,000 acres, Eastchester. John J Brodbeck to Geo Dies. 3-14 parts. Mt \$24,000. Feb 8, 1907. Aug 23, 1910. nom
Tinton av, No 720, e s, 174.4 s 156th st, 24.7x156x24.2x160.5, 3-sty fr tnt. Clara wife of & Edmund Sittig to Minnie Zimmerman. All liens. Aug 23. Aug 25, 1910. 10:2665. O C & 100
Teller av, No 1059, w s, 179.5 n 165th st, 20x100, 3-sty bk dwg. Llewellyn Realty Co to Brown-Weiss Realities, a corp. Mt \$7,500 & all liens. Aug 23. Aug 25, 1910. 9:2433, 2428. nom
Union av, No 1296, e s, 323 & Boston av, old line, runs s e along av 25 x e 100 x n 25 x s w 100 to beg, except part for av, 2-sty fr dwg. Martin Wellbrock to Bertha Stimmel. All liens. Apr 30. Aug 20, 1910. 11:2969. O C & 100
Valentine av, No 2490, e s, 110.5 s Macombs Dam rd, 100x250 to Tiebout av, No 2493, Tiebout av, except parts for Valentine av, 3-sty fr dwg, 2-sty fr stable & vacant. Kate wife Alfred W Smith to Jno A Gray. Mt \$15,000. Aug 17. Aug 19, 1910. 11:3148. O C & 100
Villa av, e s, 171.6 s Van Cortlandt av, 25x122.10x25x122.5, vacant FORECLOS, June 28, 1910. Jos R Walsh ref to Milton Laube. Aug 22. Aug 24, 1910. 12:3311. 1,200
Woodlawn road, No 3048, e s, 78.5 n Hull av, 26.1x95.9x25x103.5, 2-sty fr dwg. Thomas F Riley et al to Riley & Loughney Realty Co. Mt \$7,000. Aug 23. Aug 24, 1910. 12:3345. nom
*Wilcox av, s w s, 100 n Philip av, 50x100. Bruce-Brown Land Co to Stephen J Devoe. July 23. Aug 24, 1910. 100
*Wildor av, w s, 150 n Jefferson av, 50x100. Bracken av, w s, 175 s Jefferson av, 75x100, Edenwald. David Mann to Saml Mann. All liens. July 12. Aug 25, 1910. O C & 100
Webster av, No 2089, w s, 61.9 n 180th st, 33.9x80, 4-sty bk tnt. Chas Bjorkegren, Inc, a corp to Rosa Solner. Mts \$19,200. Aug 18, 1910. 11:3143. O C & 100
Webster av, n e cor 179th st, runs e 105.9 x n 34.1 x w 2.1 x n 179th st, 50 x w — to av, x s 100 to beg. Release judgment. Louis Rosenbluh assignee of a judgment of Anthony Zahn to Wm Fox. Aug 10. Aug 25, 1910. 11:3029. nom

Webster av, n e cor 182d st, 100.1x— to w s Park av, x100x179, Park av vacant. Jos Steen to Frank J Mulgannon. July 1. 182d st, Aug 19, 1910. 11:3030. omitted
Washington av, Nos 1316 & 1318, e s, 199.10 n 169th st, 51.1x 109.3x51.2x107.9, 6-sty bk tnt. Mt \$46,000.
Washington av, Nos 1343 to 1347, w s, 387.6 n 169th st, 60x150, except part for av, being a 10 ft strip, 2-sty & b bk dwg & 3-sty fr dwg & 1-sty fr bldg in rear & vacant.
3d av, No 3599, n w s, 52 s w 170th st, 26x137, except part for 3d av, 2 & 3-sty bk tnt & str. Mt on 2d & 3d parcels \$16,500. Thos Conner to Mundane Realty Co, a corp. Aug 18. Aug 19, 1910. 11:2910, 2901. O C & 100
Washington av, Nos 1152 & 1154, n e cor 167th st, 65x127x65x 167th st, Nos 481 to 491, 126.11, 2 6-sty bk tnts & str. Carmine Altieri to Phelan Beale. Mt \$27,400. Aug 18. Aug 19, 1910. 9:2372. nom
*Lots 95, 96 & 97 & gore B map of South Washingtonville. Lots 203, 308, 309, 138, 139 & s 1/2 of 125 map of Washingtonville. Lot 203 map of Penfield property, South Mt Vernon. Wm W Penfield to Elise Baker. All liens. Aug 17. Aug 24, 1910. O C & 100
*Lots 410 to 423, 425 to 438, 439, 440 to 442, 452 to 472 map (No 530) of w portion Benson estate at Throggs Neck. Brown-Weiss Realities, a corp. to Llewellyn Realty Co. Aug 23, 1910. nom
*Lot 541 map No 208 of addition to Arden property. Geo H Janss to Generosa Ceburre. Mts \$1,200. Aug 4. Aug 25, 1910. nom
*Lot 259 map of Jos Husson at Clason Point. Alice L Beach to Fredk Siebel. Aug 24. Aug 25, 1910. O C & 100
*Plots 47 & 64 map (No 1106 in Westchester Co) of Arden property at East & Westchester, 200x100. Beatrice Salvatore to Louise Everitt. Mt \$5,000 & all liens. July 26. Aug 19, 1910. nom
*North 25 ft of lot 733 map Wakefield, 25x81. Fanny C Stephens to Eliz A Diller. Aug 23. Aug 24, 1910. O C & 100

LEASES

Under this head Leases recorded, Assignment of Leases and Leasehold Conveyances will be found. The expressed consideration following the term of years for which a lease is given means so much per year.

August 19, 20, 22, 23, 24 and 25.

BOROUGH OF MANHATTAN.

Broome st, Nos 372 & 374, all. Lucrie F Post and ano EXRS Jno Mott st, No 179, H Mahony to Gennaro & Edward Tripari & Vincenzo De Prisco; 10 yrs, from Feb 1, 1908. Aug 23, 1910. 2:480. 9,500
Greenwich st, Nos 790 to 794, all. Ellen wife of Stuyvesant F Morris & ano to Wm Zipp; 5 yrs, from May 1, 1910. Aug 25, 1910. 2:640. 1,850
Pike st, No 24. Assign lease. Arthur Jost to Chas Sabsewitz. All title. Aug 22. Aug 25, 1910. 1:282. nom
Same property. Assign lease. Chas Sabsewitz to Samuel Tomberg. Aug 5. Aug 25, 1910. 1:282. nom
Suffolk st, No 21, all. Jacob Cohen to Louis Schnur; from Aug 1, 1910, to Apr 30, 1909. Aug 22, 1910. 1:312. 3,150 & 3,500
Same property. Assign lease. Louis Schnur to Bessie Schnur. Aug 20. Aug 22, 1910. 1:312. nom
Suffolk st, No 21. Assign lease. Bessie Schnur to H Koehler & Co. Aug 20. Aug 22, 1910. 1:312. nom
University pl, No 72, all. Isabella B Jones to Max Pause; 5 yrs, from May 1, 1912. Aug 25, 1910. 2:568. 2,400
Water st, Nos 343 & 345, str. Pasquale Odorisio & ano to Vincenzo Mancuse & Nicola Del Giudice; 3 yrs, from Apr 1, 1910. Aug 22, 1910. 1:110. 540
Water st, Nos 343 & 345. Assign lease. Vincenzo Mancuse to Nicola Del Giudice. All title. Aug 18. Aug 22, 1910. 1:110. nom
Same property. Assign lease. Nicola Del Giudice to the Excelsior Brewing Co. Aug 18. Aug 22, 1910. 1:110. nom
Washington st, Nos 590 & 592, w s, 75 s Le Roy st, runs w 96.10 x s 25.2 x w 49.9 x s 25.1 x e 145.1 to st, x n 50 to beg, all. N Y Life Ins & Trust Co TRUSTEE for Marion L Carroll & ano to Jas M Lowden; 20 yrs, from Oct 1, 1910. Aug 25, 1910. 2:601. taxes, &c, & \$1,700 & 1,900
3d st, No 245 E. Assign lease. Max Mann to Saml Mann. July 12. Aug 25, 1910. 2:386. O C & 100
10th st, No 93 E, str & b. Maurice F Schlesinger to Jacob Goodman; 5 yrs, from May 1, 1910. Aug 25, 1910. 2:556. 660
16th st, No 340 W, all. Jno Leonard to Jas M Morryarty or Moryarty; 4 10-12 yrs, from July 1, 1910. Aug 25, 1910. 3:739. 1,500
21st st, Nos 30 & 32 W, str, &c. Edw S Rapollo to Abraham & Maurice Weinstock; 7 yrs, from Feb 1, 1911. Aug 22, 1910. 3:822. 4,000
53d st, No 332 E, east store. Julius Levy & ano to Jno Battafarano; 3 yrs, from Aug 15, 1910. Aug 23, 1910. 5:1345. 360
62d st, No 220 E, s s, 236.3 e 3d av, 18.9x100.5, all. Domenico Merlini to Oskar Weiss & ano; 5 yrs, from Oct 1, 1910. Aug 25, 1910. 5:1416. 1,200
75th st, No 339 E, east str & cellar. Bertha Ungar to Robt Stahl; 5 yrs, from May 1, 1910. Aug 20, 1910. 5:1450. 420 & 480
Same property. Assign lease. Robt Stahl to Herman Kappenberg. Mt \$1,500. Aug 19. Aug 20, 1910. 5:1450. nom
75th st, No 138 W, all. Katie Wise to Levi L Gans; 5 yrs, from Oct 1, 1910. Aug 24, 1910. 4:1146. 2,850
75th st, No 107 W, all. Mathilda Herzfeld to Oscar M Herzog; 3 yrs, from Oct 1, 1910. Aug 24, 1910. 4:1147. 2,250
106th st, No 172 E. Assign lease. Tony Forte to Francesco Miraglia. Aug 24, 1910. 6:1633. 345
108th st W, Nos 234 & 236, s s, 500 w Ams av, 49.7x100.11, all. Adrian L Henry to Manchester Garage Co; 10 7-12 yrs, from Oct 1, 1910, 10 yrs renewal. Aug 22, 1910. 7:1879. 10,000
109th st, Nos 55 & 57 E, all. Fannie Tolchinsky to Victor R Askie & Abe Goldberg; 3 yrs, from Sept 1, 1913. Aug 24, 1910. 6:1616. 4,536

HECLA IRON WORKS

North 10th, 11th and 12th Streets

BROOKLYN,

NEW YORK

Architectural Bronze

AND

IRON WORK

114th st, No 246 E, all. Jos Scher to Anna Vucei; 3 yrs, from June 18, 1910. Aug 23, 1910. 6:1663..... 780
 114th st, Nos 337 & 339 E, all. Domenica Melilla to Louis Leo; 3 yrs, from Sept 1, 1910. Aug 22, 1910. 6:1686..... 3,600
 116th st, No 105 W. Re-assign lease. Arthur G Freeland to Samuel Rich. All title. Mt \$500. Aug 22. Aug 24, 1910. 7:-1901.....nom
 121st st, Nos 407 to 421 E. Leasehold. Assignment of rents to secure note of \$600. Susie J Altschul to M L Rogell. Apr 7, 1910. Aug 19, 1910. 6:1809.....nom
 Av A, No 32, store, cellar, sub cellar & 1st floor above store in front bldg & 1 room on 1st floor rear house. Nathan Goldstein and ano to Theo Kimmich; 5 yrs, from May 1, 1911. Aug 19, 1910. 2:398.....1,860
 Audubon av | n e cor 177th st, inside store. Broad Construction Co to Abraham Isler; 5 yrs, from May 1, 1910. Aug 23, 1910. 8:2132..... 720
 Audubon av | n e cor 177th st, —x—. Assign lease. Abraham Isler to Jacob Kittner. Aug 19. Aug 24, 1910. 8:-2132.....nom
 Broadway, Nos 532 & 534, north store, &c. Provident Savings Life Assurance Society of N Y to Salo Zweig; 3 yrs, from Feb 1, 1913. Aug 19, 1910. 2:497..... 5,000
 Broadway, No 1841, north loft. Peter Vogler to Jas Raymond; 3 S-12 yrs, from Sept 1, 1910. Aug 19, 1910. 4:1113.....900
 Columbus av, No 475. Assign lease. Martin J Martell & ano to Jno J McDonnell. Aug 19. Aug 22, 1910. 4:1196.....nom
 Columbus av, No 816 | s w cor 100th st, store. Jno H Diersen et al to Terrence & Bernard Kelly; 5 yrs, from May 1, 1911. Aug 23, 1910. 7:1854.....1,980 to 2,100
 Lenox av, No 141. Assign lease. Milton Kochman to Jno J Donovan. July 29. Aug 20, 1910. 7:1901.....nom
 Lenox av, No 127. Re-assign lease. Davies J Marshall to William Meirowitz. All title. Mort \$5,000. Aug 22. Aug 24, 1910. 7:1901.....nom
 Madison av | n w cor 52d st. Assign lease. Alice P B Pedder to 52d st | Brooklyn Trust Co. All title. July 22. Aug 24, 1910. 5:1288.....nom
 Manhattan av, No 481, front part of b, str & b & room under same. Milton See to Jno B Biemann; 5 yrs, from Oct 1, 1910. Aug 25, 1910. 7:1947..... 900
 1st av, No 1475, corner store & 3 cellars; also apartment above store. Diedrich Lehnert to Kilian Klauer; 5 yrs, from Sept 1, 1910. Aug 23, 1910. 5:1451.....1,380
 1st av, No 1475. Cancellation of lease executed Mar 15, 1905. Diedrich Lehnert with Anna Stenger INDIVID & EXTRX Peter Stenger. Aug 22. Aug 23, 1910.....nom
 1st av, No 563, store. Jessie Lewis ATTY for Fredk & Nettie Lewis to John Donnelly; 5 yrs, from Sept 1, 1910. Aug 23, 1910. 3:938..... 540
 1st av, No 963, cor str & b. Morris Goldberg to Hermann Koch; 10 1-12 yrs, from Sept 1, 1910. Aug 25, 1910. 5:1345..1,080-1,500
 1st av, No 1751, two str. Nelson P Sandquist, Jr, to Berger Bros Tea Co; 2 yrs, from May 1, 1910. Aug 24, 1910. 5:1553..... 840
 2d av, No 1641 | n w cor 85th st. Assign lease. Nicholas F P 85th st | Tyarks to Chas Wolf. Aug 18. Aug 24, 1910. 5:1531.....nom
 2d av, No 803, cor str & b. Patrick Meehan to Jno Meehan; 10 yrs, from Sept 1, 1910. Aug 25, 1910. 5:1317.....1,500 & 1,800
 3d av, No 571, str & b. Matilda B Beinbauer EXTRX Ferdinand Beinbauer to Vito Paterno; 5 yrs, from May 1, 1909. Aug 20, 1910. 3:918.....960
 3d av, e s, 103.6 n 12th st, 26x100.....
 3d av, e s, 77.6 n 12th st, 26x100.....
 3d av, e s, 25 s 13th st, 26x77.....
 3d av | s e cor 13th st, 25x77.....
 13th st |
 3d av, e s, 51 s 13th st, 26x77.....
 Assigns five leases. Adolph Meissel to Henry B Kellner & Ferdinand I Haber EXRS, &c, Mary Meissel. All title. July 23. Aug 24, 1910. 2:468.....O C & 100
 9th av, No 89, store, &c. J Montgomery Hare to Bernard Gallagher; 2 yrs, 10½ months, from Aug 15, 1910. Aug 23, 1910. 3:714.....1,700 & 1,800
 Property omitted, basement, store, &c. Jos Wasserman to Jacob Aranowitz; 5 yrs, from May 1, 1911. Aug 23, 1910. 2:416..1,020

BOROUGH OF THE BRONX.

Boston road, No 2017, w s, all. Frank A Becker & ano to Harry B Buffington & ano; 6 11-12 yrs, from June 1, 1910. Aug 20, 1910. 11:3135.....1,800 to 2,100
 Intervale av | n e cor Fox st, str & b. Mardece Constn Co to Fox st | Adolph H Coller; 5 yrs, from Oct 1, 1910. Aug 25, 1910. 10:2722.....660 to 840
 Van Cortlandt av | s w cor Villa av, all. Adolph Steiner to Frank Villa av | Venterola; 3 yrs, from Apr 1, 1910. Aug 25, 1910. 12:3322.....300
 Westchester av, No 946, str & b. Chestervale Realty Co to Henry F Meyer; 9 10-12 yrs, from Dec 1, 1910. Aug 25, 1910. 10:-2703.....1,500 to 3,000
 3d av, No 2827, upper store or loft. Alphonse Weiner to Bertha Lieb; 3 yrs, from Sept 1, 1910. Aug 25, 1910. 9:2327..720 to 900
 3d av, No 4220, north store. Alfred Lewin to Andrew Nicholas; 5 yrs, from Sept 1, 1910. Aug 22, 1910. 11:3060.....780

MORTGAGES

BOROUGH OF MANHATTAN.

August 18, 19, 20, 22, 23 and 24.

Abeles, Bertha & Albina Klauber of Sea Cliff, L I, to TITLE GUARANTEE & TRUST CO. Houston st, No 305, s s, 72 e Clinton st, 18x70. Aug 15, due, &c, as per bond. Aug 22, 1910. 2:350.....11,000
 Archer, Hattie & Mary to Paul A Reho. 8th av, No 340, n e cor 27th st, Nos 265 to 273, 24.6x81.10. Prior mt \$45,000. Aug 25, 1910, due, &c, as per bond. 3:777..... 5,000

Advance Realty & Construction Co to Margt J Hall. 60th st, No 37, n s, 149 e Mad av, 20x100.5. Prior mt \$——. Aug 18, 1 yr, 6%. Aug 19, 1910. 5:1375..... 10,000
 Same to same. Same property. Certificate as to above mt. Aug 18, Aug 19, 1910. 5:1375.....
 Ambassador Realty Co to American Mort Co. 101st st, No 332, s s, 150 w 1st av, 25x100.11. P M. Aug 18, 5 yrs, 5%. Aug 19, 1910. 6:1672..... 18,500
 Same to Fannie Cohen. Same property. P M. Prior mt \$18,500. Aug 18, 3 yrs, 6%. Aug 19, 1910. 6:1672..... 10,000
 Bonomolo, Paolo and Francesco Lo Jacons his wife to Marco Bon-giorno & ano. Elizabeth st, No 242, e s, 331.7 s Houston st, 20x 91.4x19.6x91.4. Prior mt \$15,000. Aug 18, due as per bond, 6%. Aug 22, 1910. 2:507..... 3,300
 Beam, Nathaniel B to City Real Estate Co. 31st st, No 112, s s, 162.6 w 6th av, 20.10x103x21.4x98.10. ¼ part. All title. Aug 22, 1910, due, &c, as per bond. 3:806..... 4,500
 Bush, Edith W L wife of and Donald F Bush to EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S. 67th st, No 55, n s, 40 w Park av, 20x100.5. Aug 18, due Jan 1, 1914, 4¾%. Aug 19, 1910. 5:1382..... 45,000
 Blumberg Saml to Alice B Fox. 92d st, No 129, n s, 73 w Lexing-ton av, 17x100.8. Aug 12, 5 yrs, 5%. Aug 20, 1910. 5:1521..... 13,000
 Blackhurst, Emma to Eliz F Pegg. 48th st, No 225, n s, 320 e 8th av, 20x100.5. Prior mt \$14,000. Aug 19, 2 yrs, 5%. Aug 22, 1910. 4:1020..... 2,000
 Barney, Solomon to Stephen H Jackson. 125th st, No 251, n s, 102 w 2d av, 28x99.11. P M. Prior mt \$21,000. Aug 19, due Sept 1, 1912, 6%. Aug 23, 1910. 6:1790..... 7,000
 Black, Morris, of Brooklyn, N Y, to Max Solomon. 75th st, No 241, n s, 105 w 2d av, 20x102.2. P M. Prior mort \$17,000. Aug 13, due July 5, 1913, 6%. Aug 24, 1910. 5:1430..... 2,500
 City of New York to Sophie Meyer of 14 E 112th st. Transfer of tax lien for yrs 1857 & 1864, assessed to M W Britt, covering lot 4½ on 117th st, e s, bet 1st av and Pleasant av. Mar 31, 3 yrs, 2%. Aug 24, 1910. 6:1711..... 130.49
 Corn, Percival & Annie Isaacs widow to FARMERS LOAN & TRUST CO. Lexington av, No 1052, w s, 17.2 s 75th st, 17x80. Aug 24, 5 yrs, —%, as per bond. Aug 25, 1910. 5:1409..... 10,000
 City of New York to Royal Holding Co of 128 B'way. Transfer of tax lien for yr 1903, assessed to Lyceum Theatre, covering lot 8 on 45th st, n s, bet Bway & 6th av, July 1, 1909, 3 yrs, 6%. Aug 25, 1910. 4:998..... 599.42
 Capellino, Pietro to Primo Galotti. 45th st, No 529, n s, 375 e 11th av, 18.9x100.5. Prior mt \$5,000. Aug 19, 1 yr, 6%. Aug 22, 1910. 4:1074..... 1,000
 City of New York to Royal Holding Co, of 128 Bway. Transfer of tax lien for yr 1903 assessed to John J Reilly, covering lot 35 on 7th av, w s, bet 54th & 55th sts. July 1, 1909, 3 yrs, 5¾%. Aug 22, 1910. 4:1026..... 161.10
 Dart, Agnes L wife of Henry C to Dominick Henry. 64th st, No 174, s s, 212 w 3d av, 20.10x100.5. Prior mt \$18,000. Aug 11, 3 yrs, 6%. Aug 20, 1910. 5:1398..... 4,000
 Dart, Edw with Dominick Henry. 64th st, No 174 E. Subordina-tion agreement. Aug 18. Aug 20, 1910. 5:1398..... nom
 De Haven, Julia G to whom it may concern. Franklin st, Nos 96 & 98. Certificate as to discharge of mt. July 30, Aug 23, 1910. 1:178..... nom
 EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S with Francis Morris. 25th st, No 231 W. Extension of \$9,000 mt until Sept 1, 1913, at 5%. Aug 18. Aug 19, 1910. 3:775..... nom
 EAST RIVER SAVINGS INST with Chas Jacobson. 114th st, No 3, n s, 100 w 5th av, 25.6x100.11. Extension of \$20,000 mort until Aug 17, 1915, at 5%. Aug 17. Aug 24, 1910. 6:1598..... nom
 Fehcheimer, Alfred with LAWYERS TITLE INS & TRUST CO. 19th st, Nos 340 & 342, s s, 275 e 9th av, 50x92. Agreement as to share ownership in mort. Aug 22. Aug 25, 1910. 3:742..... nom
 Fathers of The Blessed Sacrament, a corpn, to EMIGRANT SAV-INGS BANK. 76th st, No 185, n s, 225 w 3d av, 23.11x103.3. Aug 24, 2 yrs, 5%. Aug 25, 1910. 5:1411..... 20,000
 Fraser, Jane K & S Grace to Nelly H Gardiner. 65th st, No 114, s s, 144.8 e Park av, 20x100.5. Aug 13, due, &c, as per bond. Aug 19, 1910. 5:1399..... 65,000
 Flanagan, Eliza A to NEW YORK LIFE INS CO. 86th st, No 133, n s, 447 e Amsterdam av, 23x100.8. July 6, 3 yrs, 5%. Aug 19, 1910. 4:1217..... 25,000
 Greif, Morris to Lion Brewery. Rivington st, No 126. Saloon lease. Aug 11, demand, 6%. Aug 20, 1910. 2:354..... 810
 GREENWICH SAVINGS BANK with Margt Girschick. 26th st, Nos 314 & 316 W. Extension of \$21,000 mt until Sept 1, 1913, at 5%. Aug 17. Aug 19, 1910. 3:749..... nom
 GREENWICH SAVINGS BANK with Ellmont Realty Co. 72d st, Nos 227 to 231 E. Extension of \$75,000 mt until Aug 1, 1911, at 5%. Aug 18. Aug 20, 1910. 5:1427..... nom
 GREENWICH SAVINGS BANK with John Munro. 74th st, No 307 W. Extension of \$24,000 mt until Sept 1, 1913, at 4½%. Aug 18. Aug 20, 1910. 4:1184..... nom
 GREENWICH SAVINGS BANK with Cath Wigand. 101st st, No 144 W. Extension of \$16,000 mt until Sept 1, 1913, at 5%. Aug 15. Aug 19, 1910. 7:1855..... nom
 Gans, Sarah to Fredk Levy. 137th st, No 294, s s, 104 e 8th av, —x99.11x15.6x99.11. P M. Prior mt \$12,000. July 1, due Feb 22, 1913, at 6%. Aug 22, 1910. 7:1942..... 3,000
 GREENWICH SAVINGS BANK with Jacob Lowenstein. Col av, No 491. Extension of \$32,000 mt until May 18, 1915, at 4½%. Aug 17. Aug 20, 1910. 4:1197..... nom
 Garone, Martin & Rachela Paladina to Wm C Trueheart. Cherry st, No 150, n s, 416 e Catharine st, 25.4x127. Prior mt \$18,-500. Aug 23, 1910, 1 yr, 6%. 1:253..... 1,500
 Garone, Martin & Rachela Paladino to ITALIAN SAVINGS BANK. Cherry st, No 150, n s, 161.7 w Market st, 25.4x96x25.2x124.10. Aug 23, 3 yrs, 5%. Aug 24, 1910. 1:253..... 18,500
 GUARANTY TRUST CO with Morris Mendel. 70th st, No 323 E. Extension of \$10,000 mort until June 16, 1913, at 5%. June 9. Aug 24, 1910. 5:1445..... nom
 Greenebaum, Frieda to Jonas Weil & ano. Bleecker st, Nos 32 to 36, s w cor Mott st, Nos 311 & 313, 80x135.7x82x135.8. Prior mort \$200,000. Aug 24, 5 yrs, 6%. Aug 25, 1910. 2:521..... 22,000

JOHN C. ORR CO., India, Java and Huron Sts., and East River City of New York, Borough of Brooklyn

SASH, DOORS, BLINDS AND HOUSE TRIM LUMBER OF ALL KINDS FOR BUILDERS Telephone 948 Greenpoint

- Garfinkel, Morris to Wm S Gurnee et al trustees for Delia E Gurnee will Walter S Gurnee. 113th st, No 67, n s, 241 e Lenox av, 16x100.11. Aug 1, 3 yrs, 4½%. Aug 24, 1910. 6:1597. 9,000
- GREENWICH SAVINGS BANK with Jas Quinlan. 96th st, No 126 W. Extension of \$20,000 mort until Sept 1, 1913, at 5%. Aug 18. Aug 24, 1910. 4:1226. nom
- Gruninger, Edward heir at law of Conrad Gruninger to Theo Baumeister. 22d st, Nos 413 & 415, n s, 190 e 1st av, 47x98.9. Aug 24, due Jan 9, 1911, 6%. Aug 25, 1910. 3:954. 1,000
- Gleason, Mary to EMIGRANT INDUST SAVINGS BANK. 50th st, No 218, s s, 197.6 e 3d av, runs s 81.6 x s e 15.9 x n 83.10 to st, x w 15.7 to beginning. Aug 24, 5 yrs, 5%. Aug 25, 1910. 5:1323. 5,500
- Hofheimer, Henry to NATIONAL BUTCHERS & DROVERS BANK of City of N Y. 93d st, No 7, n s, 168.2 e 5th av, 21x100.8. Prior mort \$18,000. Aug 25, 1910, due, &c, as per bond. 5:1505. 15,000
- Hirsch, Jacob to EQUITABLE LIFE ASSUR SOC of the U S. 44th st, No 540, s s, 250 e 11th av, 25x100.5. Aug 23, 3 yrs, 5%. Aug 24, 1910. 4:1072. 12,000
- Harbater, Joseph & Solomon Silk with Etel Silk. 19th st, Nos 340 & 342, s s, 275 e 9th av, 50x92. Agreement modifying terms of mt. Aug 17. Aug 19, 1910. 3:742. nom
- Howell, Helen A, of Quogue, L I, with BOWERY SAVINGS BANK. 51st st, No 45 W. Extension of \$35,000 mt until Aug 1, 1912, at 4½%. Aug 8. Aug 20, 1910. 5:1267. nom
- Hanlon, Danl E to Alois L Ernst. 182d st, Nos 521 & 523, n s, 70 e Audubon av, 50x79.9. P M. Prior mt \$—. Aug 19, due May 1, 1913, 6%. Aug 20, 1910. 8:2155. 5,500
- Harbater, Jos & Solomon Silk to Alfred Fehcheimer. 19th st, Nos 340 & 342, s s, 275 e 9th av, 50x92. Aug 16, 5 yrs, 5%. Aug 23, 1910. 3:742. 65,000
- Isseks, David to Sam Rosenberg. Henry st, No 308, s s, 263.3 e Scammel st, 24x96. Prior mt \$23,800. July 1, due July 6, 1911, 6%. Aug 19, 1910. 1:267. 1,500
- Irish, Fannie R S to Jos L R Wood. 2d av, No 314, e s, 37 n 18th st, 17x60. Aug 19, 1910, 3 yrs, 5%. 3:924. 12,000
- Israelowitz, Meyer & Henry Dreyer with Grace D & Lydia W Thorne. Columbia st, No 98. Subordination agreement. Aug 20. Aug 24, 1910. 2:334. nom
- Israelowitz, Meyer to Lydia W Thorne. Columbia st, No 98, e s, 300 n Rivington st, 25x100. Equal lien with mort for \$8,500. Aug 23, 3 yrs, 5%. Aug 24, 1910. 2:334. 8,500
- Same to Grace D Thorne. Same property. Equal lien with mort for \$8,500. Aug 23, 3 yrs, 5%. Aug 24, 1910. 2:334. 8,500
- Same to Myron Sulzberger. Same property. Prior mort \$17,000. Aug 23, 1 yr, 6%. Aug 24, 1910. 2:334. 500
- Jackson, Henry H with Stephen H Jackson. 143d st, No 247 W. Extension of \$4,000 mort until June 1, 1912, at 6%. May 25, Aug 25, 1910. 7:2029. nom
- Jandorf, Louis C with Kate K Kenney. 80th st, No 311 E. Extension of \$12,000 mort until June 30, 1913, at 5%. May 27. Aug 24, 1910. 5:1543. nom
- Jackson Square Realty Co to City Mort Co. 12th st, Nos 245 to 251, n s, 147.1 n Greenwich av, runs w 77.2 x n 110.4 x n 22.7 to Jane st, Nos 10 to 14, x e 69.5 x s 126.3 to beginning. Building loan. Aug 19, demand, 6%. Aug 24, 1910. 2:615. 140,000
- Same to same. Same property. Certificate as to above mort. Aug 19. Aug 24, 1910. 2:615. —
- Jones (Chas E) Co to TITLE GUARANTEE & TRUST CO. 134th st, No 522, s s, 480.6 w Ams av, 43.9x99.11. July 29, due, &c, as per bond. Aug 19, 1910. 7:1987. 44,000
- Same to same. Same property. Certificate as to above mt. July 29. Aug 19, 1910. 7:1987. —
- Korman, Saml to Esther Surut. 49th st, No 341, n s, 206.3 w 1st av, 18.9x100.5. P M. Aug 18, 5 yrs, 5%. Aug 19, 1910. 5:1342. 5,000
- Kappenberg, Herman to Edw Vandamm. 75th st, No 339 E. Saloon lease. Aug 19, demand, 6%. Aug 20, 1910. 5:1450. 500
- King, Abel & Isaac Schorsch with TITLE GUARANTEE & TRUST CO. 134th st, No 522 W. Subordination agreement. May 27. Aug 19, 1910. 7:1987. nom
- Kauder, Julius J with BOWERY SAVINGS BANK. East End av, No 93. Agreement modifying terms of mt. Aug 8. Aug 20, 1910. 5:1590. nom
- Klinker, Louis T to Francis Biegen. 51st st, No 309, n s, 141.8 w 8th av, 20.10x100.5. Prior mt \$15,000. Aug 22, due Jan 7, 1912, 6%. Aug 23, 1910. 4:1042. 2,000
- Kelly, Terrence & Bernard to Geo Ehret. Columbus av, No 816. Saloon lease. Aug 23, 1910, demand, 6%. 7:1854. 8,000
- Same to Gottfried Franke. Same property. Aug 23, 1910, in-stalls, 6%. 7:1854. notes, 3,000
- Lobue, Girolamo to Kips Bay Brewing & Malting Co. Elizabeth st, No 251. Saloon lease. July 30, demand, 6%. Aug 19, 1910. 2:508. 500
- Lawyers Mort Co with Hamilton S Foster. 119th st, No 29 W. Extension of \$55,000 mt to May 31, 1913, at 5%. July 30. Aug 19, 1910. 6:1718. nom
- Lawyers Mort Co with Hamilton S Foster. 119th st, n s, 207.5 w 5th av, —x—. Extensions of mt for \$55,000 to May 31, 1913, at 5%. July 30. Aug 19, 1910. 6:1718. nom
- Lyons, Theresa to Estelle Lyons. Manhattan av, No 392, e s, 50.9 s 117th st, 25x70. Aug 10, due, &c, as per bond. Aug 19, 1910. 7:1943. 3,000
- Leary, Annie to U S TRUST CO. 5th av, No 1032, e s, 42.2 n 84th st, 20x125, with right of way over strip 10 ft wide leading to 84th st. Aug 19, 1910, 3 yrs, 4½%. 5:1496. 75,000
- Lowenfeld, Pincus & Wm Prager with Silverson Construction Co. Central Park West, No 391. Extension of \$85,000 mt until Aug 22, 1915, at 5%. Aug 22. Aug 23, 1910. 7:1835. nom
- LAWYERS TITLE INS & TRUST CO with Henry A Brann. Manhattan av, No 527. Extension of \$10,000 mt until Aug 8, 1913, at 5%. July 29. Aug 23, 1910. 7:1948. nom
- LAWYERS TITLE INS & TRUST CO with Irving Judis Bldg & Construction Co. Ams av, Nos 980 to 986, n w cor 108th st, No 201, 100.11x100. Extension of \$200,000 mt until Aug 16, 1915, at 5%. Aug 16. Aug 22, 1910. 7:1880. nom
- Lawyers Mort Co with Ciro Poggioriale. 112th st, No 312 E. Extension of \$38,000 mort until June 28, 1915, at 5%. July 6. Aug 24, 1910. 6:1683. nom
- Lawyers Mort Co with Antonio G Tomasello & Arthur Bauer. 112th st, Nos 313 & 315 E. Extension of \$48,000 mort until June 29, 1913, at 5%. July 22. Aug 24, 1910. 6:1684. nom
- Lawyers Mort Co with Louis Reichard. 113th st, Nos 132 & 134 E. Extension of \$34,000 mort until June 19, 1915, at 5%. July 5. Aug 24, 1910. 6:1640. nom
- Lynch, Martin to Beadleston & Woerz. 8th av, No 2110 & 114th st, No 281 W. Saloon lease. Aug 23, demand, 6%. Aug 24, 1910. 7:1830. 5,500
- LAWYERS TITLE INS & TRUST CO with Auguste J Rossi. 96th st, No 106 W. Extension of \$20,000 mort until Aug 24, 1915, at 5%. Aug 13. Aug 25, 1910. 4:1226. nom
- LAWYERS TITLE INS & TRUST CO with Jno F, Henry A & Wm A Gerdes. 26th st, Nos 336 & 338 W. Extension of \$52,000 mort until June 22, 1915, at 5%. July 28. Aug 25, 1910. 3:749. nom
- Meenan, Jno to Clausen Flanagan Brewery. 2d av, No 803. Saloon lease. Aug 25, 1910, demand, 6%. 5:1317. 6,000
- McDonough, Ellen to Jno Hardy. 30th st, No 144, s s, 190 e 7th av, 23x82.7x23.1x85.6. Aug 18, due July 2, 1912, 6%. Aug 19, 1910. 3:805. 4,000
- Morris, Francis to EQUITABLE LIFE ASSURANCE SOCIETY OF THE U S. 25th st, No 231, n s, 354 w 7th av, 21x98.9. Prior mt \$9,000. Aug 18, due Sept 1, 1913, 5%. 3:775. 6,000
- Same & Henrietta A Richert with same. Subordination agreement. Aug 15. Aug 19, 1910. 3:775. nom
- Morgan, W Forbes, Jr, as trustee with Advance Realty & Const Co. 60th st, No 37, n s, 149 e Mad av, 20x100.5. Extension of \$40,000 mt until Aug 16, 1913, at 4½%. Aug 18. Aug 20, 1910. 5:1375. nom
- Morgan, W Forbes, Jr, as trustee with Advance Realty & Const Co. 60th st, No 37, n s, 149 e Madison av, 20x100.5. Extension of \$10,000 mt until Aug 16, 1913, at 4½%. Aug 18. Aug 20, 1910. 5:1375. nom
- McDonnell, John J to Geo Ehret. Col av, No 475. Saloon lease. Aug 19, demand, 6%. Aug 22, 1910. 4:1196. nom
- Mastrotonaco, Antonio to Julia Lemlein. 1st av, No 2287, w s, 69.5 s 118th st, 18.9x100. P M. Aug 18, 4 yrs, 5%. Aug 19, 1910. 6:1689. 8,700
- Moore, Walter J with Wm R Wilder et al trustees John Baird. Av A, No 1444, e s, 52 s 77th st, 25.1x98. Subordination agreement. Aug 22. Aug 23, 1910. 5:1488. nom
- Marx, Jacob with Margt D Sharpe. 151st st, No 523, n s, 300 w Ams av, 45x99.11. Extension of \$10,000 mt until Mar 1, 1912, at 6%. Jan 3. Aug 25, 1910. 7:2083. nom
- Norton, Leah P & Arthur B with UNION DIME SAVINGS BANK. 45th st, No 16, s s, 246 w 5th av, 21x100.5. Extension of \$25,000 mt until Nov 1, 1913, at 5%. Aug 18. Aug 19, 1910. 5:1260. nom
- New Netherland Bond & Mortgage Co with LAWYERS TITLE INS & TRUST CO. 162d st, Nos 520 & 522 W. Agreement as to share ownership in mort. Aug 23. Aug 25, 1910. 8:2120. nom
- Oppenheimer, Julius, Hyman Sonn, Jno Frankenheimer & Robt B Rothfeld trustees Solomon Rothfeld with Saml A Singerman. 111th st, No 300 W. Extension of \$57,500 mort until Nov 1, 1913, at 5%. Aug 15. Aug 24, 1910. 7:1846. nom
- Oeters, Henry M to Ida Van Wert. Edgecombe av, No 127, w s, 24.11 s 141st st, 25x90. Prior mt \$—. Aug 17, due July 1, 1912, 6%. Aug 19, 1910. 7:2048. 2,000
- O'Neill, Mary to Jno S O'Neill. Madison av, Nos 86 & 88, w s, 74.1 n 28th st, 49.4x95. Prior mort \$125,000. Aug 19, 2 yrs, 6%. Aug 24, 1910. 3:858. 10,000
- Probatis Realty Co with METROPOLITAN LIFE INS CO. 7th av, Nos 2492 & 2494, w s, 119.10 n 141th st, 40x100. Extension of mt for \$45,000 to Nov 1, 1913, at 5%. Aug 10. Aug 25, 1910. 7:2030. nom
- Probatis Realty Co with METROPOLITAN LIFE INS CO. 7th av, Nos 2496 & 2498, s w cor 145th st, No 200, 40x100. Extension of \$75,000 mt until Nov 1, 1913, at 5%. Aug 10. Aug 25, 1910. 7:2030. nom
- Rigney, P Saml, of Brooklyn, N Y, to Edward Early. 39th st, No 216, s s, 166.6 w 7th av, 20.6x98.9. P M. Prior mort \$10,000. Aug 24, due, &c, as per bond. Aug 25, 1910. 3:788. 22,000
- Starace, Frank S to Chas M Villone. 116th st, No 340, s s, 208.4 w 1st av, 16.8x100.10. Prior mt \$6,500. Aug 18, 2 yrs, 6%. Aug 19, 1910. 6:1687. 1,500
- Sydenham Corp with ALBANY SAVINGS BANK. Mad av, Nos 608 to 618, n w cor 58th st, 100.5x95. Extension of mt for \$325,000 to Aug 11, 1915, at 4½%. Aug 11. Aug 19, 1910. 5:1294. nom
- Shedlinsky, Harris, of Far Rockaway, L I, to Harry Werbin. East Broadway, Nos 216 & 218, n w cor Clinton st, Nos 195 & 197, 52.2x— to Division st, Nos 205 to 207. Prior mt \$115,000. Aug 19, 4 yrs, 6%. Aug 20, 1910. 1:285. 20,000
- Stier, Jos F with Raffaele Prata. 112th st, No 331, n s, 200 w 1st av, 31.6x100.11. Extension of \$20,000 mt until Sept 1, 1913, at 5%. Aug 19. Aug 22, 1910. 6:1684. nom
- Sutcliffe, Jannett to New Netherland Bond & Mort Co. 162d st, s s, 440 e Broadway, 40x99.10. Aug 23, 5 yrs, 5½%. Aug 24, 1910. 8:2120. 40,000
- Scheer-Ginsberg Realty & Construction Co to TITLE INS CO of N Y. 146th st, Nos 543 & 545, n s, 450 w Amsterdam av, 100x99.11. Aug 23, 5 yrs, 4½%. Aug 24, 1910. 7:2078. 135,000
- Same to same. Same property. Certificate as to above mort. Aug 23. Aug 24, 1910. 7:2078. —
- Taft Construction Co to Sarah H Corwith. Certificate as to mort for \$10,000 covering land in Kings Co, N Y. Aug 19. Aug 24, 1910. —
- Same to Louise P McLee. Certificate as to mort for \$2,500 covering land in Kings Co, N Y. Aug 19. Aug 24, 1910. —
- Same to Willard G Reynolds. Certificate as to mort for \$2,500 covering land in Kings Co. Aug 19. Aug 24, 1910. —
- Tracy, Bridget to EMIGRANT INDUSTRIAL SAVINGS BANK. 44th st, No 407, n s, 125 w 9th av, 25x100.4. P M. Aug 18, 5 yrs, 5%. Aug 19, 1910. 4:1054. 13,000
- Trinity Investing Co to Wm R Wilder et al trustees John Baird. Av A, No 1444, e s, 52 s 77th st, 25.1x98. Prior mt \$—. Aug 22, 1910, due Sept 1, 1911, 6%. 5:1488. 437.50
- TRUST CO OF AMERICA trustee Kath R Fierz with Rufus Realty Co. 100th st, Nos 313 & 315, n s, 220 e 2d av, 40x100.11. Extension of mt for \$36,000 to June 30, 1913, at 5%. June 29, Aug 19, 1910. 6:1672. nom
- Tomberg, Saml to Lion Brewery. Pike st, n w cor Henry st. Saloon lease. Aug 18, demand, 6%. Aug 25, 1910. 1:282. 3,200

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Vigno, Frank P to Chas Potter. 24th st, No 406, s s, 131.6 e 1st av, 25x98.9. Prior mort \$—, Aug 23, 3 yrs, 5½%. Aug 25, 1910. 3:955. 16,000
 Same & Jos Freeman & Atlas Garage Realty Co with same. Same property. Subordination agreement. Aug 18. Aug 25, 1910. 3:955. nom
 Weiss, Herman, of Brooklyn, N Y, to TITLE GUARANTEE & TRUST CO. 29th st, Nos 105 & 107, n s, 260 w Lexington av, 40x98.9. P M. Aug 24, due, &c, as per bond. Aug 25, 1910. 3:885. 50,000
 Same to Herbert R Limburg. Same property. P M. Prior mort \$50,000. Aug 24, due, &c, as per bond. Aug 25, 1910. 3:885. 10,000
 Wolf, Abraham to Albert Abraham. 2d av, Nos 151 & 153, w s, 72.10 n 9th st, runs w 125 x n 32.6 x e 25 x n 15.1 x e 100 to av, x s 47.7 to beginning. Prior mort \$—, Aug 25, 1910, 3 yrs, 6%. 2:465. 20,000
 Winslow, Harriet W & Theo F Jackson trustees Jno F Winslow with Selda Crystal. 71st st, No 336 W. Extension of \$15,000 mort until Aug 10, 1913, at 4½%. June 21. Aug 25, 1910. 4:-1182. nom
 Winslow, Harriet W & Theo F Jackson trustee Jno F Winslow with Barney Estate Co. Hamilton terrace, No 43. Extension of \$13,000 mort until July 26, 1913, at 5%. July 22. Aug 25, 1910. 7:2050. nom
 Westheimer, Jacob H & Conrad R Schmitt with Seymour Schussel as exr Lewis st, No 60. Extension of \$12,000 mort until July 24, 1913, at 4½%. June 3. Aug 25, 1910. 2:328. nom
 Wagner, Edw to D Comyn Moran & ano exrs, &c, Chas Moran. 100th st, No 143, n s, 325 e Ams av, 20.4x101x26.3x100. Aug 22, 5 yrs, 5%. Aug 23, 1910. 7:1855. 15,000
 Wallace, Henrietta St D to David Huyler. 7th av, No 2027, e s, 63.5 n 121st st, 37.6x92. Aug 18, 1 yr, 6%. Aug 19, 1910. 7:-1906. 1,500
 Worth, Carrie A with New Netherland Bond & Mort Co. 162d st, Nos 520 & 522 W. Subordination agreement. Aug 23. Aug 24, 1910. 8:2120. nom

BOROUGH OF THE BRONX.

Under this head the * denotes that the property is located in the New Annexed District (Act of 1895).

Acker, Henry to Edw Hirsh. Fox st, e s, at s e s Westchester av, runs s 106.3 x e 104.7 x n 55.7 x n e 40 x e 70.4 to Simpson st x n 163.8 to av x s w 245.8 to beg. P M. July 29, due Feb 1, 1911, 6%. Aug 19, 1910. 10:2724. 64,000
 ALBANY CITY SAVINGS INSTN with Louis Grasse. 176th st, No 161 E. Extension of \$5,000 mt until July 21, 1913, at 5½%. July 25. Aug 22, 1910. 11:2801. nom
 Amsler, Eliz with Moritz Davidsohn & Wm Ehrlich. Decatur av, No 3287, w s, 100 s 209th st, 25x100. Extension of \$1,800 mort until Oct 3, 1913, at 6%. Aug 22. Aug 23, 1910. 12:3351. nom
 Bello, Tony & Tillie to Ebling Brewing Co. 156th st, No 499 E. Saloon lease. Aug 2, demand. 6%. Aug 24, 1910. 9:2364. 2,573.25
 Barr, Isak & Chas Gruber to Wm Salinger. Lincoln av, n w cor 135th st, 50x100; Lincoln av, w s, 50 n 135th st, 0.11x100x1x100; Fulton av, w s, 36.11 s 174th st, 18x86.2x18x86.11; Fulton av, w s, 54.11 s 174th st, 18x85.6x18x86.2. Prior mort \$46,250. Aug 12, 1 yr, 6%. Aug 24, 1910. 9:2318. 2,000
 *Becker, Rose & Louise Hoffmeister to Mary D Hass extrx, &c, John Hass. Castle Hill av, w s, 33 s Powell av, 25x79.4. Aug 15, 3 yrs, 5%. Aug 20, 1910. 4,000
 Baron, Marie to Eliz J Childs, trustee Henry Howard. Eden av, s e cor 173d st, 46.7x95. Aug 18, due, &c, as per bond. Aug 19, 1910. 11:2824. 4,000
 Butler, Jno T & Benj F heirs Julia Butler to Morris R Stang. 3d av, s w cor 172d st, 27.7x82.7, except part for 3d av; all title to strip 0.6 wide lying bet s s Bathgate pl & s s 172d st as legally opened. Given as collateral security for assignment of rents. Prior mt \$— June 3, due Dec 3, 1911, 6%. Aug 19, 1910. 11:2919. 1,800
 Bell, John J to whom it may concern. Prospect av, No 980. Certificate as to amount due on mt. Aug 5. Aug 19, 1910. 10:-2690. —
 *Brooke, Josephine to Frank Rauch & ano. Edison av, w s, 100 s Mildred pl, 25x100, Westchester. Aug 1, 3 yrs, 6%. Aug 20, 1910. 2,000
 *Black, Mary M to Eliza O'Kennedy. Barnes av, No 1827, being plot begins 840 e White Plains road at point 245 n along same from Morris Park av, runs e 100 x n 25 x w 100 x s 25 to beginning, with right of way over strip to Morris Park av. Prior mt \$—. Aug 23, 1910, 2 yrs, 6%. 1,000
 Corn, Jos with Hester J Morrison. Jennings st late Drainage st, n w cor Boone av, 100x40. Subrogation agreement. Aug 18. Aug 19, 1910. 11:3008. nom
 Cleland (J & M) Bldg Co to Theo Wentz. Oak Tree pl, s e cor Lafontaine av, 95x25. Building loan. Aug 19, demand, 6%. Aug 20, 1910. 11:3063. 20,000
 Same to same. Same property. Certificate as to above mt. Aug 19. Aug 20, 1910. 11:3063. —

Cameron, Wm A with Theo Wentz. Oak Tree pl, s e cor Lafontaine av, 95x25. Subordination agreement. Aug 19. Aug 20, 1910. 11:3063. nom
 Crowley, Jas & Jno T & Benj F Butler exrs Julia Butler with Morris R Stang. 3d av, No 3919. Subordination agreement. June 3. Aug 19, 1910. 11:2919. nom
 Cushing Realty Co to Investors Mortgage Co. Oneida av, s e cor 236th st, 100x75. Nov 15, 1909, demand, 6%. Aug 25, 1910. 12:3370. 4,100
 *D'Andrea, Victoria to Francesca R Formica. Van Buren st, w s, 100 s Van Nest av, 25x100. Aug 23, due Sept 1, 1913, 6%. Aug 25, 1910. 1,000
 *Same to same. Lot 15 map No 1069 of 37 lots of Nellie Marvin. Aug 23, 3 yrs, 6%. Aug 25, 1910. 1,000
 Downey Construction Co to Walter E Phelps. Longwood av, s w cor Barry st, 75x100, except part for st & av. Aug 24, due, &c, as per bond. Aug 25, 1910. 10:2736. 1,000
 Same to same. Same property. Certificate as to above mort. Aug 24. Aug 25, 1910. 10:2736. —
 Driscoll, Cath A to Broadway Dry Goods Co-operative Bldg & Loan Assoc, a corpn. 198th st, n s, 266.11 e Jerome av, 25.10x106.8x25x112.11. Aug 24, installs, 6%. Aug 25, 1910. 12:3319. 7,000
 *Devoe, Stephen J to Bruce-Brown Land Co. Wilcox av, s w s, 100 n w Philip av, 50x100. P M. July 23, due, &c, as per bond. Aug 24, 1910. 945
 *Dittmar, Maria W to Bruce-Brown Land Co. Shore Drive, s s, — e Gridley av, —, and being lots 46 & 47 & 46a & 47a blk 20 map No 1443. P M. July 23, due, &c, as per bond. Aug 24, 1910. 3,517.50
 *Same to same. Gridley av, s e s, 126.3 n e Clarence av, 151.6x89x150x109.5. July 23, due, &c, as per bond. Aug 24, 1910. 3,430
 Dunkak, Julia to Gottlieb W Graeber. 146th st, No 517, n s, 100 e Brook av, 25x99.8. P M. Prior mt \$10,000. Aug 22, 2 yrs, 6%. Aug 23, 1910. 9:2273. 8,400
 *Diamond, Morris & Jacob to Andrew L Corvey. 230th st (16th av or st), n s, 380 w 4th av, 25x114, Wakefield. Aug 22, due Nov 22, 1913, 6%. Aug 23, 1910. 800
 Elliott, Edw to TITLE GUARANTEE & TRUST CO. Morris av, No 2760, e s, 144.9 n Wellesley st, 27x100.4, except part for av. Aug 18, due, &c, as per bond. Aug 19, 1910. 12:3318. 6,000
 E & W Const Co to Hugh J Grant. Southern Boulevard, e s, 212.6 n Barretto st, 112.6x100. Prior mt \$90,000. Aug 12, 1 yr, 6%. Aug 19, 1910. 10:2735. 10,000
 Same to same. Same property. Certificate as to above mt. Aug 12. Aug 19, 1910. 10:2735. —
 Esche, Louisa M to Friedrich Schmitt. Teller av, n w cor 169th st, 90x20. Aug 18, 5 yrs, 5%. Aug 19, 1910. 11:2782. 10,000
 Same & Mary Eckert with same. Same property. Subordination agreement. Aug 17, 1910. 11:2782. nom
 Grannis, Kate to Josephine F McCarthy. Irvine st, No 886, e s, 150 n Seneca av, 25x100. Aug 19, due Nov 19, 1910, % as per bond. Aug 20, 1910. 10:2761. 1,270
 Gaurieder, Henry to Jno Scharles. Lot 88 map No 1105 Bruner Est. Aug 18, due July 1, 1913, 5%. Aug 19, 1910. 12:3328. 4,500
 *Gerbasio, Vincenzo to Bankers Realty & Security Co. Williams av, e s, 225 s Madison av, 25x100, Tremont terrace. P M. July 15, 1 year, 5%. Aug 24, 1910. 300
 German Real Estate Co to Frank Drechsel. 236th st, No 330, s s, 256.5 e Katonah av, 28.7x100. Prior mort \$5,000. Aug 24, 3 yrs, 6%. Aug 25, 1910. 12:3384. 1,500
 Same to same. Same property. Certificate as to above mort. Aug 24. Aug 25, 1910. 12:3384. —
 Hillmann, Ida to Dina Conrad. Coster st, w s, 125 s Spofford av, 25x82.5x25.3x86.3. P M. Prior mort \$5,000. Aug 24, 2 yrs, 6%. Aug 25, 1910. 10:2764. 1,500
 Hermann (Chas) & Co to Albt H Klees. Wilkins av, e s, 500 n 170th st, 50x100. Aug 18, 1 yr, 6%. Aug 19, 1910. 11:2966. 2,100
 *Irving Realty Co to Fred C Stork. Lots 8, 15 to 22, 119 to 144, 189 to 192, 194 to 215, 217 to 220, 221, 222, 224 to 228 & 230, map No 1208, Bronx Terrace. July 26, 1 yr, without interest. Aug 24, 1910. 7,100
 *Same to Israel Wiesenthal. Commonwealth av or 171st st, No 1240, e s, 96.7 s Westchester av, 21x50. Aug 15, 2 yrs, 6%. Aug 24, 1910. 1,000
 *Janss, Geo H to Augusta Knapp. Lot 541 map No 208 Arden property. Prior mort \$800. Aug 4, due, &c, as per bond. Aug 25, 1910. 400
 Johnson, Geo F with Curtenius Gillette, Jas S Jenkins & Harrison K Bird, trustees Walter R Gillette. Beck st, w s, 470 n Longwood av, 40x100. Subordination agreement. Aug 9. Aug 19, 1910. 10:2710. nom
 Jahn, Emma with Frank H Lynch. Tiffany st, No 1131. Extension of \$3,000 mt until Nov 1, 1913, at 5%. Aug 9. Aug 20, 1910. 10:2706. nom
 Kirkland, Bessie L to Augusta M de Peyster. Findlay av, s w cor 168th st, 200x100. P M. Aug 22, 3 yrs, 5%. Aug 23, 1910. 9:2435-2436-2439. 7,000
 *Klunder, Antonina to Annie Troman. 224th st, n s, 52 e 4th av, & being w ½ of e ½ of plot 420 map Wakefield, 26.3x114. Mar 8, 3 yrs, 6%. Aug 19, 1910. 4,500

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- *Lord, Jno C to Harry E Merritt & ano. 227th st, s s, 305 e White Plains rd, 25x114. P M. Prior mt \$500. Aug 18, 2 yrs, 6%. Aug 19, 1910. 350
- Latham Realty Co to TITLE GUARANTEE & TRUST CO. Marion av, s w cor 198th st, 50x100.5x49.1x100.11. Aug 22, 1910, due, &c, as per bond. 12:3289. 15,000
- Same to same. Same property. Certificate as to above mt. Aug 22, 1910. 12:3289.
- *Leckler, Peter to Frank L Slazenger. Bronx Park E, e s, 50 s Mace av, 50x99.3x25x98.8. Aug 22, due, &c, as per bond. Aug 23, 1910. 1,200
- *Llewellyn Realty Co to E Ormonde Power trustee Douglas Gordon. Lots 411 to 423-426, 436, 438, 440, 441, 442, 452, 453 to 461 & 467 to 472 map (No 530) of the westerly property Benson estate at Throggs Neck. P M. Prior mt \$—. Aug 23, 1910, due Jan 1, 1913, 6%. 8,500
- *Langfield, Louis with Jacob Stahl, Jr. 225th st, s w cor 4th av, 205x114, Wakefield. Extension of \$6,000 mt until June 30, 1913, at 6%. Aug 19, Aug 22, 1910. nom
- Lawyers Mort Co with Bertha Drucker. Trinity av, No 761. Extension of \$28,000 mort until June 22, 1915, at 5%. June 14, Aug 24, 1910. 10:2629. nom
- *Meffert, Oscar to Sound Realty Co. Catharine st, n w s, lot 212 and part of lot 211 map Penfield property, 50x96x50x100. P M. Aug 24, 3 yrs, 5%. Aug 25, 1910. 2,000
- Mardece Const Co to Curtenius Gillette et al, trustees Walter R Gillette. Beck st, w s, 470 n Longwood av, 40x100. Aug 16, 5 yrs, 5%. Aug 19, 1910. 10:2710. 28,000
- Same to same. Same property. Certificate as to above mt. Aug 16, Aug 19, 1910. 10:2710.
- Mulhall, Moses P to TITLE GUARANTEE & TRUST CO. Hunts Point av, e s, 128.5 s Seneca av, 41.2x134.8x40x144.1. Aug 18, due, &c, as per bond. Aug 19, 1910. 10:2761. 28,000
- McCann, Mary M wife of & Edw A to Van Dyck Est. Ogden av, w s, 80 s 164th st, 75x94.6. Prior mt \$11,000. Aug 20, due Sept 20, 1910, 6%. Aug 22, 1910. 9:2524. 1,000
- Nevelson-Goldberg Realty Co to LAWYERS TITLE INS & TRUST CO. Prospect av, No 980. Certificate as to mt for \$75,000. Aug 18. Aug 22, 1910. 10:2690.
- Nevelson-Goldberg Realty Co to LAWYERS TITLE INS & TRUST CO. Prospect av, n e cor 164th st, 74.7x75. Aug 18, 5 yrs, 5%. Aug 19, 1910. 10:2690. 75,000
- Nevelson-Goldberg Realty Co & John J Bell with LAWYERS TITLE INS & TRUST CO. Prospect av, No 980. Subordination agreement. Aug 5. Aug 22, 1910. 10:2690. nom
- Pakas, Solomon L to BRONX SAVINGS BANK. Morris av, n e cor 183d st, 147x106.9x147x108.2. Aug 12, 3 yrs, 5½%. Aug 19, 1910. 11:3183. 10,000
- Same & Walter T Clarke with same. Same property. Subordination agreement. Aug 17. Aug 19, 1910. 11:3183. nom
- *Robillard, Norbert to Magdalena Rohr. Green lane, w s, 25 s Lyon av, 25x100. Prior mt \$4,500. Aug 19, due, &c, as per bond. Aug 20, 1910. 1,500
- Ridal, Annie to Mary E Young extrx Chas C Young. 176th st, No 69, n s, 15 w Walton av, 50x125. May 7, 5 yrs, 5½%. Aug 20, 1910. 11:2551. 5,000
- Same to same. 176th st, n s, 175 w Fleetwood av, 25x125. May 7, 5 yrs, 5½%. Aug 20, 1910. 11:2827. 4,000
- Rubinsky, Jos to DOLLAR SAVINGS BANK of N Y. Brook av, n e cor 150th st, 25x100. Aug 19, 1910, due June 1, 1913, 5%. 9:2276. 22,000
- Riehl, Theo with TITLE GUARANTEE & TRUST CO. Marion av, s w cor 198th st, 50x100.5x49.1x100.11. Subordination agreement. Aug 22, 1910. 12:3289. nom
- Ridal, Annie to Rosalie Friedlander. 176th st, n s, 175 w Morris av, late Fleetwood av, 25x125; 176th st, No 69, n s, 15 w Walton av, 50x125. Prior mt \$9,000. Aug 15, 1 yr, 6%. Aug 20, 1910. 11:2827 & 2851. 1,800
- Roff, Thos H to Augusta M de Peyster. College av, s e cor 168th st, 200x100. P M. Aug 22, 3 yrs, 5%. Aug 23, 1910. 9:2435, 2436 & 2439. 10,500
- *Reynolds, Michl M to Eliz Amon. Saxe av, s e cor Wood av, 25x 100. Aug 18, 3 yrs, 6%. Aug 19, 1910. 1,000
- Rohrig (Wm F) Co & Robt H Mathews as trustee with BROOK-LYN SAVINGS BANK. Forest av, n w cor 158th st, 100x87.6. Subordination agreement. Aug 7. Aug 24, 1910. 10:2647. nom
- Schaefer, Chas J to Albt J Schwarzler. 179th st, s s, 100 w Mapes av, 45x75. Prior mort \$—. Aug 24, 3 yrs, 6%. Aug 25, 1910. 11:3106. 4,000
- Sittig, Edmund to Minnie Zimmermann. 163d st, No 414, s s, 113 e Melrose av, 37.6x100. P M. Prior mort \$—. Aug 23, due Feb 23, 1914, 6%. Aug 25, 1910. 9:2384. 3,250
- *Siebel, Fredk to Alice L Beach. Lot 259 map lands of estate Jos Husson to Classon Pt. P M. Aug 24, 5 yrs, 5%. Aug 25, 1910. 1,500
- Staudt, Harry to V Loewers Gambrinus Brewery Co. Rae st, No 645. Saloon lease. Aug 18, demand, 6%. Aug 19, 1910. 9:2358. 2,500
- Stroh, Ida to Louis F Hofman. Katonah av, No 4282, e s, 48 s 236th st, 27x85. P M. Aug 19, 1910, 5 yrs, 5%. 12:3384. 5,000
- Schwarzler, Albt J to American Mortgage Co. Prospect av, w s, 67.6 s 168th st, 37.6x105. Aug 19, 1910, 5 yrs, 5%. 10:2681. 27,000
- Solner, Rosa to Chas Bjorkegren, Inc. Webster av, No 2089, w s, 61.9 n 180th st, 33.9x80. P M. Prior mt \$19,200. Aug 18, 1 yr, 6%. Aug 19, 1910. 11:3143. 1,000
- *Schmitz, Wm to Isaac Butler. Lots 24 to 27 map (No 1175) property formerly Wm H Wallace on Fort Schuyler road. Aug 10, 1 yr, 6%. Aug 19, 1910. 2,000
- *Scully, Mary, of New Rochelle, to Abbie E Wille. Cornell av, s s, 375 w Mapes av, 125x100. Aug 22, 3 yrs, 6%. Aug 23, 1910. 1,500
- *Schipf, Mary C to Chas F W A Mueller et al. Washington st, e s, 125 n Columbus av, 25x95. Aug 18, due Oct 15, 1915, 6%. Aug 19, 1910. 7,000
- Schneer, Fredk H, of New Rochelle, N Y, to Walter S Gurnee et al as trustees for Evelyn S Chapman will Walter S Gurnee. 135th st, n s, 125 e Willow av, 128.5x101.1x—x100. Aug 23, 5 yrs, 5½%. Aug 24, 1910. 10:2587. 17,000
- Theiss, Jacob B to HARLEM SAVINGS BANK. 183d st, s s, 97.1 e Park av, 50x100. Aug 24, 1910, 3 yrs, 5%. 11:3038. 16,500
- Timmerman, W Tilson to Eliz Fliedner. 181st st, s s, 350 w Grand av, 25x135x26x133. Aug 22, 1910, due, &c, as per bond. 11:3210. 5,000
- Tessier Building Co to Paragon Mortgage Co. Bailey av, e s, 74.4 s 238th st, at s s plot 36 on map (No 964) property Wm O Giles, runs s 40.1 x e 85 x n 36.7 x w 85 to beginning. Building loan. Aug 19, due Feb 19, 1910(?), 6%. Aug 20, 1910. 12:3258. 12,000
- Same to same. Same property. Certificate as to above mt. Aug 19. Aug 20, 1910. 12:3258.
- Viau, Benj to Hester J Morrison. Jennings st, late Drainage st, n w cor Boone av, 100x40. Aug 18, 3 yrs, 6%. Aug 19, 1910. 11:3008. 1,700
- Venterola, Frank to Henry Elias Brewing Co. Van Cortlandt av, s w cor Villa av, —x—. Broadway, s w cor 236th st, —x—. Leasehold. Aug 20, demand, 6%. Aug 25, 1910. 12:3311, 13:3405. 1,000
- Valenti, Frank & Giuseppe wife of & Francesco Sanicola to Alfonso Valenti. Eagle av, No 688, e s 345 s 156th st, 20x115. Prior mort \$7,500. Aug 24, due Sept 1, 1913, 5%. Aug 25, 1910. 10:2624. 1,080
- Winslow, Harriet W & Theo F Jackson trustees Jno F Winslow with Philipp Fluhr. 165th st, No 721 E. Extension of \$6,500 mort until July 24, 1913, at 5%. July 22. Aug 25, 1910. 10:2650. nom
- *Watson, Thos B to Amelia E Strackbein et al. Lot 394 map No 53, Westchester Co property of estate Eliz R B King, City Island. Aug 24, 3 yrs, 6%. Aug 25, 1910. 3,500
- Wood, Henry R with Nathan Mayer. 140th st, n s, 300 e St Anns av, 40x95. Extension of mt for \$28,000 to June 26, 1913, at 5%. June 23. Aug 19, 1910. 10:2552. nom
- Wiehe, Christina with American Mortgage Co. Prospect av, w s, 67.6 s 168th st, 37.6x105. Subordination agreement. Aug 19, 1910. 10:2681. nom
- *Wolfrath, Emma A to Frank Rauch. 5th st, n s, 400 w Av D, 175 x103, Unionport. Aug 20, 3 yrs, 6%. Aug 23, 1910. 1,500
- Werner, Louis to Jacob L Reiss. Clay av, No 1110, e s, 108.8 n 166th st, 39x80. Prior mt \$22,000. Aug 23, 1910, 4 yrs, 6%. 9:2426. 5,000
- Weisinger, Saml to Morris Goodfriend & ano. 135th st, No 293, n s, 225 e Lincoln av, 25x100. Prior mort \$—. Aug 19, 2 yrs, 6%. Aug 24, 1910. 9:2311. 900
- *Zeller, Phillip to Bankers Realty & Security Co. Edison av, w s, 94.4 n Middletown road, 50x95. P M. May 26, 2 yrs, 6%. Aug 24, 1910. 650
- Zingales Realty Co to Gaetano Zingales. Freeman st, n e cor Bryant av, 85.7x50x100x53. Certificate as to mt for \$10,000. July 25. Aug 23, 1910. 11:2999.
- Same with Gaetano Zingales. Same property. Agreement modifying terms of mt. Aug 22. Aug 23, 1910. 11:2999.
- Zimmerman, Nathan with Anna Freierson, 163d st, s s, 113 e Melrose av, 37.6x100. Extension of \$5,250 mt until Apr 10, 1912, at 6%. Apr 20. Aug 25, 1910. 9:2384. nom

JUDGMENTS IN FORECLOSURE SUITS.

- August 18.
- West st, Nos 98 & 99. Edmund Coffin agt Saml Levy; Enos S Booth, atty; Louis B Hasbrouck, ref. (Amt due, \$20,806.67.)
- 102d st, No 254 W. Melenda P Schmidt agt Salomon Marx et al; John F Coffin, atty; Jno F Lambden, ref. (Amt due, \$16,865.)
- 110th st, n s, 375 e 7th av, 150x70.11. Equitable Life Assur Soc agt Harry L Toplitz et al; Alexander & Green, attys; Henry P Keith, ref. (Amt due \$63,172.50.)
- August 19.
- 100th st, n s, 137.6 w 1st av, 37.6x100.11. Mary H Smith agt Max Gross; Harrison, Elliott & Byrd, attys; J Campbell Thompson, ref. (Amt due, \$32,296.25.)
- August 20.
- 117th st, n s, 248 e Pleasant av, 37.6x100.10. Jared W Bell agt Louvre Realty Co; Bowers & Sands, attys; Eugene A Philbin, ref. (Amt due, \$25,380.00.)
- 83d st, No 166 E. Wm McBrien agt Lena Holl et al; Archibald C Weeks, atty; Wm B Ellison, ref. (Amt due, \$10,533.33.)

- August 22.
- No judgments in foreclosure suits filed this day.
- 188th st, n s, 33.10 e Webb av, runs n 99.1 x — 66.7 x n 30 x — 20 x — 159.5 x s e 120.2 x s w 150.7 x w 57.7 x w 166 to beginning. Chas A Christmas agt Richard M Montgomery & Co; Louis Frankel, atty; Isham Henderson, ref. (Amt due, \$18,743.00.)
- August 24.
- Jennings st, n w cor Prospect av, 74.5x67.6. Max Kahler agt Louis Schulze; Ferris, Roesser & Storck, attys; Albert P Massey, ref. (Amt due, \$10,412.99.)
- 143d st, n s, 112.10 e Lenox av, 47.2x99.11. Mary L Woods agt Bertha Leonard; Geo J Kilgen, atty; Emmett J Murphy, ref. (Amt due, \$4,152.91.)

LIS PENDENS.

- Aug. 20 and 22.
- No Lis Pendens filed these days.
- Aug. 23.
- 7th av, w s, 25.5 s 55th st, 25x100. Royal Holding Co agt John J Reilly et al; foreclosure of a transfer of tax lien; att'ys, Arnstein, Levy & Pfeiffer.

- August 24.
- Manida st, w s, 200 s Spofford av, 25x100. May M Le Vien et al agt John B Dosso et al; att'y, F T Warburton.
- Amsterdam av, n e cor 147th st, 24.11x100. Margaret Lenahan agt Catharine Coffey et al; partition; atty, C G Macy.
- August 25.
- Willett st, No 99. Jacob Blaustein agt Rebecca Blaustein (action to compel conveyance); att'y, L Kunen.
- August 26.
- 123d st, No 363 W. Jno Maher agt Wm A Gracey et al; partition; atty, E Sweeney.

FORECLOSURE SUITS.

- Aug. 20.
- Greenwich st, No 394. City Real Estate Co agt Charles Bettels et al; att'y, H Swain.
- 11th st, s s, 398.9 e 6th av, 21.8x94.10. Charles Rensen agt Jeanie M H Levee et al; att'ys, Manice & Perry.
- 181st st, s s, 141.8 w Audubon av, 41.8x119.6.
- 181st, s s, 183.4 w Audubon av, 41.8x119.6.
- 181st st, s s, 100 w Audubon av, 125x119.6.

ATLAS PORTLAND CEMENT

30 BROAD STREET, NEW YORK

Three actions. Atlantic Realty Co agt William H Bingham Plumbing & Contracting Co et al; att'y, C M Bleecker.

97th st, s s, 51 e 3d av, 49x62.11. Norman S Walker, Jr, agt Joseph Bornstein et al; att'y's, Miller, King, Lane & Trafford.

Monroe st, s e cor Jackson st, 100x20. Van Norden Trust Co agt Maximillian Davidoff et al; att'y, A W Ashburn, Jr.

5th av, w s, 28.6 n 8th st, 26.3x100. Anna M S Baler agt Carlene A Way et al; att'y's, Forster, Hotaling & Klenke.

Aug. 22.

Park av, No. 1648. Edward Isaacs agt Flora Bizon et al; att'y, E A Isaacs.

99th st, n s, 142.6 w 2d av, 37.6x100.11. Frederick W Krocile agt Abraham Ravitch; att'y, L W Osterweis.

Lot 28, map of property of Michael McCormick, adjoining land of Catholic Protectors, Westchester. Emma J McCormick agt William A Rosenbaum et al; att'y, J H Mahan.

Lots 29 and 30, same map. Emma J McCormick agt Rosalie Rosenbaum et al; att'y, J H Mahan.

107th st, n s, 450 w Amsterdam av, 50x100.11. Elizabeth A Cotton agt Milton A Herzig et al; att'y's, Gifford, Hobbs & Beard.

Sullivan st, Nos 125 and 127. Reuben Sadowsky agt Albert S Del Gaudio et al; att'y, P Hellinger.

Aug. 23.

81st st, No 115 East. Julia A Fry agt Emma F Mulvemy et al; att'y, H W Simpson.

158th st, n w cor St Nicholas av, 78.5x203.3x irreg. Herman Feltelberg agt Carlene A Way et al; att'y's, Freyer, Hyman & Jamelowsky.

Coster st, e s, 200 s Spofford av, 360x100, 18 actions. Hunts Point Estates agt Feiser Realty & Construction Co et al; att'y's, S T Stern.

242d st, s s, 245.4 e White Plains av, 200x200. Clara J Brown agt William W Penfield et al; att'y, C H Beckett.

Mott st, Nos. 123-125. William C Runyon agt Marshall Realty Co et al; att'y, W. C Runyon.

Aug. 24.

Lots 32 and 33, parcel 19, map of Ogden Estate, Bronx. John Kaiser agt Real Property Corporation et al; att'y's, Appell & Taylor.

Amsterdam av, Nos 2125-2127. Chas C Marshall et al agt Elba Realty Co et al; att'y, C A Moran.

St Nicholas av, e s, 229.10 n 145th st, 32.6x100. Bank for Savings in the City of N Y agt Wm I Brown et al; att'y's, Strong & Cadwalader.

114th st, No 71 East. Morris L Woolf agt Simon Epstein et al; att'y's, Riegelman & Bach.

Waverly pl, No 30, & part of No. 28. Julius Loewenthal agt Franklin Haines et al; att'y's, Bernheim & Loewenthal.

Aug. 25.

Arthur av, n e cor 186th st, 25x85.3. Julia Gleason agt Joseph Schnurer et al; att'y; E F Moran.

Lexington av, No. 1653. James M Crafts et al agt Elizabeth F Washburn et al; att'y's, Geller, Rolston & Horan.

Waverly pl, No 30 and part of No 28. Greenwich Savings Bank agt Henry Corn et al; att'y, G G DeWitt.

Broadway, n w s, 152 s w Houston st, 25x200. to Mercer st. Francis K Pendleton et al agt Louvre Realty Co et al; att'y's, Anderson, Pendleton & Anderson.

Lots 19 & 26, block 16;
Lots 13 to 18, block 17;
Lots 11 to 18, 21 to 28, block 18;
Lots 26 to 34 and 37, block 27;
Lots 18 to 25, block 33;
Lots 26 to 33, block 34;
Lots 1, 2, 3, 9 and 10, block 35 map of Pelham Park, Bronx;
Franklin Society for Home Building and Savings agt John P Wenninger et al; att'y's, Ferris, Roesser & Storck.

Prospect av, w s, 165 n 181st st, 33x150. Theresa Milleg agt Pasquale Venezia et al; att'y, M J Heiderman.

Oneida av, s e cor 236th st, 100x75. Investors' Mortgage Co agt Cushing Realty Co et al; att'y's, Armstrong & Brown.

45th st, No 531 W. Fredericka Abele et al agt Jennie Albert et al; att'y, C A Hitchcock.

103d st, n s, 110 e 3d av, 37.6x100.11. Harriet L Heimerdinger agt Mary Ehrmann et al; att'y's Liebmann, Naumberg & Tanzer.

21st st, n s, 225 e 10th av, 16.8x98.8. Harriet W Bacon agt Wm F Donnelly et al; att'y, M Stein.

August 26.

Amsterdam av, s e cor 163d st, 100x45. Germania Life Ins Co agt Peter Clemens et al; att'y's, Dulon & Roe.

178th st, s s, 100 w St Nicholas av, 50x99.10. Walter M Schwarz agt Saginaw Holding Co et al; att'y's, Riegelman & Bach.

Jefferson st, w s, whole front bet Cherry & Water sts, 121x25; Cherry st, s s, & Water st, n s, lots 951 & 952, except parts released. Germania Bank of the City of N Y agt Jno M Dempsey et al; att'y's, A P Fitch & Mott & Grant.

61st st, No 417 E. Marion F Gould trustee agt Isaac Liberman et al; att'y, H Swain.

St Nicholas av, No 195. Jos Schrier agt Jos Schmertz et al; att'y, I Cohen.

178th st, n s, 208.4 e St Nicholas av, 41.8x100. Regina Katz agt David Laskowitz et al; att'y's, Freyer, Hyman & Jarmulowsky.

143d st, Nos 118 & 120 W. Julius M Lowenstein agt Harry L Bloch et al; att'y, W R Deuel.

115th st, s s, 378 w 3d av, 17x100.11. Cornelius F Kingsland agt Lena or Lina Simon et al; att'y, F de P Poster.

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. (f) Signifies that the first name is fictitious, real name being unknown. Judgments entered during the week and satisfied before day of publication do not appear in this column but in list of Satisfied Judgments. The Judgments filed against corporations, etc., will be found at the end of the list.

Aug.

- 23 Asmussen, Jno H—Brilliant Sign Letter Co.....19.64
- 23 Ackermann, Adolph L—E Adolph Burrowes Co.....61.53
- 24 Aaron, Maurice et al—J Solomon.....139.65
- 25 Arnheimer, Louis—H Berghorn.....40.61
- 26 Allard, Oliver E et al—Oliver Typewriter Co.....35.84
- 26 Albers, Henry F—W R Hearst.....231.07
- 26 the same—the same.....355.23
- 20 Baldwin, Geo E—P Fleischer.....249.01
- 20 Bennett, Ernest H—A E Dupell.....69.90
- 20 Boehm, Geo N—D Lisner et al.....25.17
- 22 Beardsley, Addison S—L T Beardsley.....36.58
- 22 Brennan, James H—B Kinzinger.....34.65
- 22 Brown, Walter—M Vogel.....74.41
- 22 Bartels, Henry—R W Wintsten et al exr.....71.01
- 22 Bray, John L—M Kahl.....86.07
- 23 Bloom, Wolf & Annie—S Cohen et al.....5,050.76
- 23 Barrett, Wm M, President, etc—T F Magner.....145.00
- 23 Basch, Benj A—Curtis-Blaisdell Co.....69.41
- 24 Bretz, Peter L—J J Mauthe.....893.42
- 24 Blass, Gus—Richardson & Boynton Co.....188.85
- 24 Boom, Morris et al—F Maltese.....85.56
- 25 Bertram, Chas—Dimock & Fink Co.....172.45
- 25 Busch, Geo W et al—I Henry.....costs, 22.97
- 25 Brodzky, Samuel et al—L Ross.....100.70
- 25 Bernstein, Harry et al—M Bernstein.....312.02
- 25 Barnes, Henry—Dorsett De Marrius Co.....97.40
- 25 Belmont, Blanche M—A J Bates & Co.....114.17
- 26*Bedell, Harvey A—Oliver Typewriter Co.....35.84
- 26 Blumenthal, Jacob—D M Sawyer et al.....1,791.61
- 26 Ball, Raymond—E H Coombs.....97.46
- 26 Billings, Ethel M W—Encyclopedia Britannica Co.....85.00
- 26 Beer, Morris & Annie et al—M Myers et al.....1,262.50
- 20 Collins, John J—H Buscher.....76.91
- 20 Cossey, Edw S—Butler Bros.....138.99
- 22 Carroll, John—O'Donoghue Coffee Co.....29.53
- 23 Cerra, Antonio—Savoy Trust Co of City of N Y.....217.07
- 23 Cooper, Wm A—A Y Gray.....324.28
- 23 Compton, Robin D—35 Per Cent Automobile Supply Co.....125.10
- 23 Corin, Robt A—The Western Electric Co.....1,505.94
- 23 Creighton, Vernon H—The 28th Street Co.....92.25
- 23 Cahn, Elliott Gray—L C Porr et al.....106.50
- 24 Cooke, Geo W & Kitty D—F Gumbrecht.....868.57
- 24 Collins, Harriet F—B O'Keyser.....322.92
- 24 Clayton, Patrick J—Edw Smolka & Co.....63.68
- 25 Collieran, Martin et al—T F Devine.....575.01
- 25 Clemens, Wm M—J E Normand.....116.50
- 25 Canter, Alex L—Swift & Co.....83.35
- 25 Conran, Chas S—Ilium Paper Mfg Co.....1,286.21
- 25 Carroll, Samuel—United Wine & Trading Co.....554.44
- 25 Celia, C Alfred—Dimock & Fink Co.....49.87
- 20 Deutsch, Isaac—Twelfth Ward Bank of City of N Y.....62.45
- 26 Cottrell, Mamie R—Sonn Bros Co.....355.56
- 26 Carrozza, Jno W—S Piana.....241.07
- 26 Cunningham, Thos J—N W Ryan.....126.67
- 26 Chenkin, Bernard—Corn Exchange Bank.....113.42
- 22 Delile, Paul S—E Heinsch.....65.07
- 24 D'Esta, Harry et al—F Maltese.....85.56
- 24 Dutch, Adolph—Stanley & Patterson Inc.....326.37
- 25 Dickson, Herbert E—H A Flaggie.....371.67
- 25 Dellapelle, Dominick—W S Rafferty et al.....103.44
- 26 Dorwin, Gustave S—Hotel St James, Inc.....254.08
- 26 Dunlap, Chas—Globe Lithographing Co.....92.61
- 26 Epstein, Saml et al—J J Mehedy.....182.15
- 20 Francis, Wm R—W Hoeler.....53.40
- 26 Fletcher, John M—L Meyer.....53.11
- 22 Faber, Joseph E—A Shapiro et al.....43.75
- 22 Fitzgerald, William E & Catherine—Kings Transportation & Supply Co.....2,900.85
- 23 Fleischer, Harry—J Block.....30.65
- 24 Freihofer, Frank—J N Spaus et al.....3.78
- 24 Farrell, Jno P—M Behrer.....1,358.33
- 25 Friedman, Isaac—Swift & Co.....39.62
- 25 Frenger, Chas—Marco Bros, Inc.....21.62
- 20 Girard, Lucien M A—D Woodstock et al.....360.37
- 20 Griffith, Eugene H—F W Hinrichs et al.....29.41
- 22 Gulotta, Anthony—Savoy Trust Co.....165.41
- 22 Gonard, Jean L—G Rosenfeld.....289.15
- 22 Goodkowitz, Koppel—E Flescher.....348.58
- 23 Gentzle, Jno—G W Faber Inc.....66.82
- 23 Grau, Herman—A Richards Shoe Co.....219.41
- 24 Goldstein, Murray et al—Southward Mills Co.....126.55
- 24 Gillingham, Chas—Harry Rosenbaum Iron Works.....16.67
- 24 Goldberg, Woolf et al—J A Kearney.....384.65
- 24 Goldberger, Freum S et al—J Cohen.....1,296.65
- 24 Glass, Morris—S Polem.....169.41
- 25 Gilbert, Samuel et al—L Ross.....costs, 22.97
- 25 Guden, Wm C et al—I Henry.....100.70
- 25 Greenleaf, Wm N—State Bank.....901.47
- 25 Gunn, William—J Thedford.....406.26
- 26 Gere, Harry—First National Bank of Paterson, N J.....593.86
- 26 Gluck, Betty, Anna B & Jacob S—W F Murray.....52.05
- 26 Ginsburg, Nathan—J J Mahedy.....182.15
- 26 Guglielmetti, Luigi—S Piana.....67.59
- 26 Geza, Berko D—N Silberstein.....273.04
- 26 Goodman, Elias B—Encyclopaedia Britannica Co.....58.30
- 26 Good, Chas—F H Dodd et al.....46.32
- 26 Gallauner, Edmund—C A Schneeman.....123.23
- 26 Galgano, Nicola—G Luzzatti.....845.69
- 26 Gluck, Clara et al—M Meyers et al.....1,262.59
- 20 Harvie, Eleanor—P Helfrich.....264.45
- 20 Hellmers, Heinrich—United Confectioners Supply Co.....194.61
- 22 Henig, Michael—The N Y Edison Co.....603.16
- 22 Hirsch, Oscar A—Duntley Mfg Co.....131.36
- 22 Hegel, Warren & Max Rosenfeld—J C Borgert Co.....108.39
- 22 Howell, Warren—T Tyrrell.....557.22
- 23 Hatoff, Louis—E G Lyons & Raas Co.....66.61
- 23 Hamilton, Wm E—C W Honeyman.....62.46
- 24*Henkin, Morris L et al—Southward Mills Co.....126.55
- 24 Handschuh, Harry—Butler Bros.....86.22
- 24 Hasse, Martin—Columbia Bank.....528.81
- 24 Horan, Jno J—B H Foss.....84.53
- 24*Helm, Momay D et al—Wynkoop-Hallenbeck-Crawford Co.....636.63
- 24 Hamilton, Benj F—E C Ellis.....2,266.47
- 24 Hadida, Annie et al—Standard Oil Co of N Y.....27.76
- 25 Hollander, Isaac—United Wine & Trading Co.....25.28
- 25 Hess, Moses J—H C Babcock Co.....63.36
- 26 Hendenkamp, Henry H & Mata C*—J L Moriarty.....58.15
- 26 Henschel, Alexander—J L Van Sant.....59.72
- 22 Isen, Ida—H Robinson et al.....48.74
- 22 Jacques, John—G Rosenfeld.....181.21
- 22 Joch, Ernest J—A Abraham et al.....467.58
- 22 Jimenez, George W—H W Vogel et al.....155.43
- 24 Jimenes, Geo W—H W Vogel et al.....155.43
- 24 Jennings, Saml W—J H Gress.....95.47
- 25 Jacobstein, Jacob—H C Jacobs.....105.77
- 20 Kirk, Wm F—E E Beardsley.....95.99
- 20 Kempner, David et al—Lawyers Title Ins & Trust Co.....39.00
- 20 Kalisky, Abraham et al—Same.....39.00
- 20 Kallman, M Martin—E R Hewitt.....538.45
- 22 Katz, Jacob & Louis Fager—W M Young.....73.10
- 23 Kaufman, Saml—B Simpson.....134.41
- 24 Koellner, Arthur H et al—Maritime Ass'n of the Port of N Y.....113.22
- 24 Krim, Leon—E J Kroemer.....479.58
- 24 Katzman, Abraham—A Mirsky.....31.25
- 24 Kachel, Eugene—G Norris.....30.00
- 24 Keller, Fredk A—Edw Smolka & Co.....77.91
- 25 Kelsey, Julia R—H W Smith.....274.41
- 25 Kennedy, Anna—Hencken & Willenbrock Co.....costs, 23.00
- 25 Kramer, Edward guardian—W Webber.....costs, 23.26
- 25 Kleinerman, Jacob et al—J B Schlesinger.....70.46
- 25 Kelsey, Fredk E—M Alvarez.....664.33
- 26 Koch, Millard F & Monroe—J Gordon.....403.96
- 26 Kahn, Anna C—N Y Telephone Co.....30.87
- 26 Kammerer, Conrad J—S Cohn.....72.29
- 26 Kulla, Jacob—S Cupples et al.....89.30
- 26 Katz, Saml & Soni et al—M Meyers et al.....1,262.59
- 20 Leo, Albert J—Johnson & Johnson.....115.73
- 20 Larkin, Francis—Prest-O-Lite Co.....40.75
- 20* Lazarus, Peter—Twelfth Ward Bank of the City of N Y.....114.16
- 20 Lewis, Arthur S—L M Richmond et al.....197.64
- 20 Linder, William J & Francis—G Koekne.....421.65
- 22 Lilley, Louis—Barrett Mag Co.....49.58
- 22 Legomsky, Karl—C Graefe.....593.68
- 23 Lewine, Jos—Central Building Improvement & Investment Co.....5,711.39
- 24*Litzky, Morris et al—Southward Mills Co.....126.55
- 24 Levinson, Max J—E E Behlendorf.....1,134.36
- 24 Lippman, Minnie admx et al—Columbia Bank.....528.81
- 25 Levoll, Giovanni—A Mugler.....545.46
- 25 Lordan, Jno J—Edw Thompson Co.....31.40
- 25 La Cagnina, Orazio et al—Broadway Trust Co.....1,939.02
- 25 Lloyd, Herbert A—Budde & Westerman.....54.29
- 25 Lanzara, Nuncio—Endicott, Johnson Co.....46.47
- 26 Lund, Didrik—De Grauw, Aymar & Co.....2,734.43
- 26 Lerner, David et al—J Jacobs.....241.23
- 26 Lavittola, Frank—S Jiana.....236.11
- 26 Lavittola, Frank et al—S Jiana.....75.48
- 26 Lindberg, Anna F—R F Frank.....170.24
- 26 Loucks, Robt—R Kinzinger.....27.90
- 20 Marks, Israel M—Merlin Keilholz Paper Co.....46.67
- 20 the same—Oakland Chemical Co.....24.60
- 20 Marks, Joseph et al—Twelfth Ward Bank of City of N Y.....114.16
- 20 Medoff, Aaron & Henry A—S Palmer.....13.82
- 22 Mandel, Samuel—H F Koester, costs.....33.08
- 23 Miller, Chas E—E Young.....691.08



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|---|---------------|--|--------------|--|----------|
| 23 McGowan, Jno F & Jno T Connelly—J J Vaughan | costs, 90.35 | 22 Schilling, Benjamin—Schwartzschild & Sulzberger | 188.37 | 26 Woodman, Wm E—Allen Advertising Agency | 108.37 |
| 24 Moore, Wallace P et al—Burns Automobile Co Inc | 308.33 | 22 Scherer, Moses—D Diamond, costs | 14.18 | 26 Wicke, Theo—Acker, Merrall & Condit Co | 69.41 |
| 24*Miller, Oscar W et al—Maritime Ass'n of the Port of N Y | 113.22 | 22 Schleicher, George—J Orwan | 291.96 | 26 White, Siderial et al—Hudson River Yacht Club | 427.41 |
| 24 Meszaros, Geo—E Plancke et al | 272.77 | 23 Silberberg, Michael—J Altmark et al | 162.15 | 26 Wertheim, Herman—Mekeel, Severn, Wylie Co | 16.62 |
| 24 Milan, Salim—A D Pape | 1,270.00 | 23 Sovik, Stevan—A Oweska | 309.04 | 26 Weinstock, Bertha et al—M Meyers et al | 1,262.59 |
| 24 Maher, Wm D—J M Harkins | 574.60 | 23 Samuels, J Warren—Green, Beebe, Wood Co | 48.52 | 23 Yarmine, Alexander—S Elias et al | 277.35 |
| 24 Morris, Edw W—G A Price | 130.83 | 23 Skrilow, Davis—J Krulowitz | 59.65 | 26 Yamin, Habib—Market & Fulton National Bank of N Y | 3,619.42 |
| 25 Meyer, Isaac—Swift & Co | 43.52 | 24 Segal, Abe—E B Wilson | 23.65 | 24 Zilliox, Anthony—W Michaelson | 122.83 |
| 25 Murray, Jos F—Dimock F Fink Co | 403.73 | 24 Schrott, Chas—O Bartelstone et al | 252.44 | 24 Zurkow, Max—S Daniskepley | 65.59 |
| 25 Marks, Israel M—Horace L Day Co | 25.55 | 24 Sokol, Barnett J—L Steingarten | 44.65 | 25 Zagarino, Frank—Consumers Brewing Co of N Y, Ltd | 117.49 |
| 25 Mancione, Michl—R Hill | 118.00 | 24 Sperling, Theodore—C L Miller et al | 143.19 | 25 Zilli, Thomas—E H Rambou | 275.78 |
| 25 McCord, Jos J—T Conover et al | 77.37 | 24 Starrett, Harry H—N Y Telephone Co | 36.67 | 26 Zanick, Nicholas T et al—N Y Telephone Co | 65.32 |
| 26 Mandel, Max—N Y Edison Co | 41.96 | 24 Schwartz, Saml et al—J Solomon | 139.65 | | |
| 26 Merandy, or Miranda, John—M Reiber | 59.80 | 24 Shapiro, Ida—Wm Harper Co | 97.78 | | |
| 26 Masten, Fredk—Acker, Merrall & Condit Co | 112.41 | 24 Sovenski, Victor—C P Leggett | 1,096.11 | | |
| | | 24 St John, Jos L et al—Wynkoop-Hallenbeck-Crawford Co | 636.53 | | |
| 26 Maranz, Tillie—A H Joline et al | costs, 70.88 | 24 Smith, Thos E—M J McPartland | 35.00 | | |
| 26 Modico, Nunzio—W Klein | 166.76 | 25*Schneider, John et al—L Krower | 127.48 | | |
| 26 Modico, Michele—the same | 307.85 | 25 Seasonweinen, Saml et al—L Krower et al | 127.48 | | |
| 26 Mayer, Geo C—Barnhart Type Fdy Co | 221.49 | | | | |
| 26 McGuire, Jno W—Pennsylvania Railways Advertising Co | 247.60 | 25 Steibbles, Saml J—H A Flage | 67.80 | | |
| 26 McCarthy, Mitchell F—N Y Telephone Co | 84.43 | 25 Sanders, Edw—Munson Steamship Co | costs, 33.26 | | |
| 26 McLaughlin, Edw J—W O Fredenberg et al | 154.08 | 25 Sellers, Patrick—W J Young et al | 394.36 | | |
| 22 Norton, John D—P Meirowitz | 33.46 | 25 Schlachter, Saml—K Simon | 65.61 | | |
| 24 Norcross, Orlando W—C T Willis | costs, 133.71 | 25 Smith, Laurie M—J Messner | 371.05 | | |
| 24 Namins, David et al—Standard Oil Co of N Y | 27.76 | 25 Smith, Wm—N Y Importation Co | 149.40 | | |
| 26*Norton, Richd D et al—J Jacobs | 241.23 | 26 Slobodin, Henry L—Hamilton Holding Co | 122.15 | | |
| 26 Norring, Sigurd—N Y Telephone Co | 20.86 | 26 Schwarz, Henry E—T Ward | 94.09 | | |
| 20 O'Shea, Chas W—Twelfth Ward Bank of the City of N Y | 62.71 | 26 Straight, Zena—H M Weed Building & Decorating Co | 97.48 | | |
| 24 Orenstein, Henry M—N Y Telephone Co | 28.63 | 26 Stelling, Henry R—S Teimer & Sons | 267.76 | | |
| 24 O'Connor, Nicholas R—G Latham | 299.23 | 26 Schemm, Jno C et al—Hudson River Yacht Club | 427.41 | | |
| 24 Oswald, Carl—Jacob Hoffman Brewing Co | 967.71 | 26*Seraphic, Achilles A et al—N Y Telephone Co | 65.32 | | |
| 25 Osborn, Wm L—P Reitman | 40.40 | 26 Switzer, Frank I—E Hamilton | 579.36 | | |
| 26 O'Brien, Stephen—D H Hyman | 113.11 | 26 Schwartz, Harold M—Standard Smelting & Refining Co | 72.44 | | |
| 26 Perkins, Thomas C—C W Schwin | 181.55 | 20 Temmer, Frederick W—Lawyers Title Ins & Trust Co | 298.98 | | |
| 22 Pietraroria, Pietro, adm'r—N J & Hudson River R R & Ferry Co, costs | 141.72 | 22 Toomey, Charles P—T Wheeler et al | 72.53 | | |
| 23 Pesca, Enrico V—L Jackson et al | 108.68 | 22 Trupp, Dwight K—L Ottmann | 398.51 | | |
| 23 Perry, Jno W—The 28th Street Co | 268.25 | 22 Turner, Walter—J C Rodgers, costs | 23.08 | | |
| 23 Pollack, Sam—Inter Borough Cigar Co | 42.07 | 23 Townsend, Oliver C—C S Townsend | 1,450.26 | | |
| 24 Proctor, Geo H—A Brunker | 267.66 | 24 Taylor, F Iverson—Manhattan Hotel Co | 130.08 | | |
| 24 Pearson, Hyman—S Shidlovsky et al | 129.65 | 24 Taylor, Louis R—L Ratz | 45.43 | | |
| 26 Perlowitz, Morris I—N Y Telephone Co | 21.20 | 25 Taylor, Nathaniel—A Price | 1,049.07 | | |
| 26 Pasco, Fannie M—the same | 29.61 | 24 Underhill, Edw—C A Glentworth | 153.51 | | |
| 26 Petersen, Jas H—the same | 26.00 | 25 Uslander, Jacob J* & Esther* et al—M Bernstein | 312.02 | | |
| 26 Parker, Winthrop T—M A Hoffmann | 147.41 | 20 Van Blaricom, Frederick M—S Kahn et al | 106.28 | | |
| 22 Quigley, John J—S Cohn | 82.92 | 25 Vingut, Harry K—A J Schmidt et al | 181.35 | | |
| 23 Rudnick, Herman—A Rosenberg | 1,814.63 | 25 Vincent, Wm E D—F H Tucker | 119.95 | | |
| 24 Richard, Jacob—Manhattan Hotel Co | 188.71 | 26 Vinceguerra, Gerardo—B C Samuel et al | 209.35 | | |
| 24 Rodrigues, Robt et al—H H Hamilton | 66.81 | 20 Woodman, Wm E—D A Van Nostrand | 341.15 | | |
| 24 Rendelstein, Saml—R W Baldwin et al | 50.15 | 20 Same—J W Butler | 135.67 | | |
| 25 Resnik, Chas—M Ordmann | 894.90 | 20 Werner, J—Twelfth Ward Bank of the City of N Y | 118.56 | | |
| 25 Rork, Saml E—A Dickey | 80.81 | 22 Wolz, George—F E Rosenbrock & Co | 72.79 | | |
| 25 Rosenblatt, Saml et al—J B Schlesinger | 70.46 | 22 Weidenfeld, Edward—J C Stratton & Co | 30.91 | | |
| 25 Richman, Saml L—J E Ellery et al | 126.11 | 22 Wise, Louis M—C A Stevens & Bros | 60.41 | | |
| 25 Roberti, Nicholas—Olin J Stephens, Inc | 63.92 | 23 Wasserman, Max—M Greenspan | 240.65 | | |
| | | 23 Wood, Burton C—F W Brocklebank | 996.74 | | |
| 25 Rowe, Wm H, Jr—Commercial Trust Co of N Y | 5,560.85 | 23 Werner, Arthur—H Hart | 246.40 | | |
| 25 Rankin, Jas M—Waterbury & Pruden Co | 47.05 | 24 Williamson, Geo H et al—Burns Automobile Co Inc | 308.33 | | |
| 26 Reinfeld, Irving A—N Y Telephone Co | 35.85 | 24 Wenger, Paul—J Landsberg | 165.87 | | |
| 26 Rehl, Jos—American Agricultural Chemical Co | 157.42 | 24 Wood, Joe—White Rats of America Pub Co | 119.67 | | |
| 26 Rienzi, Guisepe et al—S Piana | 75.48 | 24 Wallace, Stewart S—M Rothbart et al | 182.06 | | |
| 20 Sidley, Kyrie G—J Jantzen | 125.16 | 24 Weinstein, Jacob & Max—H Forsheimer et al | 41.91 | | |
| 20 Siedman, William—Christman Sons | 94.65 | 25 Wolpiansky, Hyman et al—L Krower et al | 127.48 | | |
| 20 Starke, Adolph A—J & J G Wallach, costs \$13.00, & possession of property or | 263.00 | 25 Wolf, Jacob B—J D Smith | 267.73 | | |
| 20 Sullivan, Cornelius J—J C Wait et al | 459.08 | 25 Wempe, Fredk H—Curtis, Blaisdell Co | 46.16 | | |
| 20 Schachter, Mendel—Bernstein Plumbers Wood Working Mfg Co | 22.45 | | | | |
| 22 Siroty, Edel & Esther—A Shapiro et al | 170.00 | | | | |

CORPORATIONS.

| | |
|---|-----------|
| 20 Home Fruit Co—Ragus Tea & Coffee Co | 43.95 |
| 22 New York & Queens Auto Trunk Co—W R Atkinson | 133.22 |
| 22 Bronx Valley Realty Co—Consolidated Agency Co | 606.03 |
| 22 Hasbrouck Piano Co & Geo Hasbrouck C Hagen et al | 365.75 |
| 22 the same—the same | 466.53 |
| 22 Humboldt Exploration Co—Hudson & Manhattan R R Co | 1,261.74 |
| 22 Marine Firemen, Oilers & Watertenders Benevolent Ass'n of the Great Lakes—E Clancy | 123.36 |
| 22 Standard Ice Cream Co—J Corcoran | 329.41 |
| 22 Weprensky & Wolfen—Francis H Leggett & Co | 46.91 |
| 23 M A Udell Specialty Co—Forest Box & Lumber Co | 202.87 |
| 23 Manhattan Window Shade Co & Max Kahn—S Meyers | 1,439.88 |
| 23 The Siegel Co—L Margolis et al | 47.11 |
| 23 United States Ruby Mining Co—Alfred H Smith Jewel Co | 3,954.61 |
| 24 German American Compressed Yeast Co—J Cohen | 1,296.65 |
| 24 Nevlson Goldberg Realty Co—J A Kearney | 384.65 |
| 24 American Bonding Co of Baltimore—J Randall | 397.66 |
| 24 King Coal Mining Co Ltd—M Brett | 1,577.41 |
| 24 Banco Popular de Medellin—A Perez | 381.85 |
| 24 Just Fungsten Illuminating Co—I Rosenbaum | 74.71 |
| 24 Paris N Y Com—Wright & Graham Co | 14.62 |
| 24 Rockaway Auto Garage Co—Manhattan Oil Co | 53.91 |
| 24 Savoy Auto & Taxi-meter Co—the same | 17.87 |
| 24 Rochester Gold Mining Co—S F Sullivan | 495.16 |
| 25 Parkview Co et al—T F Devine | 575.01 |
| 25 Phenix National Bank—T J McManus | 10,471.39 |
| 25 United Board & Paper Co & United Box Board Co—C S Merrill | 15,075.20 |
| 25 Italian Union Realty & Security Co et al—Broadway Trust Co | 1,959.20 |
| 25 Carey Printing Co—G Kimmerle | 1,522.91 |
| 25 C Jensen, Inc—M Eberhardt & Son Co | 138.45 |
| 25 Horowitz Bros, Inc—A E Emerson | 351.23 |
| 25 Bedford Park Construction Co—C F Howes | 126.62 |
| 26 Smart & Schornburg Steel Goods Co—T A Wright | 20.36 |
| 26 Victor Heating Co—J A Connolly | 2,533.68 |
| 26 Jno F Sayward Co—the same | 5,037.96 |
| 26 Chebra Anshei Borisoff Uminsk—J S Kopolowitz | 1,026.28 |
| 26 Borough Amusement Co—F Schor | 449.85 |
| 26 Just Tungster III Co—Reynolds Electric Flasher Mfg Co | 75.97 |

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| 26 Harold L Rockmore, Inc—Kamerman & Co. | 125.91 |
| 26 N Y Grand Opera Co—N Y Telephone Co. | 135.89 |
| 26 Nonpareil Overgaiter & Legging Co—the same | 42.06 |
| 26 Numaticon Co—the same | 49.07 |
| 26 Girl with the Whooping Cough, Inc—H Radcliffe | 101.41 |
| 26 Standard Preservative Co—Economic Folding Box Co | 84.71 |
| 26 Twentieth Century Waist Co—Jno J Mitchell Co | 19.65 |
| 26 Holland Enamel & Paint Co—W C Munz | 150.38 |
| 26 Kugel Underwear Co—Benjamin & Johns | 9,648.97 |
| 26 Cunningham & Shaud Const Co—Federal Tile Co. | 383.52 |

| | |
|---|----------------|
| Cahill, Matthew J—M A Cunningham. | 1908.1,490.02 |
| Curtin, Lawrence D—Mercantile Finance Co. | 1910.47.64 |
| Cronemeyer, Chas—S Day. | 1910.37.48 |
| 1Cohen, Danl—City of N Y. | 1908.60.17 |
| Dolan, James—J E Dooley. | 1906.209.94 |
| Edwards, Leroy O—Fairbanks Co. | 1910.140.21 |
| Eckerson, Wm C—M H Hart. | 1910.141.78 |
| Furbush, Merrill A—J J Griffin. | 1909.152.15 |
| 1Flynn, Dennis & Isidor Katz—M Newmark. | 1908.103.54 |
| 1Fitzpatrick, Thos—J Alterman et al. | 1910.181.41 |
| Goldberg, Maurice—B Mainzer. | 1908.323.98 |
| Galella, Carmela and Antonia—J Altieri. | 1906.171.70 |
| Galgano, Nicola—D Von Hein. | 1910.667.52 |
| 1Goodfriend, Harry & Morris—City of N Y. | 1908.59.72 |
| Hellman, Anna—E Frankfurt. | 1909.357.67 |
| Hultgren, Chas—G Myers. | 1909.39.40 |
| Hano, Louis—D J Hamburg. | 1910.102.55 |
| 1Holt, Margaret C—J Fleishman. | 1902.608.34 |
| Herman, Jos—F Pearl. | 1910.216.65 |
| Hush, Henry J—R A Brown. | 1910.84.31 |
| Kramer, Berel—J McCormack. | 1908.39.40 |
| Keyes, Mary E & Agnes E McCunn—Reinthal & Newman. | 1910.44.23 |
| Korn, Hattie—H Friedman. | 1910.501.96 |
| Same—J Kurland. | 1910.616.00 |
| 1Kemp, Geo—J Demuth. | 1902.41,324.63 |
| Lampert, Nathan—N Hutkoff. | 1910.152.41 |
| McDonald, Chas W & Philip J Barry—H L Fox et al. | 1910.44.86 |
| Maguire, Saml—L J Lipset. | 1909.83.67 |
| Marcuson, Isaac—F C Gitz. | 1908.87.42 |
| 1Merkel, Otto J—T Allison comr. | 1910.110.00 |
| Mayer, Jno—N Marks. | 1907.89.31 |
| Matthews, Henry C—Automatic Utilities Co. | 1910.33.39 |
| Maibrunn, Morris I—City of N Y. | 1906.50.25 |
| 1Newfeld, David—A H Joline et al. | 1909.108.88 |
| Newman, Jno H—Baruch & Callanan. | 1910.117.97 |
| Nelson, Horatio & Mary C—J F DuBois et al. | 1910.364.54 |
| Nelson, Horatio—Wilbur Co. | 1910.78.63 |
| Newkofsky, Celia & Rebecca Rosen—A Fishner. | 1909.499.40 |
| O'Donnell, Jos J—D Baum et al. | 1908.115.40 |
| Phelps, Homer V—L F Garrigues. | 1910.62.04 |

| | |
|---|-------------|
| Russo, Jno—G B Raymond & Co. | 1909.53.31 |
| Rosenberg, Max & Herman—H B Claflin Co. | 1910.221.35 |
| Smith, Isaac—L A Sackman. | 1910.132.10 |
| Silberman, Nathan & Saml Kaplan—M Pecharsky. | 1910.60.80 |
| Samuels, Sam—N H Stone. | 1910.20.52 |
| Stern, Louis L & Philip Feibel—J J Maddox. | 1910.63.17 |
| Spiro Co, Wm F Lynch & Jacob Chesler—W Rosenbaum et al. | 1909.85.90 |
| Samson, Edgar—W E Meyer. | 1910.205.84 |
| Tenenbaum, Jacob—D Robson. | 1910.143.40 |
| Thompson, Wm J & Arthur Putney—Ocean Steamship Co. | 1910.142.50 |
| Teburus, Paul & Rudolph Dreverman. | 1910.49.65 |
| Vogel, Morris & Milton J—Wells Fargo Co. | 1910.27.41 |

CORPORATIONS.

| | |
|--|-------------|
| Raila, Jno & Co—A Mishkoff. | 1910.188.47 |
| Sandringham Hotel Co—C B Wanamaker. | 1910.340.98 |
| Haines Realty Corp—F Haines. | 1910.163.68 |
| Haines Realty Corporation, Saml B Haines & Franklin Haines—Terwilliger Mfg Co. | 1910.121.82 |
| Straud Construction Co—W & J Sloane. | 1910.301.91 |
| Haines Realty Corp—J Kelly. | 1910.163.68 |

¹Vacated by order of Court. ²Satisfied by appeal. ³Released. ⁴Reversed. ⁵Satisfied by execution. ⁶Annulled and void.

MECHANICS' LIENS

Aug. 20.

| | |
|---|--------|
| 196—Bryant av, w s, 175 s Seneca av, 46.11 x101.10x66.2x100. Church E Gates & Co agt Jno Ferguson Co, Edw Scofield & Richard T Ritterbush | 324.83 |
| 197—40th st, Nos 32 & 34 West. Victorio Cangialosi agt Engineers Club & Frank N Gable | 168.50 |
| 198—Hoe av, e s, 225 s Jennings st, 75x100. Sandy Adams agt Benj F Jackson & Nellie Altieri | 147.00 |

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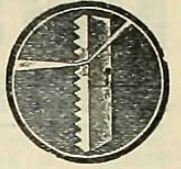
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199—Southern Boulevard, n w cor Av St John, 100x105. Ciro Borelli agt Jos Picone & Vincenzo Elivo778.00

Aug. 22.

200—Kingsbridge rd, s s, bet Aqueduct av & Tee Taw av, 287x200irreg. H W Palen's Sons agt Hebrew Infant Asylum, Wm J Taylor Co & Wm G Maher.....9,682.00
201—Same property. Pittsburgh Plate Glass Co agt same1,877.00
202—Park av, No 563. The C Pardee Works agt 563 Park Avenue Co & Grimshaw, Campbell & Green & Wm J Taylor Co.....1,677.81
203—68th st, s s, 125 e West End av, 100x 100.5. Storelli Matteo agt Chas Augustus Miller & Antonio De Pascale.....14.40
204—Same property. Nicola Sosabro agt same14.40
205—Same property. Louis Morris agt same125.00
206—25th st, Nos 127 to 131 West. Pladino Construction Co agt Jno E Olsen Construction Co1,800.00
207—6th st, Nos 415 East. Max Itkowitz agt Congregation Edath lei Israel Anshee Meseritz & Bernstein & Pollinger.....675.00
208—Broadway, No 3387. Albert Diosy agt Henry Raden & J Robins Fischer74.40
209—Falle st, w s, 525 s Spofford av, 150 x100. E Muller agt West Mt Vernon Realty Co240.00
210—Division st, Nos 54 & 56. Louis Shapiro agt Louis Winkler, Abraham Schultz & Iverson Gustafson Co710.00
211—52d st, No 49 East. Hasbrouck Flooring Co agt Wm K Vanderbilt & Wm G Maher977.03
212—Same property. Pittsburgh Plate Glass Co agt same1,824.00
213—Irving pl, Nos 67 & 69. H W Palen's Sons agt Robt Burns Realty Co.....2,100.00
214—Park av, No 829. Same agt 829 Park Avenue Co, Wm J Taylor Co & Wm G Maher4,100.00
215—Sheridan av, w s, 107.4 n 163d st, 107.4 x69.3. Bartholomew J Sulinski agt Briggs Avenue Realty Co100.00
216—8th st, Nos 37 & 39 West. McClellan Carroll Realty Co agt Annie De Jong & Geo B Hayes (renewal).....3,181.87

Aug. 23.

217—2d av, No 817. Harry F Bowsky agt Saml J Weinberg & Alois Staudt.....325.00
218—115th st, No 71 East. Morris Zack agt Emil Gans & Louis Gardner.....275.00
219—Sheridan av, n w cor 163d st, 68x105. Torregiani & Severino agt The Briggs Av Realty Co400.00
220—52d st, No 49 East. D B Pearshall & Son agt Wm K Vanderbilt Jr, Jacob & Young & Wm G Maher.....784.33
221—Madison av, No 514. J P Duffy Co agt Jno Doe & Schaeffler & Harrington.....57.52
222—2d av, No 817. Jno Pugh & Son agt Saml J Weinberg & Alois Staudt.....767.80
223—Madison av, No 777. Western Electric Co agt Park View Co2,654.62
224—10th st, Nos 66 & 68 West. Gellert & Son agt Geo B Hayes.....236.00
225—Same property. Same agt same.....304.00
226—Bryant av, Nos 849 & 851. O'Connor & Hanrahan agt Jno Ferguson Co, Edw Scofield & Richd T Retterbusch200.00
227—Concord av, e s, 118.6 n Dater st, 118.6 x100. Antonio Russo agt Anthony McOwen.....2,585.25
228—7th av, Nos 848 & 850. Cambridge Tile Mfg Co agt E C Potter, Wyoming Apartment Co, Grimshaw, Campbell & Green & Jno McCahey.....836.17
229—Holland av, No 3644. Chas Shapiro agt Co-operative Construction Co70.00
230—48th st, No 137 West. Peter G Kemp agt New Netherlands Theatre Co & Thos McCahill14.45
231—Leonard st, No 136. Peter G Kemp agt Jas W Cruikshank & Thos McCahill.....91.41
232—Washington st, No 389. Peter G Kemp agt St John's Park Realty Co & Thos McCahill83.41
233—Hester st, No 167. Jos D Maublatt agt Adelina Anselm & Carmine Luongo.....315.00
234—5th av, Nos 972 to 982. Abraham Cohen et al agt Walter J Salomon, Columbian Circle Arcade Co & Sigmund Fox.....500.00
235—Park av, No 829. A P Bigelow & Co agt 829 Park Avenue Co, Wm G Maher & Wm J Taylor Co.....1,022.54
236—Kingsbridge rd, s s, bet Aqueduct av & Tee Taw av, 287x200. A P Bigelow & Co agt Hebrew Infant Asylum, Wm G Maher & Wm J Taylor Co152.37

Aug. 24.

237—52d st, No 49 East. Jno J Wallace agt Wm K Vanderbilt & Wm G Maher.....369.18
238—26th st, Nos 518 to 534 West. Alpha Portland Cement Co agt N Wolf & Hillyard-Squires Co9,031.43
239—Irving pl, w s, 23 n 18th st, 46x100. Abner P Bigelow agt Robt Burns Realty Co & Wm G Maher.....80.38
240—52d st, No 49 East. Same agt Wm K Vanderbilt & Wm G Maher.....14.81
241—23d st, No 158 West. Same agt Mentor Realty Co & Wm G Maher.....45.65
242—58th st, No 323 East. Luigi Casall agt Vivante Machin & Rocco & Raffael Carbone402.25
243—Kingsbridge rd, Aqueduct av, 192d st & Tee Taw av, whole block. A W Burritt Co agt Hebrew Infant Asylum, Wm J Taylor & Wm G Maher.....2,083.81

244—Forest av, n w cor 158th st, 90x88. Standard Damp-Proofing & Roofing Co agt Wm F Rohrig Co & Wm F Rohrig.....225.00
245—Irving pl, Nos 67 & 69. A W Burritt Co agt Robt Burns Realty Co, Wm J Taylor Co & Wm G Maher.....685.79
246—52d st, No 49 East. A W Burritt Co agt Wm K Vanderbilt, Jacob & Young & Wm G Maher10,419.26
247—Park av, s e cor 76th st, 117.2x100. Same agt 829 Park Avenue Co, Wm J Taylor Co & Wm G Maher.....1,819.32
248—Gramercy Park East. Nos 35 to 38. Monroe M Golding agt Gramercy Park Construction Co & Gramercy Park Club.....553.94
249—100th st, No 315 West. Wm S Horton agt Camille H Fogarty & Peter Fogarty.....286.00
250—Intervale av, Nos 1155 & 1157. Hyman Guerwitz agt Volga Improvement Co & Morris Barry44.00
251—Nelson av, Nos 1659 to 1663. Chautauqua Planing Mill Co Inc agt Jas H Havens.....455.00
252—Spring st, No 21. Jos Eisner et al agt Miday Estate & Gellert & Son.....185.00
253—2d av, No 655. Rubin Jacobs agt Meyer Zalka, Sadie Kramer & Itzick Scharf.....42.07
254—Concord av, e s, 118 n Dater st, 118x 100. Frank Tofano agt Anthony McOwen.....2,525.00
255—Division st, No 79. Harry B Senft agt Louis Winkler, Abram Shultz & Iverson Gustafson Co90.00

August 25.

256—53d st, Nos 406 to 418 E. John Goerlitz agt Artificial Ice Co.....9,499.60
257—14th st, No 114 E. Racich Asbestos Mfg Co agt City Theatre Co & Baldwin Engineering Co200.00
258—5th av, n e cor 31st st, 50x200. Same agt 5th Av Invest & Impt Co & Baldwin Engineering Co.....689.62
259—78th st, Nos 180 & 182 E. |
-3d av, Nos 1368 to 1372. |
Jos Gingras agt estate of John McGlynn & Mrs F T McGlynn.....116.33
260—52d st, No 49 E. Russell & Erwin Mfg Co agt Wm K Vanderbilt, Jr, Jacob & Young & Wm G Maher.....73.28
261—Attorney st, Nos 146 to 150. Andrew F Galligan agt Jacob Siris & Solomon Maltz.....85.00
262—Greenwich st, Nos 402 & 404. C Edw Reid agt Lawrence Pryor.....75.00
263—Hoe av, Nos 1302 to 1306. Pasquale Iasilli agt B F Jackson & Carmine Altieri.....59.00
264—10th av, No 413. Jacob Babich agt Harry Goodstein1,200.00
265—Southern Boulevard, Nos 1307 & 1309. Drescher-Rotberg Co agt E S Levy & Corin & Osborne.....168.00
266—Lexington av, Park av, 99th and 100th sts, whole blk. Bishop Gutta Percha Co agt Metropolitan St Ry Co & Geo H Pride & Co (renewal).....400.39
267—13th st, No 436 E. Barnet Miller agt Biaglia Cali1,100.00
268—164th st, s s, 100 e Bway, 265x99.9. August Mugler agt Heights Metropole Const Co & Homer B Chance.....3,520.49

BUILDING LOAN CONTRACTS.

Aug. 20.

Oak Tree pl, s e cor Lafontaine av, 95x25. Theodore Wentz loans J & B Cleland Building Co to erect a 5-sty apartment; 6 payments20,000
53d st, n s, 117.10 e Lex av, 53.6x100.5. Mary S Croxson loans P J Groll Construction Co to erect a 6-sty bldg; 8 payments.....70,000
Bailey av, e s, 74.4 s 238th st, 40.1x85x36.7 x85. Paragon Mortgage Co loans Tessier Building Co to erect a 2-sty dwg; 6 payments12,000

Aug. 22.

36th st, Nos 35 to 39 West. Title Guarantee & Trust Co loans 37 W 36th Street Co to erect a -sty bldg; - payments.....300,000
157th st, s s, 200 e Bway, 75x99.11. Central Building Improvement & Investment Co & Realty Mortgage Co loans Sun Construction Co to erect a -sty bldg; - payments..60,000

Aug. 23.

No Building Loan Contracts filed this day.

Aug. 24.

Jane st, s s, 123.6 w Greenwich st, 69x- to W 12th st, x77x-. City Mortgage Co loans Jackson Square Realty Co to erect a 6-sty garage; 3 payments140,000

August 25.

198th st, n s, 266.11 e Jerome av, 25.10x106.5 x25x112.11. Broadway Dry Goods Co-operative Bldg & Loan Assoc loans Catherine A Driscoll to erect a - sty bldg; - payments.....7,000

August 26.

3d av, e s, 175.2 n 161st st, 50x131.9x50x129.9. Carolyn B Wright loans Leo Levinson to erect a 3-sty store; 4 payments.....10,000
Rhineland av, s e cor Muller av, 46.9x55x irreg. Richd W Horner loans Eugene Buckley to erect two 2-sty dwellings; 3 payments 6,000

145th st, s s, 157.4 w Willis av, 50x100.3x irreg. Greenwich Mortgage Co loans Benj Benenson to erect a 4-sty tenement; 10 payments 20,000

SATISFIED MECHANICS' LIENS.

Aug. 20.

Amsterdam av, n w cor 108th st. Macdonald Roofing Co agt Irving Judis Building & Construction Co et al. (Aug 12, 1902).100.50

Aug. 22.

Heath av, w s, 25 s 230th st, 125x124.10. Jno Sellitto agt Metzler Bldg & Construction Co. (Aug 2, 1910).....551.00
Same property. Chas Shapiro agt same. (Aug 9, 1910)238.00
59th st, Nos 235 to 239 East. Harry Pomrinse agt Henry Cohen et al. (May 25, 1910)385.00
19th st, No 132 East. Isidor Goodman agt Jno B Thomas et al. (Aug 18, 1910).....65.50
59th st, Nos 235 to 239 East. Wm Rosenbaum & Bro agt Henry Korn et al. (Aug 3, 1910)741.61
Broadway, s w cor 42d st. J F Blanchard Co agt Estate of Chas A Coe et al. (July 28, 1910)9,483.00

Aug. 23.

Rivington st, No 134. Saml Rosenberg agt Max Jortman et al. (July 19, 1910)....160.00
Riverside Drive, No 416. J L Harding rec'r agt Jno J Hearn Construction Co et al. (Aug 3, 1910)1,163.00
115th st, No 629 West. Isaac Osserman agt Alcazar Realty Co. (March 14, 1910).2,289.00
180th st, Nos 871 to 875 East. G Ernst agt Hoffmann-Deyerberg Construction Co et al. (Aug 16, 1910)1,705.32
Broadway, No 1465. Sneed & Co Iron Works agt Estate Chas A Coe et al. (July 28, 1910)39,352.12

Aug. 24.

Freeman st, Nos 990 to 994.....
Longfellow av, Nos 1259 & 1256.....
Cerussi Marble Works agt Longfellow Realty Corp et al. (Aug 18, 1910).....433.61

August 25.

Heath av, w s, 25 s 230th st. G B Raymond agt Metzler Bldg & Const Co et al. (Aug 2, 1910)317.80
178th st, No 592 W. Harry Smith et al agt John Glass et al. (June 1, 1910).....220.00

August 26.

Broadway, Nos 1465 & 1467. Wells & Newton Co agt estate of Chas A Coe et al. (July 28, 1910) 12,800.00
42d st, s s, whole front bet Bway & 7th av. National Fireproofing Co agt same. (July 28, 1910).....9,300.00
Broadway, No 1465. Keystone Fireproofing Co agt same. (July 28, 1910).....810.00

ATTACHMENTS.

August 19.

Vanderhaege-Wyckhuyse, Charles; Franz Kemmerich; \$450.74; P Gross.

August 20.

Chisholm, Stewart H; Crucible Steel Co of America; \$2,340.13; Coudert Bros.

August 22.

Feld, Bernard E; Edw Moyses et al; \$700; Colby & Goldbeck.
Henderson Motor Sales Co; Dunlop Taylor Motor Co; \$25,000; G M Hawes.

August 23 and 24.

No attachments filed these days.

August 25.

Thuebel, Simon H; Rogers-Pyatt Shellac Co; \$4,403.30; R W Todd.

CHATTEL MORTGAGES.

Aug. 18, 19, 20, 22, 23 and 24.

AFFECTING REAL ESTATE.

Briggs Av Realty Co. Sheridan av & 163d st. Hyman Delinsky. Fixtures, &c. 267
Hoffman-Deyerberg Con Co. N s 180th st, 70 e Mohegan av..Colonial Mantel & Refrigerator Co. Mantels, &c. 288
Kiehlner, Wm. 1060 Washington av..American Chandelier Co. Chandeliers. 66
Linck (J M) Const Co. S s 181st st, 241 e Ft Washington av..National Elevator Co. Elevators. 2,300
Linck (J M) Const Co. S s 181st st, 241 e Ft Washington av..National Elevator Co. Elevators. 2,300
Linck (J M) Const Co. S s 181st st, 141 e Fort Washington av..National Elevator Co. Elevators. 2,300
Roth Const Co. East side Tinton av, n of Westchester av..Colonial Mantel & Refrigerator Co. Refrigerators. 200
Zipkis, Const Co. Tiffany st and 163d st..Consolidated Chandelier Co. Chandeliers, Fixtures, &c. 1,900