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## DULL BUT STRONG.

THE real estate market for the year 1910 is closing dull, but strong. There is little activity, but there are no signs of liquidation. In the meantime the general and the local conditions that are responsible for the diminished activity of the past year are slowly being repaired. Unwholesome speculative extravagance was checked six months ago, and the country is gradually reaping the benefit in a declining cost of living, larger exports, smaller imports and the accumulation of capital. The process of recuperation will probably continue throughout 1911, but by the fall of the coming year the way will be cleared for another year or two of business expansion. The local real estate and building market is sharing in this process of repair and recuperation. The fall renting business has been on the whole very satisfactory—particularly in view of the overproduction of lofts and apartments. A good many tenants have been taken at concessions in rents, but if the existing demand for new living and business accommodations continues, such concessions will in all probability not be necessary in the spring. Very few new buildings will be open for rental after February 1st, and in six months the owner rather than the tenant will hold the stronger position. These remarks apply to Washington Heights as well as to the new mercantile district. By the spring also some definite decision will probably be made about the proposed Subway extensions, and this decision will stimulate local speculation. It looks as if the worst was over, and while the better time will not come suddenly, it is most certainly on the way.

## NO BIDDER.

AN ATTEMPT to sell at auction a desirable vacant plot in the best residential part of Fifth Avenue failed to obtain a bid anywhere near the figure for which the plot was purchased five years ago. Of course the poor showing made at this sale does not mean that the property is not worth any more than the price, at which it was bid in; but it does mean that Fifth Avenue residential property has not shared in the recent prosperity of Fifth Avenue business property. In spite of the steady displacement of expensive private dwellings south of 59th Street, values north of 59th Street, on the East Side, have not been rising of late years, and this is particularly the case on Fifth Avenue itself. Very few new residences have been built, and even the most desirable property has not commanded a ready sale. No doubt this condition should be in some measure traced to the fact that the accumulation of wealth has not been going on as rapidly since 1906 as it did during the previous six years. Then, too, the number of rich men from other parts of the country who come to live in New York has diminished considerably in volume. People of this class visit New York more than ever, and spend more money in the shops; but they are not so likely to take a permanent residence here. Probably the increase in land values has something to do with these facts. It costs so much to buy or build a desirable dwelling in New York that even very wealthy families have to consider the expense. But the change in the habits of living of well-to-do people also has undoubtedly a great deal to do with the smaller demand for costly residential property. They are spending a larger proportion of the year in the country; and during the few months which they pass in New York they are content with apartments in a hotel or

in a good apartment house. This tendency is likely to become more rather than less pronounced in the future; and the result will be an increased demand for expensive apartments of all kinds and a diminished demand for expensive private houses. Values on the East Side will hold firm enough, because the limits of the best residential district are so small, but it is doubtful whether they will increase very much further.

## CLEARING THE ATMOSPHERE.

THE announcement by Mr. McAdoo that his bid for the operation of the Triborough route is to be allowed to expire by limitation clears the atmosphere to a wonderful extent. It means practically that his company is not in a position to compete with the Interborough Co. for a share in the Subway business of the metropolis. If he ever expected his bid to be immediately accepted without any attempt to do better, he must have been deceiving himself. Not even New York City could afford to accept such an offer without counting the cost. There has been no answer made to the argument advanced in last week's Record and Guide, that if Mr. McAdoo's offer were accepted, the city would be rejecting competition at the moment when it was effective in order to establish it at the time when it would be ineffective. Two different corporations make bids for the privilege of operating certain additions to the city's Subway system. The fact that one of these offers provided much better means of communication than the other at very much smaller cost was not disputed. But it was alleged that the better offer should be rejected, because a monopoly would result. One of the competitors is disqualified in advance, and the city is to discriminate in favor of the other. Such a policy would be suicidal. There can be no competition in the operation of urban transit lines. If the Triborough route were built and the operative contract given to Mr. McAdoo, nine-tenths of the passengers would have to take either one route or the other. There would be for a while a certain amount of competition between the two routes for traffic between 42d St. and the financial district, and this competition might be of some benefit in keeping the service of both companies up to the mark; but within a few years the traffic would increase to such an extent that both routes would be overcrowded and competition would necessarily cease. It must be remembered, also, that the Triborough franchise would be granted, not to a man, but to a corporation, and that in the long run all corporations are much alike. Mr. McAdoo may be popular and unusually well-intentioned for the head of a public service company; but his personal popularity never constituted a serious argument in favor of the acceptance of his bid. Nobody could know how long he might remain at the head of the corporation he represents, and nobody could know whether in a few years the control of his corporation would not pass to the same individuals who control the Interborough Co. The city is now obliged to place its faith, as it should, not in the good intentions of any individual, but in a contract which gives it the most for its money and which reaps all the benefit of competitive bids, while still permitting a re-opening of the same question hereafter—provided the Interborough Co. proves to be an utterly unsatisfactory operating agent.

## COMPETITION AND DUPLICATION.

ONE of the most curious aspects of the outcry in favor of competition at any cost is the fact that it ignores the teaching of economic experts and the experience of other American cities. All the economic text books describe urban railway systems as natural monopolies; and by natural monopolies they mean an economic condition which makes competition either disastrous or ineffective. Whenever such a condition exists combination and co-operation inevitably displace competition, and the combined services are placed under public control. The most perfect example of the waste and inefficiency involved by competition in a local public service is the telephone—in which duplication of service involves the utmost inconvenience to the public and a double expense to a large number of subscribers. But an urban railway system is a hardly less perfect example of the same thing. Competition in rapid transit also means expensive duplication of service, and the payment of two fares, instead of one by a large proportion of the traveling public. For that reason the two cities in the Middle West which have most consistently fought their local street railway companies in the interest of low fares—namely, Chicago and Cleveland—both of them ended their fight, not by building an independ-



dent system, but by coming to an agreement with a corporation, to which was granted an exclusive operating contract for one particular class of service. The Subway system of Paris is operated under a similar contract. The assertion that a monopoly of this kind cannot be effectively regulated by a body with the powers of the Public Service Commis-

sion is merely a counsel of despair. Two corporations would require regulation just as much as one; and if regulation is a failure, the alternative is not competition, but municipal ownership and operation. It is very fortunate that New York City has apparently no worse alternative than to accept the Interborough Company's offer.

## NATIONAL CEMENT CONVENTION AND EXHIBITION.

Many Official Delegates from European and American Cities—Topics Discussed at Meetings of Cement Users—A Wonderful Show of Cement Products—Annual Meeting of the National Association of Manufacturers.

THE principal organizations and the foremost men in the cement industry in the United States are assembled here in New York this week, holding annual conventions and attending a great exhibition of cement products in Madison Square Garden. The National Association of Cement Users, which is holding its sessions in the concert hall of the Garden, is the parent of the Cement Show, but is not directly in charge, having assigned its privileges and duties in this respect to the Cement Products Exhibition Company, which is purely a commercial enterprise. The members of the National Association of Portland Cement Manufacturers have also been holding their annual convention here this week, meeting at the Hotel Astor.

The three events have brought together from all parts of this country and also from European countries many representatives of the various lines of work now embraced by the cement industry as a whole. The Cement Users' convention has held meetings every day during the week. This (Saturday) evening there will be an illustrated lecture on the Panama Canal, by Hon. Martin E. Madden, of Chicago. Next Monday and Tuesday there will be meetings of the Executive Board, and next Wednesday the Exhibition will close. Last Tuesday evening the National Portland Cement Manufacturers held a reception and banquet at the Hotel Astor, and on Thursday evening the National Association of Cement Users held a reception and banquet at the same place.

The presiding officer at the convention of Cement Users is Prof. Richard L. Humphrey, of Philadelphia and Washington. He has served in that position for a number of years and was re-elected on Wednesday, together with Edward D. Boyer of Catawauqua, Pa., Second Vice-President; and E. S. Larned of Boston, Third Vice-President. New officers elected at this convention are Prof. Arthur N. Talbot of the University of Illinois, First Vice-Pres., and Prof. Ira Woolson, formerly of Columbia University, and now connected with the Experiment Station of the National Board of Fire Underwriters at Chicago, who was elected Fourth Vice-President.

### OFFICIAL REPRESENTATIVES.

Present at the convention are a number of official representatives, including Logan Walter Page, director of the Office of Public Roads in the U. S. Department of Agriculture; George S. Rice, of the Bureau of Mines in the U. S. Department of the Interior; Frederick S. Newell, director of the U. S. Reclamation Service; Lieut. Frederic R. Harris, of the Bureau of Yards and Docks, U. S. N.; Alfred B. Fry, Superintendent of Repairs in the office of the Supervising Architect at Washington; Col. S. W. Roessler and Col. William M. Black, of the Corps of Engineers, U. S. A.; Capt. F. C. Boggs, General Purchasing Officer for the Panama Canal; Samuel H. Lea, State Engineer, South Dakota; Major

W. V. Judson, Engineer Commissioner, District of Columbia; Nelson P. Lewis, Chief Engineer of the Board of Estimate, New York City; Amos Schaeffer, Consulting Engineer of the Borough of the Bronx; R. Walter Creuzbauer, Consulting Engineer, representing the Borough of Brooklyn; George W. Tillson, of the Bureau of Highways, Manhattan; Louis L. Tribus, Commissioner of Public Works, Richmond Borough; L. K. Rourke, Superintendent of Streets, Boston; J. A. Hooke, Asst. Sewer Commissioner, St. Louis; George H. Webster and Henry H. Quimby, Philadelphia; N. S. Sprague, Supt. Bureau of Construction, Pittsburgh; Edward D. Preston, Inspector of Buildings, Baltimore; L. E. Farnham, City Engineer, Camden.

The foreign representatives expected are Dr. Karl Bittner and Dr. Franz Boehm, of Vienna; Dr. Otto Schott of Heidelberg, Germany; M. Bannath, Budapest, Hungary; Joseph Boreo, Neuilly, Seine, France.

### EARLY MEETINGS.

The first meeting of the week was on Monday morning when the Executive Board of the National Association of Cement Users was called to order at the Hotel Prince George, which is the official headquarters. In the afternoon of that day there were meetings of the Sectional Committees, the chairmen of which are vice-presidents of the association. The sections over which they have charge are: Building Blocks and Cement Products, Exhibition, Fireproofing, Insurance, Reinforced Concrete and Building Laws, Roadways, Sidewalks and Floors, Treatment of Concrete Surfaces. A new section will be added next year on Concrete Specifications.

The convention is thoroughly organized and the program was found to be a very extensive one. It is the custom of the Association to print the proceedings in book form, and from this source the convention derives an income, as the papers presented at the meeting and the discussions to which they give rise are considered a valuable source of information by the trade at large. The subjects discussed are mostly technical, and more scientific than is the case with any other trade society.

The first meeting in the Convention Hall was at 3 P. M. on Monday afternoon and was under the auspices of the Committee on Roadways, Sidewalks and Floors, of which C. W. Boynton of Chicago is chairman. There was a general discussion covering the preparation of materials, laying, finishing and costs.

On Monday evening there was a formal reception to the official delegates beginning at 8 o'clock, followed by the formal opening of the convention, with the largest attendance ever present at an opening session. Hon. George McAneny, President of the Borough of Manhattan, and also representing Mayor Gaynor on this occasion, delivered the address of welcome, in which he remarked upon the benefits of a society like this to the country at

large and expressed his faith that its great influence would be rightly directed. President Humphrey responded.

John A. Bense, president of the American Society of Engineers and chief engineer of the Board of Water Supply for New York City, delivered the next address, in which he spoke of the remarkable advance that had been made by concrete in a comparatively short period of years, of the large opportunities which it had brought to the engineering profession, and extended a welcome in behalf of the engineers of the city. Ross F. Tucker, in the absence of President Traillet of the Building Trades Employers' Association, extended a welcome in behalf of that association and invited the members of the convention to visit the Builders' Exchange.

### COMMITTEES.

After a short intermission committees on nominations and resolutions were appointed. The local committee on arrangements consists of Thomas M. Vinton, chairman; J. P. H. Perry, secretary; and the following sub-committees:

Reception—Ira H. Woolson, R. Baffrey, E. T. Cairns, Olaf Hoff, Horace D. Loomis, Clifford Richardson, Frank C. Wight.

Excursions—E. P. Goodrich, Alfred Craven, George C. Clarke, W. B. Fuller, Nelson P. Lewis, J. L. Pultz, J. Waldo Smith.

Banquet—J. P. H. Perry, G. E. Esher, E. B. Litchfield, R. P. Miller, Albert Moyer, B. H. Rader.

Publicity—P. Austin Tomes, W. H. Beach, J. P. Beck, F. B. Marsh, Merrill Watson.

Registration and Information—R. W. Boyd, T. H. Boorman, C. M. Chapman, C. H. Ott, Ronald Taylor.

Hotels and Transportation—F. G. Weber, E. L. Ransome, R. F. Tucker, M. M. Upson.

### EXCURSIONS.

For visitors one of the most appreciated features of the convention was the excursions. On Tuesday parties visited the Brooklyn navy yard to see the construction of Dry Dock No. 4, as well as the ships of war. On Wednesday the Fourth av subway work in Brooklyn, Thursday the Grand Central Depot, on Friday the Bush terminal, on Saturday Croton Falls Dam. Next Monday a party will visit the Ashokan Dam and on Tuesday visit parts on the Catskill Aqueduct. Other objects of interest have been the Gair and Arbucket Buildings in Brooklyn, the Brewster Building at Williamsburgh and the concrete retaining wall at St. George, S. I.

### PAPERS.

The first paper read at the convention was by Louis C. Wason, president of the Aberthaw Construction Company of Boston, on the subject of "Dustless Concrete Floors." Mr. Wason thought it was possible to get a surface of 90 per cent. stone aggregate and 10 per cent. of cement, seeing that cement of itself did not wear as well as natural stone. He said stone was the base of a dustless floor and he would



avoid the use of sand entirely. For the aggregate he would select very small particles, one-eighth inch in diameter. No more water should be used than would barely provide for troweling, and see that no flour is contained in the crushed stone. The recipe for a dustless floor was a coating of boiled linseed oil. A wash made from the silicate of soda would do the same thing.

Jerome B. Landfield, of the Hotchkiss Lock Metal Form Company, Binghamton, discussed "New Methods in Sidewalk, Curb and Gutter Construction." He said the secret of a good sidewalk is putting the top coat on fairly stiff.

The Committee on Roadways, Sidewalks and Floors reported through C. W. Boynton of Chicago, who stated that they were not yet ready to make definite recommendations.

At Tuesday's several sessions the principal papers were:

10.30 o'clock a. m.—"A Test of the Flat Slab Floor of a Reinforced Concrete Building," A. R. Lord, University of Illinois, Urbana, Ill.

"A Tentative Analysis of the Reinforced Concrete Flat Slab," Arthur N. Talbot, University of Illinois, Urbana, Ill.

"Discussion of Flat Reinforced Concrete Plates," Angus B. MacMillan, Boston, Mass.

"Analysis of Results of Load Tests on Panels of Reinforced Concrete Buildings," Emile G. Perrot, Philadelphia, Pa.

3 o'clock p. m.—"Some Methods of Measurement of Concrete Construction," Robert A. Cummings, Pittsburg, Pa.

Report of the Committee on Reinforced Concrete and Building Laws, Alfred E. Lindau, chairman.

Specifications for the Design and Construction of Reinforced Concrete Buildings, Hungarian Society of Architects and Engineers, Budapest, Hungary.

Rules Concerning Uniform Nomenclature for the Binding Materials of the Various Mortars, Hungarian Society of Architects and Engineers, Budapest, Hungary.

"The Human Element in Concrete Construction," Harry Franklin Porter, Kansas City, Mo.

8 o'clock p. m.—Annual Address by the President, Richard L. Humphrey, Philadelphia, Pa.

"The National Fire Protection Association and Its Work," William H. Merrill, Chicago, Ill.

"Some Thermal Properties of Concrete," Charles L. Norton, Massachusetts Institute of Technology, Boston, Mass.

"Some Special Uses of Concrete in Coal Mining Operations," George S. Rice, U. S. Bureau of Mines, Pittsburg, Pa.

"The Taylor Coal Breaker," R. D. Richardson, Coal Mining Department, Delaware, Lackawanna & Western Railroad, Scranton, Pa.

At Wednesday morning's meeting the secretary of the Concrete Products' Association of the State of New Jersey, spoke of the benefits to be derived through State organizations. They could not only foster trade but also improve the building laws, adjust differences between members, establish credit and institute protective features.

Second Vice-President Daniels read the report of the Executive Board. It showed over one thousand members, and explained that the Cement Products Exhibition Company's connection with the Association is purely a commercial one. The Board hoped that the deficit between annual income and expenses would be wiped out next year, and that it would not be necessary to ask again for special contributions.

On the recommendation of Cloyd M. Chapman, of Westinghouse, Church, Kerr & Co., the Executive Board was asked to arrange for the organization of a sectional committee on Concrete Specifications.

Thomas M. Vinton presented the report of the Nominating Committee on officers for the ensuing year, as noted above.

Papers were read as follows:

Use of Reinforced Concrete for Storage Bins, by James Macdonald, President Macdonald Engineering Co., Chicago, Ill.

Effect of Electrolysis on Metal Imbedded in Concrete, by Cloyd M. Chapman, Engineer in charge, Westinghouse, Church, Kerr & Co., New York, N. Y.

An Incident of Value of Concrete in Reducing the Cost of Insurance, by Emile G. Perrot, Architect, Philadelphia, Pa.

Report of the Committee on Insurance, Wm. H. Ham, Chairman.

President Humphrey, speaking to the writer, said this convention was the largest he had ever known of in the cement industry, but that on account of the many

attractions of the city members are attending only such parts of the convention proceedings as they are most interested in. In almost any other city the sessions would be more generally attended, but even here the attendance has averaged two hundred for each meeting. Mr. Humphrey further said that the papers read were of a very high order, technically considered, and when published in the official proceedings would constitute a collection of priceless value to the industry.

On Wednesday evening in the convention hall a paper was read by Seth A. Moulton of Portland, Me., on "Some Construction Problems in the Aziscohoses Concrete Dam," which was illustrated with the stereopticon. H. M. Cryder of St. Louis discussed the "Preparation and Handling of Concrete," and G. L. Prentiss, vice-president of the Parsons Manufacturing Company of this city delivered an illustrated lecture on the "Use of Compressed Air in the Handling of Mortar and Concrete."

The principal items in the program for Thursday and Friday were these:

#### THURSDAY, DEC. 15.

9 a. m.—Meeting of the Section on Specifications for Cement Products. Discussion on the Manufacture, Curing, Cost, etc., of Cement Hollow Building Blocks, Architectural Concrete Blocks, Fence Posts, Drain Tile and Pipe.

10.30 a. m.—Report of the Committee on Specifications for Cement Products. P. S. Hudson, Chairman. (a) Proposed Standard Specifications for Architectural Concrete Blocks. (b) Proposed Standard Specifications for Plain Concrete Drain Tile.

8 p. m.—Reception and banquet.

#### FRIDAY, DEC. 16.

9 a. m.—Meeting of Section on Treatment of Concrete Surfaces. Topical discussion on the artistic treatment of concrete surfaces of various kinds.

10.30 a. m.—Report of Committee on Exterior Treatment on Concrete Surfaces. L. C. Wason, Chairman.

"Comparative Cost and Maintenance of Various Types of Building Construction."—J. P. H. Perry, Turner Construction Co., New York, N. Y.

8 p. m.—"The Hudson Memorial Bridge."—Wm. H. Burr, Professor of Civil Engineering, Columbia University, New York, N. Y.

"The Use of Reinforced Concrete for Hospitals and Similar Structures."—R. A. McCullough, Chief Engineer for Raymond F. Almirall, New York, N. Y.

"Advantages of Reinforced Concrete for Farm Buildings."—Alfred Hopkins, Architect, New York, N. Y.

#### Silent Toast to Maxwell.

At the banquet of the National Association of Cement Users at the Hotel Astor on Thursday evening, a silent toast was drunk to the memory of J. Rogers Maxwell.

Dr. Karl Bittner, from Vienna, delivered an address in German on "International Technical Co-Operation," which was translated by the President of the Association, Prof. Richard L. Humphrey. Songs were sung from a text-book especially compiled. The number present was 360.

Robert W. Lesley, of Philadelphia, vice-president of the American Society for Testing Materials, was the toastmaster. The president of the Board of Aldermen, John Purroy Mitchel, responded to the toast "New York City and Concrete." "Concrete and Better Housing for the Poor" was the theme assigned to Robt. W. de Forest, president of the Art Commission. John Carrère, of Carrère & Hastings, spoke of the "Architect and Concrete." Benjamin B. Traitel, president of the Building Trades Employers' Association responded to the toast "The Building Interests of the City." Charles Batell Loomis and John R. Morron, president of the Atlas Portland Cement Company, were the concluding speakers.

#### The President's Annual Address.

The President of the National Association of Cement Users, Richard L. Humphrey, in his annual address at the con-

vention on Tuesday evening, discussed the important matter of conflagration hazards in the large cities of this country, briefly touching upon the striking statistics covering these losses; calling attention to the fact that the fire in San Francisco resulted in a loss greater than the total profits of all insurance companies for the previous twenty years. Also called attention to the fact that a conflagration of the type that visited Baltimore and San Francisco on the lower end of Manhattan Island, south of 14th st, would produce a loss which would bankrupt all the insurance companies of this country. The speaker stated that these enormous direct losses by fire, together with the annual tax made necessary through the maintenance of fire protection service, an increased supply of water, in many cases a high pressure service, were entirely preventable.

Besides the enormous drain of our natural resources which was required to replace the structures thus destroyed was a field of conservation that should receive as much attention as the conservation of our coal, timber and other natural supplies. It is immaterial in what form these natural supplies were destroyed; whether as a raw material or a finished product; the result was the same—a loss in the total of these resources.

The speaker was of the opinion that while the enormous per capita losses in this country were largely the result of the use of timber and other inflammable materials, nevertheless it was also largely the result of public indifference, which was only aroused after a great catastrophe such as have visited this country all too frequently within the last few years. He believed that the story told by great conflagrations such as the Chicago, Baltimore and San Francisco fires could not be too often repeated, and that every one interested in this subject should continually drive this lesson home, to the end that the public could be so educated and aroused to action that laws be enacted and remedies applied to effectively prevent such losses.

The speaker, by means of a stereopticon, illustrated common fallacies in the method of fireproofing, showing the utter worthlessness of much of the material which is commonly used for such purposes, and indicated the types of construction which did really offer the maximum of resistance to fire.

The question of exposures was discussed and the necessity of confining the fire to the point of origin in the building, and of preventing the spread of fire to the adjacent building, through the use of proper fire barriers was clearly shown, and the behavior of buildings thus protected was also illustrated.

The question of fire tests of single panels of a floor system, which is made use of, was discussed, and it was pointed out that this, while furnishing information of value, did not furnish the information which was really necessary since the expansion of a large area of the floor of the building, during a fire of great intensity and heat, would cause an expansion which would exert an enormous force on the structure, since the free expansion of the floor slab and other members was resisted by the surrounding material; it was the study of this expansion that was desirable in determining the value of various fireproofing materials and systems of fireproofing.

The speaker also touched upon the necessity of dividing up the floor area by means of fire walls, so that the fire could be confined to the point of origin, and its spread throughout the structure prevented. The numerous detailed methods of protecting girders, columns and other parts of a structure from fire were clearly shown, and the defects in most of these methods pointed out.



## THE EXHIBITION.

At 8 o'clock on Wednesday evening the doors to the Garden were thrown open for the biggest cement products show that has ever been held. The managers are the Cement Products Exposition Co., in which the stockholders are all Western men, and most of them cement manufacturers. The head of the company is Edward M. Hagar, of the Universal Portland Cement Company. At nine o'clock the crowd was dense, and the attendance has since been constantly large.

There is the show to view and the convention hall in which to hear lectures—morning, afternoon and night. There are also many places of entertainment outside of the show to which the members of the convention are invited by the local cement, engineering and building interests. The exposition company had doubts as to the success of a show in New York, we are told, and have been agreeably surprised. There is a great deal to interest the public, for one reason because the element of novelty is present.

The booths are arranged in six lines on the main floor, separated longitudinally by a series of cement stucco piers, each ten feet high and surmounted by three electric light globes. Between the piers are signboards each bearing the name of the exhibitor in raised letters as if chiseled out of stone. In the balconies are other lines of booths. Standing at the head of each colonnade near the entrance on the main floor is a beautiful statute made of cement. The show is singularly true to name. Even some lines very closely allied to cement were barred.

The number of exhibitors catalogued is about 175, from the north, east and south and from as far west as the Mississippi. The display exceeds anything of the kind ever before collected. Foremost among the exhibitors are the cement manufacturers, and the Atlas, Alsen, Alpha, Allentown, American, Edison, Knickerbocker, Lawrence, Pennsylvania, Sandusky, Universal, Virginia and Vulcanite companies are represented.

There are also represented such metropolitan houses as Toch Brothers, paints; Barrett Manufacturing Company, Erkins Studios, Raymond Concrete Pile Co., Ransome Concrete Co., Aberdeen Co., American Cement Tile Co., American Sawmill Machinery Co., Barron & Cole, Blanchite Paint Co., Buebendorf Bros., Clinton Wire Cloth Co., Colwell & Smith, Concrete Products Co., Concrete-Steel Co., Crown Point Spar Co., Charles Dietrichs, Frank B. Gilbreth, Hall Concrete House Co., John W. Higman Co., H. C. Horn, Benj. A. Howes, R. W. Hunt & Co., Kent Mill Co., Keystone Varnish Co., Lock Joint Pipe Co., McArthur Concrete Pile and Foundation Co., Marbolith Stone Co., Clifford L. Miller & Co., Minwax Co., Nugget Polish Co., Obelisk Waterproofing Co., Quener Dry Crusher Co., Richardson Scale Co., Richardson & Boynton Co., F. L. Smith & Co., Standard Scale & Supply Co., Steubner Iron Works, Studebaker Bros. Co., Tucker & Bertin, Turner Construction Co., Universal Unit System, W. B. Voight, Warner & Haviland, The Waterproofing Co., Zibell Damp Resisting Paint Co.

Among the exhibitors from other cities are:

American Mason Safety Tread Co., Boston; American Steel & Wire Co., Chicago; Ashland Steel Range & Mfg. Co., Ashland, O.; Anchor Concrete Stone Co., Rock Rapids, Ia.; Art Stone Co., Waynesboro, Pa.; Arrow-smith Concrete Tool Co., Arrowsmith, Ill.; Blanc Stainless Cement Co., Allentown, Pa.; Blaw Collapsible Steel Centering Co., Pittsburgh, Pa.; Harold L. Bond Co., Boston; Briggs Labor Saving Specialty Co., Waterloo, Ia.; Brown Hoisting Machinery Co., Cleveland; Samuel Cabot, Inc., Boston; Chain Belt Co., Milwaukee; John G. Clough, Quincy, Ill.; Cement Machinery Co., Jackson, Mich.; Cement Tile Machinery Co., Waterloo,

Ia.; Ceresit Waterproofing Co., Chicago; Concrete Engineering, Cleveland; Concrete Products Manufacturers' Assn., Newark, N. J.; Corrugated Bar Co., St. Louis, Mo.; Cropp Concrete Machinery Co., 84 La Salle st., Chicago; Detroit Steel Products Co., Detroit; Dexter Bros. Co., Boston; Elite Manufacturing Co., Ashland, O.; Eureka Machine Co., Lansing, Mich.; J. B. Foote Foundry Co., Fredericktown, O.; Samuel H. French & Co., Philadelphia; The Gearless Co., 17 N. Main st., Gloversville, N. Y.; General Fireproofing Co., Youngstown; Graphite Elastic Cement Roofing Co., Cleveland; Hayden Automatic Block Machine Co., Columbus, O.; Hill Clutch Co., Cleveland; Hobbs Concrete Machinery Co., Detroit, Mich.; Hotchkiss Lock Metal Form Co., Binghamton, N. Y.; Ideal Concrete Machinery Co., South Bend, Ind.; Jeffrey Mfg. Co., Columbus, O.; W. B. Jones Streater Boiler Works, Streater, Ill.; Kelley Island Lime & Transport Co., Cleveland; Kenicott Co., 602 Corn Exchange Bank Bldg., Chicago; Kent Machine Co., Kent, O.; Knickerbocker Co., Jackson, Mich.; Koehring Machine Co., Milwaukee; Kramer Automatic Tamper Co., Peoria, Ill.; La Grange Specialty Co., La Grange, Ind.; Link Belt Co., 39th and Stewart av., Chicago; Luck Cement Post Mould Co., Aurora, Ill.; Marsh-Capron Mfg. Co., Chicago; McElroy & Shepard, White-stone, L. I.; Alexander Milburn Co., Baltimore; Milwaukee Concrete Mixer & Machinery Co., Milwaukee, Wis.; Monument Plaster Co., Newark, N. J.; Milton Dana Morrill, Washington, D. C.; Municipal Engineering & Contracting Co., Chicago; National Mixer Co., 400 Powers Bldg., Rochester, N. Y.; New Process Stone Co., 117 Ostranda av., Syracuse, N. Y.; Norwalk Vault Co., Norwalk, O.; Ohio Post Mold Co., Nicholas Bldg., Toledo, O.; Ottawa Silica Co., Ottawa, Ill.; Peerless Brick Machine Co., Minneapolis, Minn.; Pennsylvania Crusher Co., Philadelphia; Pfeiffer Bros., Kaiserlautern, Germany; Pittsburg Steel Products Co., Pittsburg, D. & A. Post Mold Co., Three Rivers, Mich.; Raber & Long Mfg. Co., Kendallville, Ind.; Reichert Mfg. Co., Milwaukee, Wis.; Rickman Cement & Construction Co., Revel-stoke, B. C., Can.; Sagen Bros., 2053 Racine av., Chicago; Simpson Cement Mold Co., Columbus, O.; B. D. Smith, Mt. Healthy, O.; F. P. Smith Wire & Iron Works, 100 Lake st., Chicago; T. L. Smith Co., Chicago; Somers Bros., Urbana, Ill.; Standard Paving Co., Newark, N. J.; Sterrit-Thomas Foundry Co., Pittsburgh, Pa.; Stocker Concrete Material Washer Co., Highland, Ill.; Sturtevant Mill Co., Boston; Taylor Iron & Steel Co., Highbridge, N. J.; Toledo Wheelbarrow Co., Toledo, O.; Trussed Concrete Steel Co., Detroit, Mich.; United Concrete Machine Co., Columbus, O.; Universal Unit System, 132 Nassau st., N. Y. City; Virginia Waterproofing Corp., Norfolk, Va.; Wadsworth-Howland & Co., Boston, Mass.; Chas. Warner Co., Wilmington, Del.; Waterloo Cement Machinery Corp., Waterloo, Ia.; C. S. Wert, Kendallville, Ind.; W. H. Wilcox Co., Binghamton, N. Y.; Zeiser Bros., Berwick, Pa.

The exhibit of the Edison Portland Cement Company, occupying a space equal to several booths, represents the front of a bungalow, which has a wall of stucco and a roof of red tiles. The court in front of the house is paved with

large red and black quarry tile. Vines climb over the house and there are rustic and stone seats. It is a very picturesque scene. Mr. Mallory, the vice-president of the Edison Portland Cement Company, is much interested in the convention. Right opposite the Edison Company the Lawrence Portland Cement Co., which manufactures the famous Dragon Cement, has a booth of double size, which has for its background a beautiful architectural panel in concrete. It bears the dates 1832 and 1910, for the company had its beginning long before the era of Portland cement. Its first works were in the Rosendale district.

The Vulcanite Portland Cement Company has an unusual display consisting in part of a score of framed panels to show different ways of finishing concrete surfaces, especially by scrubbing with a stiff brush and water before the concrete becomes too hard. It is plain from these samples that very beautiful effects can be obtained by using different colors and materials in the aggregate. Two beautiful lawn vases illustrate this work. Mr. Albert Moyer, of the company, recently built a beautiful residence for himself at Orange entirely of concrete.

One of the sights of the show is a model of the Edison poured cement house, with separate pieces showing details full size. Every one admires—and wonders when such homes will begin to come into general use.

The Building Trades Employers' Association shows stereopticon pictures of the permanent exhibits at the Builders' Exchange. Benjamin A. Howes exhibits the model of a country house built of reinforced concrete. A sceneograph of "Plant No. 5" is the central feature of the Universal Cement Company's exhibit.

The Alsen Portland displays lawn statuary and bags and barrels of Alsen's American and German brands.

The American Steel and Wire Company displays a huge illuminated painting of the steel frame of a skyscraper building. Also a large reinforced concrete floor slab and samples of its reinforcement.

A number of firms show metal forms of different kinds—for posts, fences, house-walls. By the use of these forms the building of a substantial fence, for example, becomes a simple and inexpensive operation. The Waterproofing Company, of 136 East 36th st, demonstrates the use of hydrolithic cement. The Concrete Products Company exploits the new building block, concrete hollow tile.

## THE MANUFACTURERS' CONVENTION.

OFFICERS were elected and trade conditions were canvassed at the annual meeting of the Association of American Portland Cement Manufacturers which adjourned on Wednesday afternoon at the Hotel Astor until the second Tuesday and Wednesday in June, in some Western city to be named later.

Edward M. Hagar, President of the Universal Portland Cement Company of Pittsburgh, was elected president to succeed W. S. Mallory, of the Edison Portland Cement Company. Mr. Mallory was elected vice-president, John B. Lober, of the Vulcanite Portland Cement Company, was elected Treasurer, and Percy H. Wilson, Secretary of the association, will not only continue to serve in that capacity but appreciation of his services was evidenced in a generous increase in salary.

Ernest R. Ackerman, President of the Lawrence Portland Cement Company, George S. Bartlett, of the Marquet Company, Chicago; A. H. Craney, Jr., of the Union Sand and Material Company of

St. Louis; Bethune Duffield, of the Wabash Portland Cement Company, T. Henry Dumary, of the Heldenberg, N. Y. Portland Cement Company, R. W. Kelley, R. W. Lesley, Conrad Miller, of the Dexter Company; John R. Morron, of the Atlas Portland Cement Company, S. B. Newberry, of the Sandusky Portland Cement Company, George E. Nicholson and C. H. Zehader were elected members of the Executive Committee.

The death of J. Rogers Maxwell was the subject of a resolution voicing the regret of the members of the association.

President Hagar at the close of the convention gave an exclusive interview to the Record and Guide in which he spoke of the future of the cement industry and referred incidentally to the entrance of J. P. Morgan & Company into the Portland cement field. It follows:

"We have just closed one of the most successful meetings our association has ever held, and I believe that all the delegates will return to their respective



districts with a more pronounced feeling of optimism regarding the business future.

"The Portland cement industry is just entering upon the period of its greatest prosperity. It is branching out to meet the requirements of the small user, that is to say, the farmer; and the greatest agency in this development is the policy adopted and endorsed by this meeting, of indirect advertising. By that I mean, the publication of booklets, which the Record and Guide frequently reviews, showing the novice how Portland cement may profitably be used. Some idea of the extent of this campaign may be gathered by the fact that we have appropriated \$120,000 to carry on this work next year and of this sum only \$10,000 will be expended by the association in direct advertising.

"You will see that our campaign is a broad one when I say to you that of all the \$120,000 spent last year not one company was individually interested. The benefits were derived by all. Booklets are sent out to all members and the only reference to the company distributing them contained in them is the name of the issuing company in small type upon the cover announcing that it issued the brochure."

"Have you anything to say about the entrance into the Portland Cement industry of J. P. Morgan & Company," Mr. Hagar was asked.

"Only this: the Atlas Portland Cement Company has been reinstated into full membership in the association and John R. Morron of that company has been elected to the Executive Committee and promises to be an active member of it."

#### DETAILS OF THE CONVENTION.

One hundred and fifteen delegates attended the convention, which represents 95 per cent. of its membership. It opened with a meeting of the executive committee in the conference room on the eighth floor of the Hotel Astor at 8.10, Monday night. At that time matters pertaining to the welfare of the organization were discussed and the final touches were put to the convention arrangements. In the meantime delegates from all parts of the country were assembling, and on Tuesday morning the business meeting was held at 10 a. m. with practically a full roll call present. William S. Mallory opened the meeting, which proceeded with the reports of officers and committees. These reports showed that the association was in a strong financial condition and that broad-minded harmony prevailed among the membership.

After luncheon the remainder of the day was spent at the Cement Products Exhibition at Madison Square Garden by some of the delegates, while others attended the afternoon session of the Cement Users' Convention in the Madison Square concert hall, where papers were read by various authorities followed by discussions.

The following day, Wednesday, the poll of the election of officers was taken and reorganization was effected. Then followed an open meeting at which papers were read on the following subjects by these members:

Robert W. Lesley, on "A Summary of the Proceedings of the German Portland Cement Manufacturers' Association"; Edwin C. Eckel, on "A Comparison of the Portland Cement Industry with the Manufacture of Pig Iron"; by J. D. Kenyon, on "Salesmanship"; and by Oscar Pfeiffer, on "The Use and Results of the Air Separator as Applied to Cement."

During the afternoon stereopticon lectures were given, illustrating the growth of the cement industry and the results accruing from the indirect advertising campaign, as well as processes of manu-

facture. This was followed by a conference of the executive committee and adjournment followed at 5 o'clock.

#### THE SOCIAL SIDE OF THE CONVENTION.

The social side of these conventions make them popular. This meeting was no exception to the rule. The chief feature aside from the business sessions was the banquet held in the ballroom on Tuesday night. The tables were decorated with holly and red ribbon, suggestive of the season and President Hagar presided, as toastmaster. Speeches were made by Messrs. Hagar, Mallory, Lober, Morron, Bartlett, Newbury and J. W. Cottrell, formerly a Catskill, N. Y., cement manufacturer, now retired, who was an invited guest. Some of the speeches were in a serious and others were in a humorous vein. During the course of his remarks President Hagar referred to the exhibition at Madison Square Garden during which he said:

"No better illustration of the splendid harmony and cooperation that exists among producers could be gained than by stating that although this year witnesses the first cement show ever held in New York, not one man backing that enterprise is an Eastern manufacturer, yet all sections have given it first class support. The nearest company to the Eastern district is the Universal Portland Cement Company which is 500 miles away from New York and the others are more than a thousand miles away. It shows that the cement industry is keen on taking advantage of every opportunity of making the use of Portland Cement universal and the extent to which some companies want to show the many uses to which Portland cement can be put, was seen at a glance by all of us who went there."

Something of a surprise was the presentation to former President Mallory of a silver vase and platter by R. W. Lesley on behalf of the delegates. Mr. Mallory was taken completely unawares and he thanked the delegates for the honor. Hardly had he finished speaking when T. Henry Dumary presented him with a volume bound in morocco containing all the letters of appreciation sent him by the companies comprising the membership of the association thanking him for his services as President.

The full list of delegates at the convention follows:

H. W. Barrett, W. E. Calkins, W. R. Corbett, A. L. Beck, J. A. Meyers, J. W. Shove, G. W. Hackett, T. A. Courtney, H. Struckman, G. F. Bayle, A. W. Paize, D. McCool, G. H. Dumary, E. R. Ackerman, George E. Nicholson, A. H. Craney, Jr., George S. Bartlett, W. S. Mallory, E. M. Hagar, J. B. Lober, J. R. Morron, C. H. Zehnder, Bethune Duffield, R. W. Lesley, S. B. Newberry, E. C. Eckel, J. W. Kittrell, W. H. Harding, C. H. Robinson, Harry B. Warner, W. W. Bayle, T. C. Printy.

J. B. Johns, E. Meyer, J. H. Love, J. Warner, S. Y. Heebner, B. J. Weil, J. C. Dettweller, E. E. Champion, G. Williams, George W. DeSmet, A. E. Stanger, C. H. Harche, J. Miller, J. W. Fuller, C. G. Stratton, W. B. Newberry, T. H. Dunsmore, R. S. Weaver, F. A. Walter, T. S. Young, W. B. Kugler, N. D. Fraser, J. U. C. McDaniel, W. R. Dunn, T. G. Barr, W. D. Lober, W. H. Wing, Albert Moyer, Maurice Metcalf, Percy H. Wilson, A. B. Sinclair, F. W. Kelley, J. F. Bush, Adam Beck, W. A. Holman, J. P. Beck, W. King, R. E. Griffith, J. Brobston, W. N. Beach, J. W. Acker.

H. S. Hartsell, S. C. Hawk, R. J. Hawn, H. M. Fetter, J. C. Ford, R. R. Bonner, J. A. Miller, R. E. Bonner, W. H. Hartwell, J. C. Van Doorn, L. G. Sprague, A. W. Nash, J. R. Hanahan, A. Bates, W. M. Kinney, Amos Kendall, P. Berry, B. H. Rader, O. G. Johnson, L. V. Clark, F. W.

Douglas, J. W. Alker, W. Dickinson, C. H. Breerwood, F. J. Twombly, G. Wilson, L. R. Ferguson, R. W. Hillis, C. H. Ramsey, B. E. Allison, F. Stager, B. F. Affleck and Charles Camm.

#### STATE PRISON BIDS.

##### An Explanation from the Architect—Why Potsdam Stone Was Specified.

Bids for constructing the new State Prison at Wingdale, Dutchess County, were opened on Thursday, December 15.

Five bids were received by the State Prison Commission at Albany. The commission is allowed to expend \$2,200,000 for constructing the new prison, or so much as it deems necessary. The P. J. Carlin Construction Company, of New York, put in the lowest bid, which was \$2,894,000 for the entire prison and \$698,000 for deductions as provided in the specifications, which eliminated a group of buildings, including the warden's house, chapel, recreation building, south industrial shop, storehouse and condemned and punishment cells. With the deductions the bid is within the amount provided by law. The company agrees to complete the contract by August 30, 1913.

The other bidders were:

John T. Brady & Co., New York, \$3,447,047; deductions, \$643,110; complete work in two years and six months.

The Hudson Valley Construction Company, Troy, \$3,340,126; deductions, \$646,128; complete work in two years and six months.

The R. T. Ford Company, Rochester; \$3,670,000; deductions, \$700,000; complete work by November 1, 1913.

Thomas J. Dwyer, New York; \$4,100,000; deductions, \$491,000; complete work November 1, 1913.

The State Commission was served with an order restraining it from opening the bids or awarding the contract. The order was issued by Supreme Court Justice Betts, but was received after the bids had been formally opened.

Replying to some criticisms in certain New York papers in regard to the specification of Potsdam stone instead of Indiana limestone for the stone trimming in the new State Prison, William J. Beardsley, the architect, in a public statement issued last Saturday through the Poughkeepsie Eagle, stated that the Potsdam stone was selected because its red color would match the brick that had been selected. Mr. Beardsley added:

"In every case, we have called for a certain material or its equal. We necessarily must have a standard. That's why we used 'Potsdam' as the example for the stone trimming. It is a red stone to match the brick. Here are two other specimens of stone (taking two from a shelf and laying them on a big block of Potsdam). If the figures are right, either of these will be near enough in color and texture. Senator Merritt is at the head of the Potsdam company, the bid of his company will get the same consideration as anybody else's. Here is Indiana limestone. You can see it is a much lighter stone in color and not like this.

"When the Bear Mountain site was abandoned and the Wingdale site selected in June, it meant that we had to revise the plans to the new grades, make new borings and practically do most of the work all over. I know we have worked ourselves pretty near to death to get the plans and specifications ready. This was not accomplished until November 11, when the commission invited bids.

"I have nothing to do with the letting of the contract. In regard to the complaint that the bond required for the contractors is too high, \$1,000,000 for a job as big as this one is all right."



# VENTILATION LAW AROUSES BIG INTERESTS.

Commissioner Williams Attends Conference on Proposed New Bills—Split Likely on Standards and Responsibility.

THE latest development in the Record and Guide's campaign to arouse the real estate interests of this city to action in defence of their interests in the matter of future legislation applying to factory, loft building and store ventilation is the appointment of a committee by Prof. Henry R. Seager, president of the New York Branch of the American Association for Labor Legislation, to draft another new bill.

This may be considered a signal achievement in favor of the building owner. It is the result of the first general conference on this subject, at which were present representatives of loft and factory specialists, real estate owners and tenants of factories and loft buildings, ventilating experts, the Department of Labor, scientific bodies, attorneys for large estates and philanthropic societies and the Realty League. The meeting was held in the rooms of the American Association for Labor Legislation in the Metropolitan Tower on Wednesday night.

After a two-hour discussion adjournment was taken until 8 o'clock next Wednesday evening at the same place. In the meantime D. D. Kimball, chairman of the special committee of the American Society of Heating and Ventilating Engineers; A. R. Bastine, a member of the firm of Webster B. Mabie & Co., loft building and industrial building specialists; P. Tecumseh Sherman, former Commissioner of Labor, and Commissioner John Williams of the Department of Labor, will draw up another tentative act embodying all the best features of the three bills now in existence and endeavor so to amend it as to conform to the views of all the interested parties as to what the standards of purity, source of responsibility and extent of executive discretion should be.

The following day, Thursday, Miss Crystal Eastman, secretary of the American Association for Labor Legislation, conferred with Governor-elect Dix. When inquiry was made at her office as to whether the subject of ventilation legislation was discussed, Miss Eastman sent word out that only "matters pertaining to Commission business were taken up."

The meeting on Wednesday night was executive in character. It was thoroughly representative and a spirit of co-operation generally prevailed. The representative of the Consumers League disagreed with the Commissioner of Labor regarding the question of responsibility of installation and maintenance and the latter took a more pronounced view regarding the quality standard; that is, the carbon dioxide gas method of computing whether proper and sufficient ventilation is being supplied. The attitude of the ventilating engineers, who were represented by D. D. Kimball and W. W. Macon, was that of co-operation upon every point but that of standards of purity. The attitude of the realty interests was that consistent with non-oppressive legislation.

A. R. Conkling, President of the Realty League, gave this statement exclusively to the Record and Guide:

"Under the auspices of the American Association for Labor Legislation, of which Professor Henry R. Seager is president, and Miss Crystal Eastman is secretary; a conference was held on Wednesday evening at 8 o'clock in the Association's offices. Two hours were spent in discussing the bills. It now seems as if this clause would be inserted in all leases hereafter, as a result of this and other meetings that will be held later: 'The tenant hereby agrees to conform and to comply with all the requirements of

the State Commissioner of Labor or the State Factory Inspector.'

"Of course, the chief bill up for discussion was the Commissioner's bill which was before the Committee on Labor and Industries at the last session of the Legislature, which bill is officially known as the 'Phillips Act.' (Assembly, Sec. 86.) The provisions of the other two bills were talked over and it was apparent that we will not be able to agree upon the question of standards.

"During the discussion it was brought out that there are 51,000 factory buildings in New York City and the department employs only 51 inspectors. It is obvious that ventilating authorities are needed among those inspectors, but that matter was temporarily passed over for other more important subjects.

"It seems that there is little chance of avoiding a split on two important features of the law; that of standards and whether the owner or the occupier shall be responsible for the installation and maintenance of the ventilating equipment.

"The realty interests hope to have the speaker of the next House see his way clear to have a lawyer appointed a member of the Committee on Labor and Industries at the next session and on this the real estate interests base their hope of avoiding inimical legislation.

## CO-OPERATION OF ALL IS NEEDED.

"We need the united support of every real estate owner in New York City. This, of course, is not a political question, but when the final test comes we want the city to rally against the country manufacturer, where factory owners are not required to go to such great expense in ventilating.

"The Realty League and other real estate interests feel encouraged with the results so far obtained, but more enthusiastic interest in this matter on the part of real estate men and owners in general would help a great deal more.

"The Realty League must not be misunderstood in its present attitude. It recognizes that ventilation in factories and loft buildings is a necessity. The League is ready and willing to meet the Labor Department authorities half way, but it most strenuously objects to oppression or anything that savors of oppression.

"This is the age of patents. About 20,000 patents a year are granted. These patents include fire-escapes, elevator clutches, window fasteners and operators and ventilating equipments. When a man gets out a patent for a new device that can be used on a building, the first thing he does is to go to the Department of Buildings or the Tenement House Department and endeavor to get official approval of his device. The next thing is to interest some philanthropic body to agitate for legislation making its installation compulsory. Something along this process was tried out several years ago in the case of a safety clutch for elevators. This device was made in New Jersey for \$75. Its installation was made compulsory at a cost of \$500. It took a long fight to kill this act, but after much money was spent such results were accomplished.

"Window ventilation affords the same opportunities, except that there is a greater menace that confronts the realty owner.

"Section 1554A of the city charter prohibits public departments from making the installation of any patented device for use in building equipment compulsory without competition. Now, then, if a new law is put into force, what is to prevent

the factory inspector from ruling, by non-endorsement of a ventilating device or disapproval of plans, in favor of certain patented systems or ventilating equipments?

"For instance: A's machine may be patented and have the approval of the department. B may have a machine just as good but for some reason outside of the pale of the inspector's O. K. Now, what is to prevent the inspector from refusing to approve B's system, thus leaving A's the only one that can be installed?

"The only way to get action is to fix a standard within the reach of every reputable ventilating equipment company. In a large city it is impossible to get perfect living conditions inside of a factory workroom. Therefore, let us strive to get the best results without making this legislation burdensome upon the owner, the tenant and the little as well as the big ventilating companies or the Department of Labor. This is the kind of law we ought to have, and this is what the Realty League is striving for.

"Here is another point: The law should contain this clause, 'Hereafter erected,' so that it will not prove a burden upon the owners of factories already tenanted. Three per cent. is about all the owner of a factory of the garment work type can hope for on its investment; that is, an old-fashioned East Side building, 75 feet high, in the section bounded by Chambers, Broadway, Walker st, West Broadway and 5th st, which includes the high-pressure district.

"Four per cent. is above the average, and when additional burdens like those proposed in this ventilation proposition are laid upon the owner whose factory represents a life time of saving he finds himself with a losing investment on his hands. Even though he does not have to install the equipment, the additional heat he will have to supply, alone could eat up his margin.

"Therefore, I urge very conservative action in this matter. Let us not make the mistake of rushing into this movement blindly, but rather look upon all sides with impartiality and consideration."

## ALL INTERESTS FEEL ENCOURAGED.

All the interests concerned in this movement seem to feel encouraged by the results of the meeting. Speaking for Miss Eastman, the assistant secretary, Mrs. Ida B. Hiltz, of the New York Branch of the American Association for Labor Legislation, said:

"We believe that the result of these meetings will be a bill that will be a great improvement over the present one. Of course, only a start has been made, but the spirit of all concerned seems to be that of meeting each other half way, and when we have that feeling, good is bound to result."

D. D. Kimball said: "I feel very much encouraged over the outlook and especially at the conciliatory attitude of all the various interests represented at the meeting."

A. R. Bastine, member of the firm of Webster B. Mabie & Co., said: "Both Mr. Mabie and myself are very much encouraged over the outlook. Something now seems certain of accomplishment that will be fair to the real estate owner. We have been sending out letters to real estate men inviting them to take action in this matter. I wish the Record and Guide would urge every person who received the letter from us relative to this matter would write us a letter in reply. Some have done this, but if I could go into committee next week with 500 letters, from real estate owners and their representa-



tives, stating whether they think the owner or the tenant should be answerable for installation and maintenance to the Department of Labor, my words would have the reinforcement of all realty interests. I would urge every real estate man to attend to this matter immediately, or get into communication with me by phone or in person."

**A CLUBHOUSE PLANNED.**

**For the New England Society—A Building Committee Appointed.**

The annual meeting of the New England Society of the City of New York disclosed the fact that the Society will soon have a magnificent building of its own on Manhattan Island. One hundred and five years have elapsed since the inception of this organization, during which period the Society has been without a home.

At an annual meeting the Society elected the following committee to consider the whole question of providing a suitable home and to report to the Society: Austin B. Fletcher, J. Pierpont Morgan, General Thos. H. Hubbard, Chas. C. Burke.

Mr. Austin B. Fletcher, a former president, on the occasion of the annual meeting in 1906, said that notwithstanding the fact that there seemed to be no satisfactory way of stopping the growth of the treasury which then contained \$150,000, the Society was entirely without a home and dependent on the courtesy and friendliness of another organization, even for a place to receive its mail.

The plans for the new building which have been prepared by William Welles Bosworth, architect, of 527 5th av, and a member of the New England Society, contemplate a monumental fireproof structure with a frontage of about seventy-five feet. The street front will be faced with granite, marble and limestone, and the sides, rear and court walls will be finished with face brick. The site will be in the immediate neighborhood of the Plaza Hotel at 59th st and 5th av.

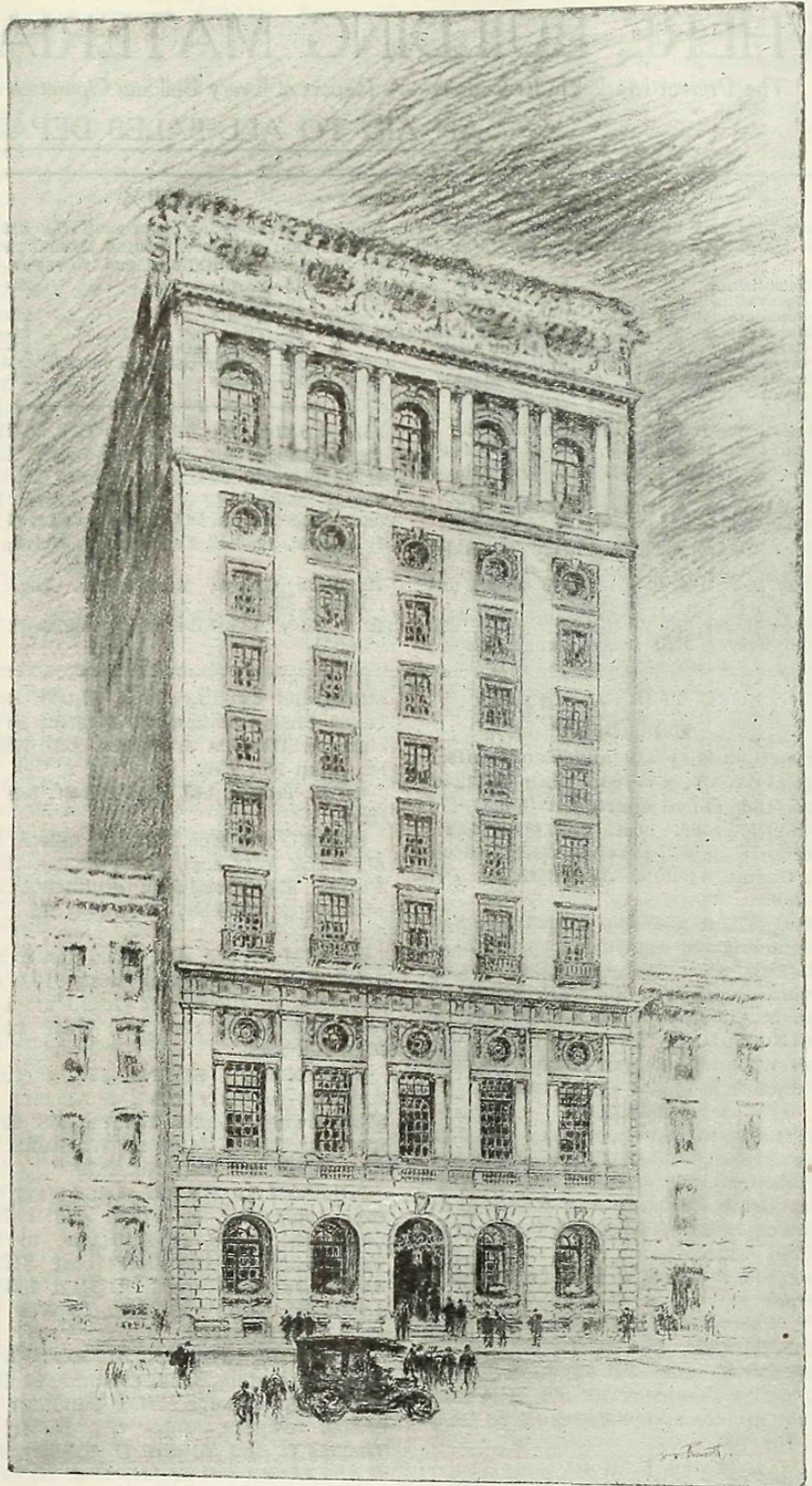
The character of the building clearly shows its purpose. At the level of the street is a broad loggia extending across the front of the building with arched openings on the street side, through which access is gained to the vestibule and to the ladies' and men's reception rooms. The first story is heavily rusticated over which there is a pilaster treatment running through practically two stories.

The architectural motif of the first and second stories form a base for the entire design, the shaft of which is relatively plain, being made up of six stories, simply treated. As seen in the architect's drawings, the floor for the New England State Societies is marked by a series of balconies. The entire structure is crowned with a colonnade and open loggia on the dining-room story. The street end of the roof is devoted to the purpose of a roof garden with serving rooms and accessories.

The principal feature of the entrance floor is a magnificent Hall of Relics, which has the full width of the building and will be filled with marble and bronze busts of famous New England men and objects of art, such as St. Gaudens' statute of the Puritan. On either side of the entrance are reception rooms, there being a separate entrance for ladies with a reception room and rooms on the eighth floor.

The library is on the main floor opening from the Hall of Relics. One of the purposes of the Society being educational, it was necessary to devote an entire floor to the purpose of a large auditorium which together with its gallery will seat over a thousand people. This room will be a forum for the propagation of the New England idea.

The State societies will occupy large



TO BE BUILT FOR THE NEW ENGLAND SOCIETY.

(Estimated to cost \$1,000,000.)

W. W. Bosworth, Architect.

rooms on the fourth floor, in the center of which there is a colonnade hall available for general assembly, convention, or lounging purposes. The entire fifth floor is given up to University societies, each of which will occupy a suite of rooms composed of an office, bedroom and bath. There are 58 bedrooms of varying sizes, affording accommodation equal in every way to the best known clubs in town, and smaller rooms which are to be rented at a nominal rate to the New England boy in moderate circumstances.

The New England Society is famous for its dinners, consequently an entire floor and mezzanine story is required to provide sufficient accommodation. The main dining-room will be lofty and about 70 feet long, connected with which are kitchens, serving rooms and refrigerating rooms. On the same floor with this dining-room is a private room where dinners of 60 covers may be held.

The squash courts are on the roof in the rear and connected with shower baths, locker rooms and toilets; the roof garden being in the front of the building.

The plans as shown insure economy and efficiency of service to the dining-rooms, grille rooms and roof garden.

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# 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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2—Excavating	9—Fireproofing	16—Terra cotta	23—Fire-escapes	29—Electric wiring
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7—Steel and iron work	14—Limestone	21—Coping		34—Hardware

W I Ballach, 169 W 59th st, owner; 29.  
Specialty Amusement Co, 104 W 32d st; 7.  
Morris & Henry Goldstone, 518 6th av, owner; 24.  
J Fleischhauer & Bros., 341 E 44th st, owner; 24.  
Shapiro & Aronson, 24 Morton st, Bklyn; G C Dec 31.  
Dept of Charities, ft East 26th st; 28, until Dec 27.  
I Julius Mayer, 15 W 45th st, owner; 22.  
Joseph Freyer, 320 Bway, owner; 24.

John Woolley, 100 5th av, ar't; 3, 9, 12, 14.  
Paterno Bros, 445 Riverside Drive; 12, 14.  
M Levine, 920 Tiffany st, owner; 24.  
James Everard, 12 E 133d st, owner; 7, 12.  
Jackson & Brown, 500 5th av, ar'ts; G C.\*  
H Holder, Jr, 242 Franklin av, Bklyn, ar't; G C.\*  
Hamilton Grange Apartments, Inc, 2434 Bway; 12, 14.  
R E Moss, 125 Liberty st, engineer; G C Jan 1.

McLernon Realty & Const Co, 128 Fordham road, owner; 12.  
P Auletto & Co, Yonkers, N Y, owner; 12, 14.  
John McNulty, Bainbridge av, owner; 12, 14.  
Benj Driesler, 178 Remsen st, Bklyn, ar't; G C.\*  
Comfort Realty Co, 8 W 39th st, owner; 12, 14.  
Harbater & Silk, 43 W 112th st, owner; 12, 14.  
Alexander McDowell, 63 Morningside av, Pres; 12, 14.

### PROJECTED BUILDINGS.

#### Manhattan.

##### Apartments, Flats and Tenements.

BROADWAY, s w cor 115th st, 12-sty brick and stone apartment house, 75x90.11, tile roof; cost, \$375,000; owner, Paterno Bros., 445 Riverside Drive; architect, Gaetan Ajello, 1 West 34th st. Plan No. 749.

89TH ST, n s, 150 w Broadway, 8-sty brick and stone apartment house, 74.11x84.8, slag roof; cost, \$250,000; owner, North Holding Co., 103 Park av; architects, Mulliken & Moeller, 103 Park av. Plan No. 751.

Harry B. Mulliken, president; H. Gordon Pierce, 2 Rector st, secretary.

##### Dwellings.

70TH ST, No. 42 East, 6-sty brick and stone dwelling, 25x68.9, tile and copper roof; cost, \$50,000; owner, Louis M. Starr, Hotel Essex, 56th st and Madison av; architect, E. Swartwout, 244 5th av. Plan No. 750.

Hoggson Brothers, 7 East 44th st, have contract.

##### Factories and Warehouses.

CLINTON ST, No. 55, 1-sty brick and frame storage and coal building, 25x12.8; cost, \$500; owner, Max Wiener, 1724 Madison av; architect, O. Reissmann, 30 1st st. Plan No. 746.

##### Police Station.

30TH ST, Nos. 135-139 West, 5-sty brick and stone police station, 76x88, composition and concrete roof; cost, \$190,000; owner, City of New York, City Hall; architects, Robinson & Knust, 105 West 40th st. Plan No. 747.

##### Stores, Offices and Lofts.

33D ST, Nos. 416-422 West, 8-sty brick and stone loft, 56.3x90, slag roof; cost, \$130,000; owner, 416 West 33d St. Realty Co., 160 Broadway; architect, John Woolley, 100 5th av. Plan No. 748.

### MANHATTAN ALTERATIONS.

BAYARD ST, Nos. 29-31, toilets, partitions, windows, to 5-sty brick tenement; cost, \$500; owner, M. Levine, 920 Tiffany st; architect, O. Reissmann, 30 1st st. Plan No. 2891.

BOND ST, No. 57, partitions, show windows, to 2-sty brick store and shop; cost, \$800; owner, Morris Horowitz, 57 Bond st; architect, O. Reissmann, 30 1st st. Plan No. 2898.

FLETCHER ST, No. 40, erect sign to 12-sty brick factory; cost, \$900; L. E. Waterman Co., premises; architect, R. M. Mann, 1250 Atlantic av. Plan No. 2903.

GROVE ST, No. 90, 2-sty brick front and rear extensions, 8x24, new stairs, baths, partitions to two 2 and 3-sty brick

studio and dwelling; cost, \$1,000; owner, Helen Phelps Stokes, 230 Madison av; architects, Howells & Stokes, 100 William st. Plan No. 2868.

R. W. Tether, 145 East 23d st, has contract.

GRAND ST, Nos. 570-572, toilets, to 7-sty brick loft; cost, \$300; owner, Joseph Freyer, 320 Broadway; architects, Sommerfeld & Steckler, 19 Union Sq. Plan No. 2887.

GRAND ST, No. 472, erect sign to 3-sty brick store and dwelling; cost, \$100; owner, Chas. A. Blum, 472 Grand st; architect, Strauss & Co., 442 West 42d st. Plan No. 2866.

GREENWICH ST, No. 177, partitions, windows to 4-sty brick tenement; cost, \$500; owner, Loster Estate, 258 Broadway; architect, John C. W. Ruhl, 3072 East 204th st. Plan No. 2879.

HUDSON ST, No. 637, 1 and 3-sty brick rear extensions, 19.7x12.8, and 19.7x6.4, partitions, stairs, steel beams, to 4-sty brick tenement and store; cost, \$12,500; owner, James Everard, 12 East 133d st; architects, Temple & Wein, 10 West 143d st. Plan No. 2893.

HOUSTON ST, No. 97 East, install sprinkler system, tank, columns, to 11-sty brick light manufacturing building; cost, \$4,500; owners, John T., Robert C., Thomas R. and Edward H. Fischer, 139th st and Locust av; architect, B. H. Coffey, 96 Wall st. Plan No. 2875.

JAMES ST, No. 45, alter rear walls, beams to 4-sty brick store, office and dwelling; cost, \$600; owner, Fred Garone, on premises; architect, A. L. Kehoe & Co., 1 Beekman st. Plan No. 2874.

SULLIVAN ST, No. 140, partitions, electric wiring to 6-sty brick loft; cost, \$1,000; owner, Wilhelmina I. Ballach, 160 West 57th st; architect, Louis V. Spinapont, 201 Spring st. Plan No. 2870.

2D ST, No. 107, partitions, piers, steel beams, to 5-sty brick tenement and store; cost, \$5,000; owner, Ida Metzger; architects, Gronenberg & Leuchtag, 6 West 22d st. Plan No. 2897.

17TH ST, Nos. 257-265 West, partitions to 9-sty brick loft; cost, \$400; owner, William Steiner & Sons, premises; architect, C. B. Meyers, 1 Union sq. Plan No. 2884.

18TH ST, No. 429 West, toilets, partitions, windows, to 5-sty brick tenement; cost, \$1,450; owner, Henry Brady and J. P. Clark, 262 West 23d st; architect, A. V. Bourke, 220 Broadway. Plan No. 2882.

23D ST, No. 112 East, 1-sty brick rear extension, 25x38.9, partitions, windows, to 5-sty brick private house; cost, \$20,000; owner, Oswald Oelschlaeger, 110 East 23d st; architect, F. A. Wright, 110 East 23d st. Plan No. 2899.

32D ST, Nos. 410-416 East, erect stairs to 9-sty brick factory; cost, \$800; owner, Cobocoon Realty Co., 410 East 32d st; architect, Van R. P. Saxe, 413 East 31st st. Plan No. 2890.

45TH ST, No. 340 East, partitions, toilets, windows to 5-sty brick tenement; cost, \$2,500; owner, J. Fleischhauer & Bro., 341 East 44th st; architect, O. Reissmann, 30 1st st. Plan No. 2878.

45TH ST, No. 15 West, partitions, skylight, windows, to 6-sty brick store and loft; cost, \$2,000; owner, I. Julius Mayer, premises; architects, Hardway & Rossbach, 2010 Broadway. Plan No. 2885.

51ST ST, n s, 47 e Park av, alter iron columns, beams, girders to 2-sty brick boiler room and machine house; cost, \$600; owner, The F. & M. Schaefer Brewing Co., 112 East 51st st; architect, Geo. A. Just Co., 239 Vernon av, L. I. City. Plan No. 2872.

82D ST, No. 229 East, windows, alter shafts, to 4-sty brick tenement; cost, \$800; owner, Hannah Wallach, 160 West 132d st; architect, O. Reissmann, 30 1st st. Plan No. 2892.

113TH ST, No. 69 East, partitions, stairs, windows, to 5-sty brick tenement; cost, \$2,500; owner, Gilbert F. Coshland, 74 West 120th st; architect, Nathan Langer, 81 East 125th st. Plan No. 2889.

113TH ST, Nos. 6-8 West, 2-sty brick front extension, 17x5, partitions, windows, stairs, to two 3-sty brick dwellings; cost, \$7,000; owner, S. Williams, 71 West 113th st; architects, Gronenberg & Leuchtag, 7 West 22d st. Plan No. 2894.

116TH ST, No. 223 West, partitions, to 2-sty brick store; cost, \$100; owner, Pinkney Estate, 716 Madison av; architects, Neville & Bagge, 217 West 125th st. Plan No. 2886.

127TH ST, Nos. 241-243 East, windows, skylight, alter shafts to two 4-sty brick tenements; cost, \$2,000; owner, B. Rosenstock, 140 Nassau st; architects, Gross & Kleinberger, Bible House. Plan No. 2900.

AV A, No. 166, partitions, iron columns, to 3-sty brick dwelling, to store; cost, \$1,200; owner, Rev. C. L. Orbach, 188 Av A; architect, Emery Roth, 20 East 42d st. Plan No. 2901.

AMSTERDAM AV, No. 1125, 1-sty brick rear extension, 17x14, to 2-sty brick store; cost, \$400; owner, John Johnson, 108 West 107th st; architect, Geo. H. Griebel, 2255 Broadway. Plan No. 2881.

CITY HALL PARK, facing Chambers st, erect pent house, shafts, iron columns, to 5-sty brick and stone court house; cost, \$5,000; owner, City of New York; architect, Bureau of Public Bldgs., Offices, 13 Park Row. Plan No. 2902.



PLEASANT AV, No. 289, partitions, windows, store fronts, to 3-sty brick tenement; cost, \$800; owner, Louis Leo, 337 East 114th st; architect, Nathan Langer, 81 East 125th st. Plan No. 2883.

1ST AV, s w cor 25th st, partitions, cut door openings to 2 and 3-sty brick store and dwelling; cost, \$250; owner, Peter Doelger, 407 East 55th st; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 2867.

1ST AV, No. 2157, partitions, door openings to 3-sty brick loft and store; cost, \$1,500; owner, Mary Marine, 2267 1st av; architects, Bernstein & Bernstein, 24 East 23d st. Plan No. 2871.

2D AV, No. 703, show windows, partitions, to 3-sty brick store and tenement; cost, \$250; owner, K. Holm, 55 Prospect pl, Brooklyn; architect, R. Rohl, 128 Bible House. Plan No. 2896.

Henry Rubing, 243 East 38th st, has contract.

3D AV, No. 1028, new store front to 4-sty brick store and dwelling; cost, \$800; owners, R. & G. Lambert, on premises; architect, Chas. Gens, 165 East 88th st. Plan No. 2876.

6TH AV, No. 873, partitions, toilets to 3-sty brick dwelling; cost, \$375; owner, John W. Flint, 943 6th av; architect, Henry Davidson, 400 West 23d st. Plan No. 2865.

6TH AV, No. 529, 32d st, No. 104 West, steel beams, operating booth to two 3 and 4-sty brick studios; cost, \$5,000; owner, Specialty Amusement Co., 104 West 32d st; architect, Louis Chas. Maurer, 1493 Broadway. Plan No. 2869.

6TH AV, No. 518, store fronts, plumbing to 4-sty brick store and office building; cost, \$3,000; owners, Morris & Henry Goldstone, 518 6th av; architect, Robert D. Kohn, 170 5th av. Plan No. 2873.

8TH AV, s w cor 128th st, partitions to 5-sty brick tenement; cost, \$350; owner, Patrick McCarthy, 840 West End av; architects, B. W. Berger & Son, Bible House. Plan No. 2880.

10TH AV, w s, bet 58th and 59th sts, cut openings, partitions, walls, add 1 sty to 5-sty brick public school; cost, \$18,000; owner, City of New York, City Hall; architect, C. B. J. Snyder, 500 Park av. Plan No. 2895.

10TH AV, No. 522, alter shafts to 5-sty brick tenement; cost, \$1,000; owner, M. Berliner, 325 Central Park West; architect, O. Reissmann, 30 1st st. Plan No. 2877.

11TH AV, No. 683, partitions, store fronts, to 4-sty brick store and tenement; cost, \$1,500; owner, Annie Buckley, 432 West 51st st; architect, James W. Cole, 403 West 51st st. Plan No. 2888.

**PROJECTED BUILDING.**

**BRONX.**

**Apartments, Flats and Tenements.**

213TH ST, n w cor Barnes av, 4-sty brick tenement, plastic slate roof, 26.4x 90.10; cost, \$20,000; owner, Gaetano Di Puma, 206 East 108th st; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 1297.

**Dwellings.**

PERRY AV, w s, 125 n 205th st, 2½-sty frame dwelling, shingle roof, 21x60; cost, \$5,500; owner, John Mason, 2051 Washington av; architects, Serviss & Glew, 36 Kingsbridge road. Plan No. 1294.

WATERBURY AV, s s, 150.3 e Wilcox av, 2½-sty frame dwelling, shingle roof, 21x50; cost, \$5,500; owner, Aug. Wicke, 1432 Ferris pl; architect, B. Ebeling, 1136 Walker av. Plan No. 1295.

**Hotels.**

CROTONA AV, s e cor 183d st, 3-sty brick hotel, slag roof, 35x45; cost, \$20,000; owner, Chas. Lembach, 2260 Crotona av; architect, Robt. E. La Velle, So Boulevard and Freeman st. Plan No. 1299.

**Miscellaneous.**

SIMPSON ST, e s, 149.11 s Home st, 1-sty brick shop, 30x20; cost, \$500; owner, Michele Barone, 1255 Intervale av; architect, Arthur Toelberg, 1167 Fox st. Plan No. 1300.

**Stables and Garages.**

PARKER AV, s e cor Lyon av, 1-sty frame garage, 10x12; cost, \$250; owner, Dr. A. C. Palmateer, 1237 St. Lawrence av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 1298.

GARRISON AV, LAFAYETTE AV, TIFFANY ST and BARRETTO ST, block bounded by, 1-sty brick garage, slag roof, 61.9x41.8; cost, \$7,500; owners, United Bank Note Co., Warren L. Grem, Greenwich, Conn., president; architects, Kirby, Pettit & Green, 103 Park av. Plan No. 1293.

**Stores, Offices and Lofts.**

148TH ST, n w cor Courtlandt av, 5-sty brick office building, slag roof, 106x 70.4; cost, \$140,000; owners and architects, Central Union Gas Co., 4 Irving pl. Plan No. 1296.

**BRONX ALTERATIONS.**

TILDEN ST, n s, 275 e Barnes av, move 2½-sty frame store and dwelling; cost, \$2,000; owner, Edw. Estrange Phipps, 102 South 6th av, Mt. Vernon; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 588.

VICTOR ST, e s, 200 s Morris Park av, 1-sty frame extension, 13.6x12, to 2-sty frame store and dwelling; cost, \$400; owners, A. and L. Pearlman, 1726 Victor st; architect, Timothy J. Kelly, 685 Morris Park av. Plan No. 589.

150TH ST, s s, 46 w Concord av, add 1 story of frame to 2 and 1-sty frame church and rectory; cost, \$2,000; owner, St. Rochs R. C. Church, Rev. John Milo, 930 East 150th st, rector; architects, A. Arcander Co., 391 East 149th st. Plan No. 585.

152D ST, No. 255, move 3-sty frame store and dwelling; cost, \$1,500; owner, Andrew Fasulo, on premises; architect, Chas. Baxter, Jr., 380 East 149th st. Plan No. 587.

183D ST, No. 504, 1-sty brick extension, 16x5.6, to 3-sty frame store and dwelling; cost, \$700; owner, Leo Levinson, 1135 Clay av; architect, Lorenz F. J. Weiher, 271 West 125th st. Plan No. 586.

GLEASON AV, No. 1812, 1-sty frame extension to 2-sty frame dwelling; cost, \$150; owner, Rebecca Del Gaudio, on premises; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 584.

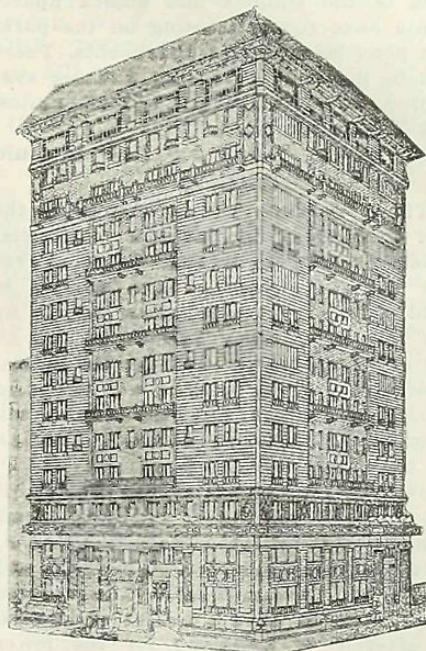
WENDOVER AV, No. 496, 1-sty iron extension, 14x22, to 4-sty brick store and tenement; cost, \$200; owners, M. L. & C. Ernst, 152 West 122d st; architect, Chas. S. Clark, 441 Tremont av. Plan No. 590.

**ADVANCE REPORTS.**

Six sets of plans were filed with the Bureau of Buildings in Manhattan during the week of Dec. 10 to Dec. 16, inclusive, against 11 filed in the corresponding week last year, the comparative costs being \$995,500, and \$1,427,000. In the Bronx, 8 buildings were projected at an estimated cost of \$199,250, against 35 costing \$718,450 for the preceding year. The estimated cost of the new buildings projected in Manhattan and the Bronx together this week is \$1,194,750, against \$2,145,450 for the corresponding week in 1909.

**Central Park West Project to Go Ahead.**  
CENTRAL PARK WEST.—Building operations are to be undertaken immediately for the improvement of the property known as the "Morgan mansion," at the southwest corner of Central Park West and 62d st, 100.5 on Central Park West and 100 ft in 62d st, with a 13-sty

housekeeping apartment building, to be named "Harwood Court." The improvement was announced in the Record and Guide of April 16, 1910, but arrangements for carrying forward the work were laid over and on Nov. 22, the property was advertised at auction, but later withdrawn. The New York Urban Real Estate Co., J. H. Wood, president, the former owner, has now resold the plot to a company known as the "New Co-Operative Company," of which George H. Bar-



rett, 307 5th av, is president. This company will erect the building, using the same plans previously prepared by Charles W. Buckham, of No. 307 5th av. The estimated cost is placed at about \$1,000,000, and the general contract has been awarded to the Wells Bros. Co., of 160 5th av. At the main entrance there will be a spacious elliptical driveway for carriages for automobiles, with sidewalks for foot passengers, enclosed by a colonnade of four large classic columns of polished granite. Between the two center columns will be an attractive oval flower garden and above the cornices of the columns will be decorative flower boxes of stone or terra cotta filled with flowers. Reading from the drawings, the first two stories will be faced with a light gray-buff-Indiana limestone. The main body of the wall above, to the height of the building, will be a warm white rough brick with window sills and ornamental string courses, of white terra

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cotta. Two large central panels extending through eight floors from the central motive of a color design in brickwork of a decorative pattern, interspersed with Moravian tile, in gray-buffs and dull greens and reds. A similar panel forming a frieze of the two upper stories extends across both frontages. The apartments are arranged in the increasingly popular "Duplex" or two-story arrangement, as well as in "Simplex" or single story arrangement, and so planned that each of the simplex and duplex apartments have rooms fronting on the park, and none being inside apartments. There will be installed a vacuum cleaning system, a refrigeration plant, mail chutes, and a filtration plant.

#### Bids Opened Today for New Masonic Building.

6TH AV.—Work will be started by the first of January for the new commercial building which the Masonic Order of Free and Accepted Masons have decided to build at the northeast corner of 6th av and 23d st, fronting 98.9 ft. on 6th av and 141 ft. in 23d st. Bids for the general construction of the building will be opened to-day (Saturday) and the award will probably be made on Monday, Dec. 19. At the office of the architect, H. P. Knowles, 1170 Broadway, on Friday, it was stated that three building firms would submit figures, namely: the Geo. A. Fuller Co., the Thompson-Starrett Co. and the Hedden Construction Co. The proposed structure is to have a height of 18-stys, an exterior of limestone for the lower part, with red tapestry brick and terra cotta above. There will be a total of seven electric elevators—four passenger and three freight. The make of the elevators is undecided. The cost of the work is estimated at \$1,000,000. The contract for demolition will be awarded at once. The old Masonic Temple was erected in 1870, from plans by Napoleon Le Brun. It was considered at that time one of the most imposing pieces of architecture in this city.

#### Edward Holbrook May Erect Apartment House.

5TH AV.—In all probability work will soon be undertaken for the construction of another high-class housekeeping apartment house at the southeast corner of 5th av and 53d st. The plot is owned by Edward Holbrook, president of the Gorham Manufacturing Co., silversmiths, who also purchased this week the old residence at No. 665 5th av, formerly owned by the Schieffelin estate since 1878. This plot immediately adjoins the corner property, giving Mr. Holbrook an additional 25 feet, making the entire frontage on 5th av of 85.5 feet. Plans were prepared by Architect C. P. H. Gilbert, of 1123 Broadway, several months ago for the improvement of the corner plot, covering 60x125 ft., with an apartment house of the highest type to contain stores on the ground floor, but this operation was laid aside indefinitely. At the office of the Gorham Company on Thursday the Record and Guide was informed that Mr. Holbrook was out of town for a week, so that a direct statement could not be obtained.

#### Plans for Browning Building.

36TH ST.—Buchman & Fox, architects, 11 East 59th st, are preparing plans for the store and loft building which Edward W. Browning, of 18 West 75th st, contemplates erecting at Nos. 141-145 West 36th st, on a plot measuring 60x100 ft, between Broadway and 7th av. The proposed building will be in the neighborhood of 20-stys, making it one of the tallest of this style in the city. It will have exceptional light and practically permanent light on all sides. Further details with reference to materials and planning have not been quite determined, and no building contracts have yet been placed. The plot is situated in the rear

of the parochial school of the Roman Catholic Church of the Holy Innocents. It is understood that the structure is to be ready for use by September, 1911. The architects will receive the bids and take entire charge of construction.

#### Madison Avenue Apartment House.

MADISON AV.—Schwartz & Gross, 347 5th av, have been commissioned to prepare plans for the 10-sty apartment house to be erected by the Princeton Construction Co., of which Isaac Polstein, 220 Broadway is president, on the west side of Madison av, the block front between 82d and 83d sts, fronting 204.4 feet on the avenue and 60 feet in both streets. Building operations will be started as soon as plans are completed. The approximate cost of the building is placed at \$500,000 and work is to be completed by next August.

#### Hartford Fire Insurance Building.

MAIDEN LANE.—Building operations will be started on Jan. 1, for the new Hartford Fire Insurance Company Building, to be erected at No. 58 Maiden lane. The structure will measure 25x55 ft, with a height of 5-stys, and the entire front will be of white marble (kind undecided). The building is to be complete ready for use by the first of May next, and is estimated to cost approximately \$40,000. Messrs. Butler & Rodman, 16 East 23d st, are the architects, and the general contract has been awarded to the Edward Corning Co., 100 William st.

#### Proposed 23d Street Loft Building.

23D ST.—Messrs. Gronenberg & Leuchtag, architects, No. 7 West 22d st, have been commissioned to prepare plans for the new business building which is to be erected at No. 149 East 23d st, on the property which was leased Tuesday of last week by the Elias G. Brown Estate to L. I. Alton, of No. 111 Broadway, for a term of 105 years. The lessee will erect the building, and it was stated at Mr. Alton's office on Tuesday that in all probability it will be about six stories high. No building contract has yet been awarded.

#### New Home for the Tough Club.

14TH ST.—The Tough Club of 27 Grove st, has decided to establish a home of its own, having purchased the 4-sty residence No. 243 West 14th st, for this purpose. When the present lease on the building expires, on May 1, the club will begin at once the remodeling of the premises into a modern club house. The Record and Guide was informed on Wednesday that no architect has yet been selected.

#### \$325,000 Apartment for Convent Ave.

CONVENT AV.—Geo. Fred Pelham, 507 5th av, has plans in progress for a 10-sty elevator apartment house, 95x99 ft., to be erected by the Hamilton Grange Apartments Inc., 2434 Broadway, at the northwest corner of Convent av and 140th st, to cost a total of \$325,000. The owner will handle all building contracts.

#### 7th Ave and 54th Street Corner.

7TH AV.—Architects Neville & Bagge 217 West 125th st, have completed plans for the 12-sty high-class apartment house to cover a plot measuring, 90x100.5 ft, at the southeast corner of 7th av and 54th st, to cost approximately \$700,000. Charles E. McManus, 45 East 42d st, will erect the building. No building contract has yet been issued.

#### New \$150,000 Apartment House.

98TH ST.—George and Edward Blum, architects, 505 5th av, are preparing plans for a modern 8-sty apartment house for T. J. McLaughlin & Son, builders, 207 West 98th st, to be erected in the north side of 98th st, near Broadway. The building will contain all modern improvements and cost approximately \$150,000.

#### An Old Landmark Going.

The N. Y., N. H. & H. R. R. Co. is about to destroy the existing Van Nest station road, and replace it with a new and artistic building with all improvements. This is the last of ten of similar character to be replaced between 133d st and New Rochelle by the company.

#### Apartments, Flats and Tenements.

5TH AV, N. Y. C.—The George Kemp Real Estate Co., 615 5th av, will make extensive repairs to the 12-sty apartment house No. 615 5th av, from plans now being prepared by Renwick, Aspinwall & Tucker, 320 5th av. The estimated cost is \$15,000.

BROADWAY, N. Y. C.—Gaetan Ajello, 1 West 34th st, has completed plans for the 12-sty apartment house, 75x90.11 ft., which Paterno Brothers, 445 Riverside Drive, are about to erect at the southwest corner of Riverside Drive and 115th st, to cost \$375,000.

LEXINGTON AV, N. Y. C.—The Legal Realty & Mortgage Co., 5 Beekman st, will build a 6-sty flat, 90.11x49.11 ft., at Nos. 1943-1947 Lexington av, from plans by Herter Brothers, 5 Beekman st. The estimated cost is \$70,000.

DELANCEY ST, N. Y. C.—Bernstein & Bernstein, 24 East 23d st, has completed plans for a 6-sty tenement, 90.2x irregular, to be erected at the southwest corner of Delancey and Mulberry sts, to cost \$60,000. Michael Briganti, 218 Lafayette st, is the owner.

ANDREWS AV., N. Y. C.—Moore & Landsiedel, architects, 3d av and 148th st, are preparing plans for a 5-sty apartment on the west side of Andrews av, 150 ft. south of Fordham Road, covering 25x88 ft., to cost \$25,000. McLernon Realty & Construction Co., 128 Fordham Road, owner.

WEBSTER AV., N. Y. C.—Moore & Landsiedel are drawing plans for a 5-sty flat on the west side of Webster av, 175 ft. north of 200th st, on a plot 50x94 ft., to cost \$50,000. P. Auletto & Co, McLean and Stearling avs, Yonkers, owner.

TREMONT AV., N. Y. C.—Schaefer & Jaeger, architects, 1910 Webster av, are making plans for a 5-sty flat with stores on the south side of Tremont av, 100 ft. west of the So. Boulevard, 50x88 ft, to cost \$45,000. John McNulty, Bainbridge av, Woodlawn Road, owner.

13TH ST, N. Y. C.—C. B. Meyers, 1 Union sq, has completed plans for the 6-sty tenement, 40x90.3 ft., which Harbater & Silk, 43 West 112th st, will erect at Nos. 106-108 West 13th st, to cost \$45,000.

AUDUBON AV, N. Y. C.—Schwartz & Gross, 347 5th av, will soon file plans for the 5-sty flat, 50x98.11 ft., which the Queen Mab Co., Alexander McDowell, president, 63 Morningside av, will erect at the northwest corner of Audubon av and 179th st. Estimated cost is \$50,000.

BROADWAY, N. Y. C.—Schwartz & Gross, 347 5th av, have completed plans for the 6-sty flat, 165x irregular, which the Comfort Realty Co., 8 West 39th st, will build at the northwest corner of Broadway and 162d st, to cost \$180,000.

#### Contracts Awarded.

GROVE ST, N. Y. C.—R. W. Tether, 145 East 23d st, has received the contract for interior changes to the studio and dwelling, No. 90 Grove st, owned by Phelps Stokes, 230 Madison av. Howells & Stokes, 100 William st, architects.

25TH ST, N. Y. C.—The contract for changing the private residence No. 34 West 25th st for business purposes has been awarded to I. Book, of 119 East 96th st. Geo. Fred Pelham, 507 5th av, prepared the plans.

70TH ST, N. Y. C.—Hogson Brothers, 7 East 44th st, have received the general contract to erect the 6-sty residence, 25x



68.9 ft., at No. 42 East 70th st, for Louis M. Starr, of the Hotel Essex, Madison av and 56th st, to cost about \$50,000. Plans were prepared by E. Swartwout, 244 5th av.

**BROADWAY, N. Y. C.**—I. Book, 119 East 96th st, has received the contract to erect the store building at the northeast corner of Broadway and 99th st from plans by George Waldreau, architect.

**11TH AV, N. Y. C.**—Geo. Vassar's Son Co., 1170 Broadway, have received the general contract to erect the storehouse and stable buildings for Moore Bros., 202 11th av, to be erected at the northeast corner of 11th av and 24th st, E. S. McDonald, 41 West 33d st, architect. Estimated cost, \$20,000.

**40TH ST, N. Y. C.**—J. F. Egan, 5 East 42d st, has obtained the general contract to remodel the 5-sty brick residence at No. 38 West 40th st, for store and loft purposes, for Francis Carlson, 10 West 40th st. Plans were prepared by S. E. Gage, 340 Madison av. Estimated cost is \$12,000.

**MANHATTAN.**—The Kelting Electric Co., 119 Pearl st, Manhattan, has received a contract from the depot quartermaster for furnishing and installing 57 electric lights in the Army Building and making corrections in wiring of pier 12, East River.

#### Factories and Warehouses.

**BROOKLYN, N. Y. C.**—H. Holder, Jr., architect, 242 Franklin av, is taking bids for the 5-sty brick factory (mill construction), 60x150 ft., to be erected at the northwest corner of DeKalb av and Walworth st, to cost \$60,000. J. Albert & Son, shoe manufacturers, 826 Lexington av, are the owners.

**GREENWICH ST, N. Y. C.**—R. E. Moss, engineer, 125 Liberty st, is completing plans and bids will be taken after Jan. 1 on the general contract for four 8-sty fireproof warehouses, 100x100 ft. each, to be erected by James H. Cruikshank, of 50 Pine st, at Greenwich, Washington, Morton and Barrow sts, to cost a total of \$250,000.

**BROOKLYN.**—On Dec. 31 bids will be received for the construction of a factory, for Shapiro & Aronson, manufacturers of gas and electric fixtures, 24 Morton st, Brooklyn, 5-stys, 100x100 ft. Frederick A. Waldron, 37 Wall st, Manhattan, architect.

**LOWELL, MASS.**—The Locks & Canals Co., of Lowell, has purchased eight acres of land for a syndicate for the purpose of building a textile mill.

#### Hotels.

**BROADWAY, N. Y. C.**—Jackson & Brown, 500 5th av, are taking bids on the general contract for extensive alterations to the hotel, Nos. 2306-2308 Broadway, for Peter Doelger, 55th st and 1st av.

**ROCKAWAY BEACH, L. I.**—George Lautensack, 2910 3d av, Manhattan, will erect a 3-sty frame boarding house, 40x87 ft., on the west side of Academy st, 426 ft. south of the Boulevard, to cost \$16,000. The general contract has been issued to Kennedy & Co., of Rockaway Beach.

#### Miscellaneous.

**FALL RIVER, MASS.**—Corbett & Higgins, 70 Bedford st, are completing plans for the Technical High School, which will be ready for estimates soon. The building will cost about \$175,000.

**BROADWAY, N. Y. C.**—Gronenberg & Leuchtag, 7 West 22d st, are preparing plans for a 4-sty fireproof garage, 40 ft. front, for L. T. Alton, 111 Broadway, to be erected at the northwest corner of Broadway and 94th st, to cost \$50,000. The upper floors will be used for an aeroplane station.

**BROOKLYN.**—Benj. Driesler, 178 Remsen st, is taking figures for the 1-sty brick and limestone church, 84x84 ft., capacity 185 seats, for the Church of the Messiah, to be erected at Fenimore st and Nosstrand av, to cost \$30,000. Thomas Radcliff, Flatbush and Caton avs, is chairman of the building committee.

**RANDALL'S ISLAND.**—The Dept. of Charities will take bids until Dec. 27 for the furnishing and installation of electrical work and the completion of a nurses' home building for the Children's Hospital, located at the north end of Randall's Island. Raymond F. Almirall, 185 Madison av, is architect.

**FORDHAM, N. Y.**—The students of Fordham University with the aid of the Alumni Association, will present to the college a new gymnasium building to cost approximately \$25,000. It is reported that \$10,000 has already been pledged for the work. So far as could be learned no architect has yet been selected.

**CROTONA AV, N. Y. C.**—Excavation is now under way for the erection of nine 3-sty 3-family dwellings and one 4-sty apartment at the northeast corner of 187th st and Crotona av by the Savoy Improvement Co. The facade of each building will be of ornamental Tapestry brick and colored tiles set in designs. Interior finish hardwood trim, parquet flooring and all modern improvements. There is to be no stone used in the facades whatsoever. The plot is 200x100; each building will be 20x72 feet.

#### Stores, Offices and Lofts.

**33D ST, N. Y. C.**—No contract has yet been placed for the 8-sty loft building, 56.3x90 ft., which the 416 West 33d St. Realty Co., 160 Broadway, is about to erect, covering Nos. 416 and 422 West 33d st, from plans by John Woolley, 100 5th av. Estimated cost is \$130,000.

**KINGSTON, N. Y.**—The Kingston Gas & Electric Co., 608 Broadway, contemplate the erection of a 3-sty fireproof office building, 100x100 ft., at Nos. 609-611 Broadway, to cost \$40,000. The owner will prepare the plans and work will not be started before spring.

#### Theatres.

**SYRACUSE, N. Y.**—Plans are being completed by A. E. Westover, architect, Philadelphia, Pa., for the \$350,000 theatre to be erected by B. F. Keith, Keith Building, Philadelphia, Pa., at Syracuse.

**BRIDGEPORT, CONN.**—A. E. Westover, architect, Philadelphia, Pa., will soon have plans out for figures for the \$250,000 theatre for B. F. Keith, Keith Building, Philadelphia, Pa., to be erected in this city.

#### Bids Opened.

**MANHATTAN.**—The Eagle Iron Works submitted the lowest bids on Monday, Dec. 12, for furnishing new iron railings to public schools Nos. 15, 21, 31, 40, 65, 83, 104, 150, 159 and 111.

**MANHATTAN.**—For alterations and additions to the electric equipment in public schools 36 and 47, Manhattan. P. S. 36, T. Frederick Jackson, Inc., \$1,320; P. S. 47, Irving A. Bogan, 679, lowest bids.

**BRONX.**—For the installation of electric motor and pump at public school 4, the Bronx, Irving A. Bogan, low bidder.

**BROOKLYN.**—The Board of Education opened bids Monday, Dec. 12, for grading, drains and fences at public school 136, Brooklyn. Charles Loeber, at \$3,140, submitted the lowest bid.

#### Government Work.

**MANHATTAN.**—Office of the Supervising Architect, Washington, D. C.—Sealed proposals will be received January 5 for two electric elevators in the United States Assay Office, New York. James Knox Taylor, Supervising Architect.

**WASHINGTON, D. C.**—Proposals will be received at the Bureau of Yards and Docks, Navy Department, Washington, D. C., until January 28 for a general foundry building at the navy yard, Bremerton, Wash. R. C. Hollyday, Chief of Bureau.

**WHEELING, W. VA.**—The Pneumatic Caisson Co., 16 East 23d st, Manhattan, has received the contract to construct lot side walls, for dam No. 19, Ohio River, for the sum of \$649,739. The bids were opened on Sept. 16, by the engineer at Wheeling, W. Va.

**FORT TOTTEN, N. Y.**—Sealed proposals will be received at this office until 10 a. m. December 19, for furnishing 212,400 ft. steel wire rope, 5,000 3/4-inch wire rope clips and 2,500 3/4-inch oval thimbles. The commanding officer, torpedo depot, Fort Totten, N. Y.

**CATLETTSBURGH, KY.**—The New Jersey Foundry and Machine Co., 90 West st, Manhattan, has secured the contract, at \$27,390,50, for the construction of guide walls and service bridge at Lock No. 1, Big Sandy River, Catlettsburgh, Ky. The bids were opened on Nov. 8, by the U. S. Engineer at Cincinnati.

#### Municipal Work.

**BROOKLYN.**—Estimates will be received by the Park Board Thursday, Dec. 22, for repairs to shelter house in City Park, Brooklyn.

**BROOKLYN.**—Estimates will be received by the Commissioner of Docks Wednesday, Dec. 21, for making repairs to the pier between 51st and 52d sts, South Brooklyn.

**MANHATTAN.**—Bids will be received by the Fire Commissioner Thursday, Dec. 22, for repairs and alterations to the plumbing systems in quarters of engine companies Nos. 33, 54 and 55.

**RICHMOND.**—Estimates will be received by the President of the Borough of Richmond Tuesday, Dec. 27, for the construction of the furnaces, steam boilers and appurtenances of the Clifton destructor, Borough of Richmond.

**MANHATTAN.**—The President of the Borough of Manhattan will receive bids until Tuesday, Dec. 20, for the erection and installation of an elevator shaft and elevator in the rear of the building located at 264 Madison st, Manhattan.

**RIKERS ISLAND.**—On Thursday, Dec. 22, the Commissioner of Correction will open bids for building a rip-rap embankment and wall to close the gap in the existing wall and raising the grade of the existing wall at Rikers Island, the Bronx.

**BLACKWELLS ISLAND.**—The Department of Public Charities will receive bids until Thursday, Dec. 22, for resurfacing the floors at the City Hospital. Also for installing laundry machinery and appliances for the New York City Home for the Aged and Infirm, Blackwells Island.

**MANHATTAN.**—Bids will be received by the President of the Borough of Manhattan Tuesday, Dec. 20, for the construction and installation of a public comfort station in the building known as Washington Market, situated at Fulton and West sts. Also, for overhauling the heating system, steam and auxiliary piping in the boiler rooms of the public bath buildings located as follows; Carmine st; East 23d st and East 11th st, Borough of Manhattan.

W. J. HOLMES, secretary of the Building Trades Employers' Association, has announced that his association will keep open house for all cement show goers. Arrangements have been completed for entertaining delegates to the convention or to the show and an exhibit is open to the public at the building, 34 West 33d st, in which are the 200 drawings received from 165 architects from all parts of the country in a competition for the best \$4,500 and \$2,500 suburban house.



## PERSONAL NEWS AND TRADE GOSSIP

COMMONWEALTH AV, from Westchester to Walker av, is now open to traffic.

MCDONALD & BARRY, contractors, have just completed the grading of Kingsbridge av at 230th st.

JOHN F. COSTELLO, a plumbing and heating contractor, has opened offices and shop at 201 West 135th st.

WILLIAM B. BOSLER has been elected trustee of the Ferro-Concrete Contracting Company of No. 1 Madison av.

THE J. G. KNIGHT Hanger Mfg. Co., 350 Broadway, will furnish about 2,000 Knight adjustable fixture hangers for the new Vanderbilt Hotel, at 4th av and 33d st.

THE ATLAS Portland Cement Company is keeping open house during the Cement Show at the Hotel Victoria, Broadway and 27th st, suite 126-8.

JAMES E. FOLSOM, of the Rogers Brown Co., 30 Church st, is ill at his apartments in Riverside Drive. He is recovering from an attack of pneumonia.

THE MIDDLE WEST CLAY CONVENTION will be held under the auspices of the Illinois Clay Manufacturers' Association, at the Palmer House, Chicago, Ill., on January 17, 18 and 19.

HENRY CLELAND has obtained from William A. Larned a building loan of \$27,000 on his new 5-sty apartment on the northeast corner of Briggs av and 198th st, covering 25x103.3x irreg.

C. DAVID PERSINA, an architect of Tremont av, Bronx, is constructing an aeroplane after his own ideas and will have it on exhibition at the 12th Regiment N. G. N. Y., when completed.

THE BRONX ROOFING & WATER-PROOFING CO., of 4184 Park av, will remove office and warerooms to their new building on the west side of 3d av, north of 175th st, on or about Jan. 1, 1911.

GEO. COLON & CO., builders, of 81 East 125th st, have just topped out two 5-sty apartments in course of construction on the northwest corner of Washington av and 179th st, covering 100x150 ft.

CHARLES G. ARMSTRONG, the consulting engineer, has taken into partnership his son Francis J., and the firm will be known as "Charles G. Armstrong & Son." Their office is in the Singer Building.

WILLIAM P. TATE, representing the Hopewell Marble Company of Memphis, Tenn., formerly identified in the local marble trade, was in this city last week, arranging for increasing the capital of his company.

THE WEIHER CONSTRUCTION CO. has received from the Harlem Savings Bank first mortgages of \$21,000 each, a total of \$63,000, on the new buildings at 2216-2224 Adams pl, 100.2x100, recently completed.

E. L. HARRIS, of the Port Sable Construction Co., Chicago, Ill., is in the city preparatory to making a business trip beginning next week to Berlin and Paris. He stopped here long enough to take in the Cement Products exhibition.

W. P. KENSELLA, secretary and manager of the New York office of the Skillings, Whitneys & Barnes Lumber Company, of No. 1 Madison av, returned from his recent upper New York State and Canadian business trip this week.

THOS. E. THORN, senior partner of the well known firm of T. & W. Thorn, coal merchants and contractors, was buried from his home at Riverdale on Tuesday, Dec. 13, 1910. Mr. Thorn had been a resident of the Bronx for over 50 years.

JOHN Y. MAYHEW, president of the Mayhew Engineering Company of Brooklyn, started on Monday for a ten weeks' trip abroad, with Mrs. Mayhew. Mr. Mayhew is expected back in his office at 159 Montague st, Brooklyn, on or about March 10.

C. H. BONER, manager of the J. S. Richards Lumber Company, of No. 1 Madison av, returned this week from a business trip through the South. "Prices of ordinary building grades of lumber are off from \$1 to \$2 a thousand feet," he said.

EXCAVATING is now under way for the erection of a 4-sty brick flat, 26.4x 86.6x90.10, to cost \$20,000, on the northwest corner of 213th st and Earnes av, by the Gaetano Di Puma Con. Co. of 206 East 108th st. Moore & Landsiedel, of 148th st and 3d av, are the architects.

J. P. B. FISKE, of Fiske & Co., front brick, Fuller Building, spent the week visiting various plants throughout Pennsylvania where "Tapestry" brick is made. He is expected back in the city by the first of the week. Some of the plants he visited were at Ridgeway, Williamsburgh and DuBois.

ERNEST R. ACKERMAN, of the Lawrence Portland Cement Company, has arranged for the entertainment of all customers of his company visiting the cement products exhibition at Madison Square Garden to call at the company's main offices, No. 1 Broadway where "they will well be taken care of."

JOHN P. KANE, JR., of the John P. Kane Company, extends an invitation to all customers and friends visiting the cement products exhibition at Madison Square Garden to visit the headquarters he has established in connection with his company's offices in the Terminal Building, 103 Park av, corner of 41st st.

E. M. LOEWENTHAL, of Rockaway, N. J., president of the Rockaway Brick Co., was in this city this week and expressed himself as well pleased with the brick situation in his territory. He says there is a remarkable development in building activity there despite the recent dullness and heavy winter weather elsewhere.

JOHN SHEPHERD, secretary of the Knickerbocker Portland Cement Company, of No. 1 Madison av, said this week that his company expected to have its new plant at Hudson, N. Y., ready for operation by Spring. The capacity of the plant will be, it is said, 6,000,000 barrels a year. It is located on the Boston & Albany Railroad.

W. O. FREDENBURG, of Fredenburg & Lounsbury, local agents for Bath Portland cement, announces that he would be glad to see all his customers and friends at his offices during the week of the Cement Products Show. "We'll take good care of them and show them one of the finest exhibits of front brick they have ever seen," said Mr. Fredenburg.

ENGINEERS' TRIP.—The American Society of Engineers, being much interested in the Panama work, has chartered two steamers of the United Fruit Co. for a trip to the Isthmus, one steamer to leave New York on March 2 and the other to leave New Orleans on March 4. The steamship company will reserve the vessels for members of the society until January 15.

ALBERT MOYER, resident manager of the Vulcanite Portland Cement Company, set aside room No. 1163 in the Fifth Avenue Building, northwest corner of 23d st, for the entertainment of customers and other delegates to the Cement Products Exhibition at the Madison

Square Garden this week. Every convenience for the comfort of their guests was provided at these headquarters.

FIRE HOUSES.—The Municipal Art Commission this week approved the designs for twenty houses for the Fire Department to be erected in the different boroughs and to cost approximately \$500,000. The plans provide for the use of reinforced concrete, with the faades above the basement story to be treated with a special prepared stucco finish. Hopkin & Koen, 244 5th av, are the architects.

THE HAY FOUNDRY & IRON WORKS, of 114 East 28th st, have begun the erection of the steel for the new office building at the northwest corner of Madison sq. There will be nineteen stories in the building, which has been designed by Frederick C. Browne, of 3 West 29th st, and will be named the "Croisic," which was also the name of its predecessor. Louis M. Jones, of 30 West 87th st, is the president of the corporation of owners.

N. F. PETERSON, a Bronx heating engineer and contractor, has devised a new scheme by which to save a landlord money. On completing a job Mr. Peterson posts up near the boiler a card of instructions to the janitor, and leaves in each apartment another card of instructions for tenants. To the janitor it gives an economical way of keeping a furnace and to the tenant a quick way to conserve heat after a radiator is once turned on.

WALTER L. PIERCE, general manager and director of the Lidgerwood Company, manufacturers of hoisting machinery, died last Saturday from heart disease at the Hotel St. Andrew at the age of 65 years. He was also vice-president and treasurer of the Gorton-Lidgerwood Manufacturing Co. and was treasurer of the Hayward Company, excavating machinery. He was a member of the American Society of Civil Engineers, the Marine Engineers and machinists clubs.

THE EDISON PORTLAND CEMENT COMPANY wishes to remind its friends that it is keeping open house over at 1153 Broadway, where it has set aside commodious quarters for the reception of delegates attending the National Cement convention and the cement producers exhibition at Madison Square Garden. There is no need of feeling lonesome while you are here because the Edison Company is making a special effort to introduce the delegates one to the other.

HENRY STICKLER has succeeded H. J. Lee as advertising manager for Fiske & Co. Mr. Lee is secretary of the Building Brick Association of America, 1616 Fuller Building. This association is an idea of Mr. Lee's backed and approved by Mr. Fiske. Its purpose is a campaign of nation-wide publicity for front, common and other kinds of brick. Inquiries are turned over to various manufacturers on a profit sharing basis. It is said to have met with wonderful success.

J. F. TWAMLEY has been appointed general sales agent for New York City, of the Copley Cement Manufacturing Company, makers of Saylor's Portland Cement, which has recently opened an office in the 5th av building, New York City. The Philadelphia office will be retained and will handle the trade tributary to that city under the direction of W. B. Kougler, who was formerly the Philadelphia representative of the Northampton Portland Cement Co.

ARCHITECTS' CONVENTION.—A letter from Sylvain Schnittacher, secretary and treasurer of San Francisco Chapter of the American Institute of Architects, requests us to call attention to the com-



ing convention of the Institute at San Francisco on the 18th and 19th of the coming January, and to "extend a general invitation to all Institute and Chapter members in behalf of the San Francisco Chapter to visit the Pacific coast during the convention."

E. H. HOUGHTALLING, of Houghtalling & Wittpenn, front-brick distributors, of 44 East 23d st, said this week that contrary to expectations when his company opened the East Brady brick works, they would have to be used for the manufacture of white front brick before the winter closed. "The demand for Kittanning Whites," he said, "is so large that we cannot make this brick fast enough. We expected to make only speckled and grays there, but we find that we can sell all the whites we make, so we are contemplating increasing the supply."

SUPT. F. J. T. STEWART of the New York Board of Fire Underwriters has issued a form letter regarding holiday and other decorative displays that are considered dangerous. Fire insurance contracts issued in New York require that all additions and alterations in electrical equipments shall be reported to and approved by the Board of Fire Underwriters. The use of Christmas greens and other inflammable materials in Sunday school festivities at this season is one of the things which underwriters hesitate to approve.

SCHOOL CONDITIONS in certain parts of the Bronx will be relieved about Feb. 1, 1910. A new school will be completed by that date at the corner of Prospect av and 176th st, accommodating 2,400 pupils. Public school 20, at Fox and 167th sts, will open its annex at Southern Boulevard and 163d st, accommodating 300 pupils. By the beginning of the following school term a new school at the corner of Bainbridge av and 196th st is to be ready, also new wings with 39 classrooms for School No. 39, 16 classrooms for School No. 20 at Fox and 167th sts, 20 new classrooms for School No. 43 at 143d st and Brown Place, and 15 new classrooms for Public School No. 40, at Jennings st and Prospect av. The last mentioned additions.

THE SMITH & THAYER CO., Boston, Mass., one of the largest and most substantial New England concerns, engaged in manufacturing and selling steam and hot water boilers, radiators and supplies, has sold its business to the United States Radiator Corporation, Dunkirk, N. Y. The companies already purchased by the United States Radiator Corporation are: The United States Radiator Co., United States Heater Co., United States Boiler & Radiator Co., Herendeen Manufacturing Co., Sodemann Heat & Power Co., Central Radiator & Foundry Co., and the heating department of J. L. Mott Iron Works. The factories are located at Geneva, N. Y.; Dunkirk, N. Y.; Detroit, Mich.; Corry, Pa.; West Newton, Pa.; Edwardsville, Ill., and Paola, Kan. Branch offices carrying stock of boilers and radiators have been established in the principal cities of the country.

J. ROGERS MAXWELL, whose death has occurred since our last publication day, lived a large life, such as few men, even in this wonderful generation in any land, have been privileged to live. He was president or director in many corporations, including railroads, mines, banks, life insurance companies, refineries, steel works and cement works. His interests and activities extended all over the continent. When he looked out of his office window his business vision ranged from the Isthmus of Panama to the goldfields of the Rockies. His friends and companions were financial giants like himself, his yacht was champion in its class—the choicest things the world can bestow were within his reach.

As a type of the successful man of our time how much broader his field than that of any financial leader with whom he could be compared, who lived in the era before the railroads. To mention but one department of his business life, Portland cement production, what a vast industry he had seen grow from nothing in a comparatively few years!

UNDERPINNING the Manhasset apartment house on Broadway (covering the block front between 108th and 109th sts) and altering the first story into a number of stores was a very complicated structural feat, as well as an expensive one. The estimated cost of the work when the plans were filed five months ago was \$60,000, which probably does not fully cover the cost to the owners. The Broadway front up to the second story was replaced, including the foundations, and the first floor lowered about four feet to the street level. The house contains twelve stories and has brick and stone fronts, terra cotta partitions and concrete floors, with steel floor beams carried on the outer ends by the exterior walls and elsewhere supported on cast iron columns. While the work was going on the upper part of the building was undisturbed. Payne Bros., engineers and contractors of Newark, were the contractors for the underpinning and the steel work. The alteration is significant of the great change that has come over that part of the city since the Hendric Hudson apartment house was built, to go no farther back. The corner of Broadway and 110th st has become a distinct civic center. Many apartment houses of the finest quality and largest size have been erected in the district, and there are some fine sites still waiting for improvement, including the one on which the Christian Science people intended building a cathedral, at the south corner of Riverside Drive and the Parkway. The Presbyterians are to build a new church in the district, and a public library and a public school are needed as well.

## WATER PRESSURE TUNNELS.

### Construction Bids Invited—Description of the Contract Sections.

Corporation Counsel Watson having refused to approve the forms of contract for the construction of the first four sections of the deep pressure rock tunnel for the conveyance of the Catskill water from Yonkers to Brooklyn, the advertisements for bids on the work have therefore been withdrawn from the City Record.

The sections to be let at this time were designated as Contracts 63, 65, 66 and 67. (Contract 64 is something else.) Contract Section 63 begins about two hundred feet north of the city line, between Jerome and Mt. Vernon avs, extends in a general southerly direction through the Borough of the Bronx, under Van Courtlandt Park and Jerome Park Reservoir, and thence beneath the Old Croton Aqueduct and Aqueduct av to Burnside av, near University Heights. Tunnel construction will be carried on through five shafts, spaced from 3,500 to 5,000 feet apart, and varying in depth from 215 to 240 feet.

Contract Section 65 begins at the northerly end of the work at Aqueduct and Burnside avs, near University Heights, and extends in a general southerly direction under Aqueduct and Lind avs, in the Borough of the Bronx, to the crossing under the Harlem River at 167th st, near Highbridge, thence beneath Highbridge, St. Nicholas and Morningside parks, and connecting streets, in the Borough of Manhattan, to Central Park, near 8th av and West 99th st. The work will be carried on through seven shafts, spaced from 2,500 to 5,100 feet apart, and varying in depth from 200 to 475 feet.

Contract Section 66 extends from the northerly end of the work in Central Park, near 8th av and West 99th st, southerly under Central Park, 6th av and Broadway to 14th st, in Union square. The work will be carried on through six shafts.

Contract Section 67 extends from the northerly end of the work in Union square, at 14th st, in a general southerly direction through the Borough of Manhattan, under 4th av, the Bowery, Delancey, Allen, Hester and Clinton sts, thence beneath the East River to the foot of Bridge st, in the Borough of Brooklyn, and through this borough under Bridge st and Flatbush av to the terminal shaft, Shaft 23, at 3d av and Schermerhorn st, and from Flatbush av under Lafayette av to the terminal shaft, Shaft 24, in Fort Greene Park.

From two terminal shafts in Brooklyn steel and cast-iron pipe lines will extend into Queens and Richmond, but the contract for the work beyond Ft. Greene Park will not be awarded at this time. A cast-iron pipe, resting on the harbor bottom, will cross the Narrows to Silver Lake reservoir on Staten Island, holding 400,000,000 gallons. The total length of this delivery system is 35 miles. The tunnel will be at depths of 200 to 700 feet below the street surface, thus avoiding interference with streets, buildings, subways, sewers and pipes. These depths are necessary, also, to secure a substantial rock covering to withstand the bursting pressure.

The shafts will be situated in parks and other places where they will interfere very little with traffic. Six parcels of land will be acquired in Manhattan to permit of the construction of shafts. One location is at 6th av and 50th st, one on the northerly side of Delancey st, between Eldridge and Allen, and one at the northwesterly corner of Clinton and South.

## CRAFTSMEN'S SHOW.

The Fourth Annual Exhibition and Sale of the National Society of Craftsmen is now taking place in the galleries of the National Arts Club, 119 East 19th st, New York. This exhibition differs from former exhibitions in that it has a charm of color and delicacy of arrangement which shows a marked improvement, not only in the artistic point of view of the hanging committee, but in the individual exhibits of the Craftsmen.

The gallery has also been so arranged this year as to give the impression of rooms devoted to the various crafts. In each department of the exhibition are to be seen antiques loaned for the purpose of inspiring the craft-workers to higher effort. Mr. Lockwood de Forest, vice-president of the Society, has loaned a number of most interesting specimens of East-Indian woodcarving; also of quaint antique metal-work.

Among the pottery are some exquisite specimens of old Chinese pottery of the Han Dynasty, and a case of ancient Babylonian ware loaned by a well-known connoisseur. Among the textiles are examples of ancient embroideries and loom weaving as well as oriental rugs of distinct color charm.

In the large Tilden Gallery are to be found the exhibits of the Metal Workers' Guild—jewelry, copper and silver. There is, however, an accent note of wood as a center of decoration, a beautiful carved chest, the work of Miss Laura Cooke.

Among the loans in this large gallery worthy of note are the interesting reproductions of classics and medieval casts known as the "Strazzoni." This is a new medium, light but very strong; and the coloring of the casts is of a quality seldom equalled.



# LOWER PRICES TO COAX NEW BUSINESS.

Results Disappointing to Big Iron and Steel Interests—  
The Truth About the Condition of the Material Market.

## The Metropolitan Market Summarized.

THE record of the week is that of lower prices. This had the tendency to make material dealers and manufacturers feel pessimistic. To them, conditions do not look bright for an early resumption of building activity and this seems true not only of the Metropolitan district but of the country at large.

The Record and Guide thoroughly canvassed the field this week. Leading architects in Manhattan, Queens, Brooklyn and Newark were interviewed and the brick, cement, lumber, iron and steel, terra cotta, stone, glass, and paints and oils markets were also canvassed. Those who do business outside as well as within the district limits reported a seasonable amount of work in hand. Those whose operations are confined entirely within the city proper, say it is a continuous scramble for new business and that all that is taken is not entirely desirable. The architects have plenty of future work on the boards, but prospective operators are finding it difficult to finance their enterprises. Leading companies tell them, they say, that money will continue to be tight until after the Supreme Court and the Inter-State Commerce Commission rules on measures and cases before them and the attitudes of the present and the new Congress is learned. This will bring the business revival late in the spring or early summer, according to material men whose opinions are worth having.

The commodities carrying lower prices are those in which competition for new business is the strongest, with the exception of common brick, the prices of which have been pressed downward by a temporary over-supply. But the effort to coax out new business by price cutting has tended to further demoralize the market. Far-seeing interests are therefore refraining from competing. Hence there is a wider range of quotations than has heretofore prevailed. But it is significant that this range has so far failed to bring out an appreciable amount of new construction work, either here or in other parts of the country.

A perusal of the following departments will show that manufacturers and dealers in building materials make a heroic attempt at optimism, but that, as is the case of pig iron, a general falling away in prices may be expected after the first of the year.

## Common Brick Market Still Weak.

COMMON brick from the Hudson River did not recover from last week's slump. The tip top price early this week was \$5.25 and the lowest went to \$4.75 wholesale. On Friday the ruling price for average brick was \$5 a thousand.

No quotations are being made on Raritan Rivers in this city. There are many cargoes of this brick in the harbor, but they are all taken on contracts and are merely waiting for good riding weather to discharge. In the Newark section of the district navigation is open for cargoes to go from this city, but riding conditions in North Jersey, as in this city, are so bad that consumption has almost entirely ceased. Yard prices in Newark are \$6.75 for Raritan, a sufficient temporary supply being available from barges that arrived last week from South River. The Raritan and South Rivers were entirely frozen over on Tuesday and Wednesday and no shipment by water was made. More Hudson River brick are entering the Passaic than has been the case in a month.

On Tuesday the Cornell Towing Com-

pany reported to brick agents here in this market that it was not able to get its boats above Newburgh and Kingston and the upper river yards were therefore cut off. It is expected that prices will stiffen now that navigation has practically closed. Official arrivals, sales and covered cargoes record for last week, follows:

	Arrivals.	Sales.	Covered.
Monday .....	12	5	1
Tuesday .....	2	2	1
Wednesday .....	10	8	3
Thursday .....	19	5	6
Friday .....	8	3	9
Saturday .....	8	6	3
Total .....	59	29	22
Left over, Dec. 10, 18.			
Prices, \$4.75 to \$5.25.			

## SLIGHT CHANGES IN FRONT BRICK.

FRONT BRICK prices have receded slightly. The cause of it is keener competition rather than increased demand or scarcity of supply. The number of prospective local operations which are expected to result in contracts before the first of the year is low, but architects tell front brick salesmen that they have a fair amount of work that will be ready for figures after the first of the year. This may cause prices to return to their normal plane within the near future.

Asked for an expression as to what section of the Metropolitan district offered the most encouragement at present, E. M. Houghtalling immediately said, "New Jersey. Architects over there," he added, "tell us that the first of the year will bring a more active front brick market."

"The demand for Tapestry brick," said Henry Stickler, advertising manager for Fiske & Co., "is good, but we look for a big improvement after the first of the year. Mr. Fiske is at present making a tour of the factories with a view to seeing how they are fixed for handling next year's business, and he is finding plenty of cause for optimism."

Another manufacturer said that there was a big increase, in the inquiry for white brick, not only in this city but elsewhere in the East. Light grays are also in active demand.

ENAMEL brick are reported as having a steady market. Prices are firm and without change from last month's figures. Current quotations follow:

BRICK.—(Cargo Quotations at the wharf.)		
	Per	M.
Hudson River, Common.....	\$4.75@	\$5.25
Raritan River, Common.....	.....	.....
Croton Point—Brown, f. o. b.....	12.50	.....
Croton Point—Dark and red.....	12.50	.....
*Cartage and dealers' profits must be added to above quotations for retail prices.		
Fronts: (Delivered at buildings.)		
Bufs, No. 1 .....	20.00	26.00
Greys, various shades & Speckled..	24.00	31.00
Kittaning White, No. 1.....	25.00	29.00
Kittaning White, No. 2.....	21.00	24.00
Old Gold .....	26.00	32.00
Trenton or Philadelphia Red Fronts	23.00	25.00
Enameled. (Delivered at job.)		
English size .....	70.00	75.00
American size .....	60.00	75.00
Seconds, etc. ....	45.00	55.00

## Cement Price Conferences This Week.

Before another week elapses it is not improbable that an advance of 5 cents a barrel for Portland cement to dealers in this district will be formally announced. A conference was set for this week to discuss the matter, and another one was held last week.

Practically every Portland cement manufacture in this city arranged for the entertainment of guests to the Cement Products exhibit at Madison Square Garden. The Edison Portland Cement Co. has provided quarters for delegates and customers on the ninth floor of the St. James Building, at 1133 Broadway. The

Atlas Portland Cement Company, of 30 Broad st, is entertaining in a special room fitted up for the occasion in the Hotel Victoria, Broadway and 27th st. The Vulcanite Portland Cement Company has set aside room 1163 in the Fifth Avenue Building for the entertainment of customers and guests. Mr. John P. Kane, Jr., has arranged for all customers and users of Trowell Brand Portland Cement to make use of the headquarters established in connection with the offices of the John P. Kane Company at 103 Park av, corner of 41st st, where friends are being royally received.

The Building Trades Employers' Association has established headquarters at their building at 34 West 33d st for cement convention and exhibit goers. Here the 200 plans received in the recent \$4,500 and \$2,500 suburban house competition are on view. The Alsens Portland Cement Company, which has two booths at the Garden, is making that place its headquarters, while the Lawrence Portland Cement Company, also exhibiting extensively, is taking good care of all its friends and customers at No. 1 Broadway.

The headquarters of the executive committee and managers of the Cement Products Exhibition Co. is in the Prince George Hotel, telephone, 5300 Madison square. The hotel is around the corner from the Garden, in 27th and 28th sts.

## THE WEEK IN THE CEMENT MARKET.

Cold weather accompanied by snow-cluttered streets seriously reduced the consumption of cement in this market this week. The dealers are reporting the usual pre-holiday falling off in inquiry, and while this decrease comes a little earlier than usual, it is thought that the market will improve earlier. The Cement Products Exhibition is expected to produce this result.

The uncertainty as to prices has been the means of keeping up a steady demand for this material for two months. Most of the dealers are now well stocked and the manufacturers have their stores well supplied. They are easing up on production, to some extent, but this is usual at this time of the year.

The activity in the real-estate market especially in heretofore neglected quarters, such as the Greenwich village, Queens Borough, suburban Newark and outlying parts of Brooklyn, which will feel the effects of the proposed new subway, all bidding fair to be reflected upon the material market early in the Spring. Current prices in this district follow:

Portland Cement, in cloth*.....	\$1.53	\$1.58
Rosendale or Natural, per bbl.....	.80	.....
*Basic price of American standard Portland cements alongside. Cloth sacks are repurchased at 7½ cents delivered at mill. Count 3 bags Rosendale to bl. and 4 bags Portland to bl.		
The following special quotations, for cargo lots in cloth, are furnished by agents of the firms, and they, not we, are responsible for the accuracy of the figure given:		
Alsen's (American) Portland.....	\$1.53@	\$1.58
Atlantic Portland.....	1.53	1.58
Atlas Portland .....	1.53	1.63
Bath Portland .....	1.53	1.58
Edison Portland .....	1.53	1.58
Dragon Portland .....	1.53	1.58
Trowell Portland .....	1.53	1.58
Vulcanite Portland .....	1.53	1.70
Alsen's (German) Portland.....	2.40	.....
Byckerhoff (German) Portland.....	2.43	.....

## Weather Conditions Hamper Lime Market.

Authorities in the lime and plaster trade report that there has been a decided falling off in the demand for lime and plaster so far this month. Weather conditions are partly responsible for this and also for the general hesitancy on the



part of the operators to bring out new business before the first of the year.

The Rockland-Rockport Lime Company reports that the amount of business being taken at this time is seasonable, and that they are not worrying at all about the future. The downfall of snow and the absence of the thaw has interfered with cartage in New York city, however, and also with operations at the kilns.

Quotations on all brands remain the same, the only signs of price activity being in hydrated. Prices current follow:

500-bbl. lots delivered to the trade in Greater New York.

State common, cargo rate, per bbl.	.....@\$.75
Rockland-Rockport, Com., per bbl.	......92
Rockland-Rockport, L., per bbl.	.....1.02
Rockland-Rockport, special, 300 lbs.	.....1.37
Rockland-Rockport special lump, 300 lbs.	.....1.47
Select finish, per 350 lbs., net.	.....1.62
Terms for Rockland-Rockport Lime, 2c. per barrel discount, net cash, ten days for 500 bbl. lots	
West Stockbridge, finishing, 350 lbs.	.....1.65
Granular, 300 lb. bbls.	.....1.50
New Milford Lime	.....1.30
Hydrated, per ton (for brick work)	.....6.50
Hydrated, per ton (waterproofing)	.....9.00

**PLASTER PARIS.**

Calced, city casting, in barrels, 250 lbs.	.....1.30
In barrels, 320 lbs.	.....1.60
In bags, per ton	.....\$8.50 10.00
Calced, city casting, in barrels, 250 lbs.	.....1.45
In barrels, 320 lbs.	.....1.65
Neat wall plaster, in bags, per ton*	.....8.00
Wall plaster, with sand, per ton	.....5.25
Browning	.....5.25
Scratch	.....6.25
Adamant (net delivered at job)	.....6.00

Note.—When sold in bags a rebate of 6½ cts. per bag returned is allowed.

**PLASTER BOARDS.**

½ in. thick	.....16 cts. per sq. yd.
	Weight, lbs. Price, cts.
	per sq. ft. per sq. ft.
2 ins.	.....7 6
3 ins.	.....8½ 6½
4 ins.	.....11 7½

**Lumber Market in Buying Movement.**

Wholesale lumber men have been taking large consignments on deliveries ranging from immediate to sixty days, but few agents are disposing of the material at anything like the rate they are now purchasing.

C. H. Boner, manager of the J. S. Richards Lumber Co., of No. 1 Madison av, returned from the South, Monday, and said that most of the heavy purchases are for immediate needs. "Few wholesalers are anticipating their requirements," he said. "We have just bought 1,000,000 feet of North Carolina pine for New York consumption, but it is for immediate distribution. We have also taken 500,000 feet of roofers, which will be used for frame building construction work in Queens this winter, and we have recently taken 250,000 feet of hemlock for Washington Heights construction work that is either going on now or will go ahead before the end of the year."

This case is typical. Wholesale lumber managers are watching conditions at the mills. W. P. Kensella, secretary of the Skillings, Whitneys & Barnes Lumber Co., of No. 1 Madison av, returned on Tuesday from a trip through Canada, Ogdensburg, N. Y., and other lumber points. He says the conditions at the mills are encouraging. They can take all the business coming to them, but a great deal of the present business is from the West. Other managers visiting in the South report the same thing.

Skillings, Whitneys & Barnes' export department reported the export business good from box to the highest grades.

**NEW CLASSIFICATION OF WOODS.**

Few architects have heard of the new classification of woods by the New York Fire Insurance Exchange. It conflicts somewhat with standards heretofore recognized by lumber men. For instance: willow, generally characterized as a soft wood, is placed in the hardwood category. Other classifications follow:

**HARDWOODS**—Ash, beech, birch, boxwood, buckeye, catalpa, cherry, chestnut, cucumber tree wood, elm, eucalyptus gum, hickory, holly, laurel, lignumvitae, locust, mahogany, maple, oak, osage

orange, persimon, sassafras, sycamore, teak, tulip tree, walnut and willow (heretofore soft).

**SOFTWOODS**—Basswood (heretofore a hard wood), cedar, cypress (heretofore hard), fir, hemlock, larch tamarack, hard and soft pine, poplar (heretofore hard), redwood, spruce and whitewood (heretofore hard).

The effect of this new classification will be primarily upon the lumbermen's insurance, but the new standards are also important in their reference to the correct reading of specifications.

**RED GUM PRICES HIGHER.**

Advices from the Charles F. Luehrmann Hardwood Lumber Co., of St. Louis, Mo., producers of red gum and sap gum, indicate that the price of the former in this market had advanced materially. The new prices delivered New York City will be found in the subjoined table of current prices:

**ASH, WHITE.**

4/4 1st and 2nds	.....\$50.00@55.00
5/4 1st and 2nds	.....56.00 58.00
6/4 1st and 2nds	.....58.00 60.00
2½ and 3 in. 1st and 2nds	.....68.00 73.00
4/4 No. 1 common	.....33.00 36.00
4/4 No. 2 common	.....23.00 25.00
5/4 6/4 and 8/4 No. 2 common	.....25.00 28.00

**BASSWOOD.**

4/4 1st and 2nds	.....\$40.00@42.00
5/4, 6/4 and 8/4 1st and 2ds.	.....44.00 45.00
4/4 clear strips	.....32.00 33.00
6/4 No. 1 common	.....30.00 31.00
5/4, 6/4 and 8/4 No. 2 common	.....25.00 26.00

**BEECH FLOORING.—F. O. B. New York.**

	2 in.	2½ in.	3¼ in.
	face.	face.	face.
13/16 in. Clear	.....\$44.00	\$45.00	\$41.00
13/16 in. No. 1	.....35.50	37.50	37.00
13/16 in. Factory	.....23.00	26.00	30.00

Add \$1 per M. for jointed.  
Add \$1 per M. for 1½ in.

**BIRCH.**

4/4 1st and 2nds Red	.....\$49.00@52.00
4/4 1st and 2nds Saps	.....38.00 40.00
5/4, 6/4 and 8/4 No. 1 common Red	.....32.00 34.00
5/4, 6/4 and 8/4 No. 2 common unselected color	.....20.00 22.00

**BUTTERNUT.**

4/4 1st and 2nds	.....\$60.00@65.00
4/4 No. 1 common	.....30.00 35.00

**CHERRY.**

4/4 1st and 2nds	.....\$94.00@99.00
5/4 and 6/4 1st and 2nds	.....112.00 117.00
4/4 clear strips	.....67.00
4/4 No. 1 common	.....51.00
5/4, 6/4 and 8/4 No. 2 common	.....28.00 30.00

**CYPRESS.**

Tank stock, 1½ ins.	.....\$52.00@
Tank stock, 2½ ins.	.....63.00
Tank stock, 3 ins.	.....65.00
First and seconds, 1 in.	.....45.00 47.00
First and seconds, 1¼ in.	.....46.50 48.00
First and seconds, 1½ in.	.....47.50 49.00
First and seconds, 2 in.	.....50.00 52.00
First and seconds, 2½ in.	.....56.00 58.00
First and seconds, 3 in.	.....57.00 60.00
Selects, 1 in.	.....39.00 41.00
Selects, 1¼ in.	.....40.00 43.00
Selects, 2 in.	.....44.00 47.00
Selects, 2½ in.	.....47.00 49.00
Selects, 3 in.	.....50.00 52.00

Prices on 8, 10 and 12 in. add \$2, \$3 and \$5, respectively, per M. ft.

**CYPRESS SHINGLES.—F. O. B. New York.**

6 x 18 No. 1 Heart	.....\$7.00@87.50 per M.
6 x 18 No. 1 Primes for A's	.....6.00 6.50 per M.
6 x 20 No. 1 Hearts	.....10.00 per M.
6 x 20 No. 1 Primes for A's	.....8.00 per M.

**CHESTNUT.**

4/4 1st and 2nds	.....\$52.00@53.00
5/4, 6/4 and 8/4 1st and 2nds	.....54.00 56.00
4/4 No. 1 common	.....37.00 39.00
5/4, 6/4 and 8/4 No. 1 common	.....39.00 42.00
¾ Wormy and No. 2 common	.....18.50 19.50
5/4, 6/4 and 8/4	.....20.00 22.00

Above prices are for 32 in. x 13½ in. blocks containing 3 sq. feet of surface. Only 2 in. blocks are hollow.

**MAHOGANY.—f. o. b. N. Y. C.**

	Per M.
First and 2nds ½ in. to 4 in.	.....\$85.00@150.00
No. 1 Common, ½ in. to 4 in.	.....60.00 115.00
No. 2 Common, ½ in. to 4 in.	.....40.00 75.00
Shorts, ½ in. to 4 in.	.....65.00 95.00

Counters, 1 x 18 to 24 in. wide:

18 ft.	.....\$165.00 per M.
20 ft.	.....175.00 per M.
22 ft.	.....185.00 per M.
24 ft.	.....205.00 per M.
26 ft.	.....245.00 per M.

**MAPLE.—Hard and Soft.**

4/4 in. 1st and 2nds	.....\$32.00@35.00
8/4 in. 1st and 2nds	.....35.00 37.00
4/4 Clear Strips	.....25.00 27.00
5/4 No. 1 common	.....25.00 27.00
4/4 No. 2 common	.....18.00 20.00
4/4, 6/4 and 8/4 No. 2 common	.....20.00 22.00

**MAPLE FLOORING.—F. O. B. New York.**

	2 in.	2½ in.	3¼ in.
	Grade.	Grade.	Grade.
Clear	.....\$44.00	\$45.00	\$43.00
No. 1	.....37.50	39.50	39.00
Factory	.....24.00	27.00	30.00

Above are standard sizes only, standard thickness 13/16 in.

**OAK.—(Plain) Mixed, Rock, Mountain or West Virginia stock.**

4/4 st and 2nds	.....\$53.00@55.00
5/4, 6/4 and 8/4 1st and 2nds	.....55.00 58.00
4/4 No. 1 common	.....37.00 39.00
5/4, 6/4 and 8/4 No. 1 common	.....39.00 41.00
4/4 No. 2 common	.....24.00 26.00
Ind. and So. strictly white 4/4 1st and 2nds	.....54.00 56.00

**OAK.—Quartered.**

Indiana, 1st and 2nds, 6 in. up wide, 10 to 16 ft. long, about 25%	.....\$86.00@90.00
5/4 to 8/4	.....90.00 95.00
No. 1 common	.....50.00 57.00
Quartered oak strips clear face	.....62.00 65.00
Southern stocks	.....83.00 85.00

**OAK FLOORING.—K. D. end matched or butted and bundled, f. o. b. N. Y. Lighterage.**

13/16, 2, 2¼ and 2½ in. clear quartered white	.....\$94.50
Select quarter sawed white	.....52.00
Clear, quartered red	.....94.50
Select, quarter sawed red	.....52.00
Clear plain sawed white	.....56.00
Select P. S. white	.....46.00
Select P. S. red	.....56.00
Clear P. S. red	.....46.00
Common red and white	.....27.00
No. 2 factory red and white	.....23.00

**RED GUM, per M. feet, f. o. b. N. Y. C.**

1 in. FAS.	.....\$37.00@39.00
1 in. No. 1 Common	.....30.00 32.00

**SAP GUM, per M. feet, f. o. b. N. Y. C.**

1 in FAS	.....\$31.00
1 in. No. 1	.....25.00

**HEMLOCK.—F. O. B. New York.**

Pennsylvania, base price.....\$19.00  
West Virginia, base price.....19.00  
For Eastern \$1 to \$2 off according to delivery, manufacture and stock.

**LATH.—Eastern Spruce, f. o. b. N. Y.**

1½ in. slab.....\$3.50@3.60

**SPRUCE.—Adirondack and Canada, 12 and 13 ft. F. O. B. N. Y. rail delivery.**

	Mill run & culls out.*
Sizes.	
1 x 4 in.	.....\$23.00@23.50
1 x 5 in.	.....23.50 24.00
1 x 6 in.	.....24.00 24.50
1 x 7 in.	.....24.00 24.50
1 x 8 in.	.....24.50 25.00
1 x 9 in.	.....26.00 26.50
1 x 10 in.	.....26.50 27.00
5/4 x 2½ in.	.....24.75 25.25
5/4 x 3 in.	.....24.75 25.25
5/4 x 4 in.	.....23.75 24.25
5/4 x 5 in.	.....24.50 25.00
5/4 x 6 in.	.....24.75 25.25
5/4 x 8 in.	.....25.00 25.50
5/4 x 9 in.	.....26.50 27.00
5/4 x 10 in.	.....26.50 27.00
2 x 2½ in.	.....23.50 24.00
2 x 3 in.	.....23.00 23.50
2 x 4 in.	.....23.00 23.50
2½ x 4 in.	.....23.00 23.50
2 x 5 in.	.....22.50 23.00
2 x 6 in.	.....23.00 23.50
2 x 7 in.	.....22.50 23.00
2 x 8 in.	.....23.50 24.00
2 x 9 in.	.....25.00 26.00
2 x 10 in.	.....25.00 25.50
3 x 4—3 x 6—4 x 4 in.	.....23.00 23.50
1 x 1½ in.	.....22.50 23.00
1 x 2 in.	.....22.50 23.00
1 x 4 in. and up, No. 1 and clear	.....35.00
5/4 x 4 in. and up, No. 1 and clear	.....35.00
2 x 4 in. and up, No. 1 clear	.....35.00
1 x 4 in. and up, No. 1 clear	.....35.00
1 x 4 in. and up, No. 3	.....19.25
5/4 x 4 in. and up, No. 3	.....19.50
2 x 4 in. and up, No. 3	.....18.50
Dressing, 6 in. and up	.....2.00
Dressing, 5 in. and up	.....1.75

\*No. 2, 50 cents more.

**SPRUCE. (Eastern cargoes. Random.) Delivered, N. Y.**

2 in.	.....\$20.00@24.00
6 to 9 in.	.....23.00 25.00
10 to 12 in.	.....26.00 27.00

**YELLOW PINE (dressed) f. o. b. car or vessel, Norfolk.**

	No. 1.	No. 2.	No. 4.
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**Flooring:**

13/16 x 2½ and 3, flat grain	.....\$27.50	\$25.00	\$13.50
13/16 x 3½, flat grain	.....27.00	25.00	14.00
13/16 x 4 to 4½, flat grain	.....27.00	24.50	15.00
13/16 x 3 to 4, jointed flat grain	.....31.00	27.00	.....
13/16 x 2½ and 3, rift	.....43.00	38.00	.....
13/16 x 3½, rift	.....36.00	31.00	.....
1 1/16 x all widths, flat grain	.....30.00	28.00	.....
1 1/16 x 2½ x 3½, rift	.....49.00	42.00	.....

**YELLOW PINE.—Delivered N. Y. (Sail.)**

Building orders, 12 in. and under.....\$24.00@25.00  
Building orders, 14 in. and up.....29.00 30.00  
Yard orders—ordinary assortment.....24.00 25.00  
Ship stock—easy schedules.....31.00 32.00  
Ship stock—40 ft. average.....38.00 39.00  
Heart face siding, 4/4 in. & 5/4 in.....31.00 31.00  
Kiln dried say siding, 4/4.....22.00  
Kiln dried sap siding, 5/4 in.....23.00

**Dressed North Carolina Pine.**

	Celling and Partition:
13/16 x all widths except 3½ and 5½	.....\$28.00 \$26.00 \$20.00
13/16 x 3½	.....28.50 26.50 20.50
13/16 x 5½	.....32.00 29.00 21.00
Celling, 13/16 x 5½	.....32.00 29.00 21.00
Base siding, ½ x 4 to 6	.....19.00 17.50 13.00
Base, sds, 4/4 x 4 x 5	.....31.00 28.00 20.00
¾	.....23.00 21.00 15.00
&	.....20.00 18.50 13.00
For 5½ face add \$2.	
7/16	.....19.00 17.50 13.00
¾	.....16.50 15.00 11.00
For 5½ face add \$1.50.	
4/4 x 6 inch.	.....33.00 30.00
4/4 x 7, 8 and 9 inches	.....35.00 31.00
Rails S4S, 2 x 3 and 2 x 4	.....40.00 35.00

**Surfaced Boards:**

4/4 Edge	.....29.00	27.00	14.50
4/4 Wide Edge, over 12 ins.	.....44.00	37.00	.....
4/4 x 8 inches Stocks	.....35.00	31.00	16.50
4/4 x 10 in. Stocks	.....36.00	32.00	17.50
4/4 x 12 in. Stocks	.....40.00	33.00	18.00
5/4 Edge	.....31.00	29.00	15.50
5/4 Wide Edge, over 12 in.	.....45.00	39.00	.....
5/4 x 10 in. Stocks	.....38.00	33.00	18.50
5/4 x 12 in. Stocks	.....43.00	37.00	19.00
6/4 Edge	.....34.00	31.00	16.50
6/4 x 10 in. Stocks	.....39.00	34.00	18.50
6/4 x 12 in. Stocks	.....44.00	38.00	19.00
8/4 Edge	.....35.00	32.00	16.00
8/4 x 10 in. Stocks	.....40.00	35.00	18.50
8/4 x 12 in. Stocks	.....45.00	39.00	19.00



**Roofers:**

13/16 x 4 to 9 in. face.....	14.50
13/16 x 5 1/2 in. face.....	16.00
13/16 x any special width under 7 1/2.....	16.00
13/16 x 7 1/2 in. face.....	16.50
13/16 x any width between 7 1/2 and 9 1/2.....	17.50
13/16 x 9 1/2 in. face.....	17.50
13/16 x any width between 9 1/2 and 11 1/2.....	18.00
13/16 x 11 1/2 in. face.....	18.00

**Factory Flooring:**

1 1/2, 2, 2 1/2, and 3 x 5 to 9 in. To finish 1/4 in. scant in thickness and 1/2 in. scant in width for spline; 3/4 in. for T and G.....	17.00
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Splines \$3.00 per 1,000 feet lineal.

**LONG LEAF YELLOW PINE.—Flooring.**

A Heart rift.....	\$57.00
B Heart rift.....	47.00
A Sap rift.....	40.00
B Sap rift.....	34.00
A Flat.....	28.50 to 29.00
B Flat.....	26.00
No. 1 Common, Flat.....	22.00 to 23.00

**NORTH CAROLINA PINE. BOARDS.—Kiln dried, N. C., F. O. B. vessel:**

	Red Heart and Mill	No.1.	No.2.	No.3.	Culls.
4-4 Edge, under 12 in.....		29.00	27.00	19.50	14.50
4-4 Wide Edge, over 12 in.....		44.00	37.00		
4-4x8.....		35.00	31.00	22.00	16.50
4-4x10.....		36.00	32.00	23.00	17.50
4-4x12.....		40.00	33.00	24.50	18.00
5-4 Edge, under 12 in.....		31.00	29.00	20.50	15.50
5-4 Wide Edge, over 12 in.....		44.00	38.00		

**PIG IRON MOVEMENT SLOW.**

Pig iron is in a slow market with scarcely any demand for steel making iron. Daily sales are running only from 1,000 to 2,000 tons, but fabricating interests in this district are taking little of it. Railroad interests continue to be the principal buyers. Prices current are off fifty cents from their position a month ago, but the impression seems general that bed rock has not yet been reached. Current prices follow:

**PIG IRON.—The following are nominal delivered prices at tidewater for shipment into the first quarter:**

**Northern:**

No 1 x Jersey City.....	\$15.25@	\$15.50
No. 2 x Foundry.....	14.75	15.00
No. 2 Plain.....	14.25	14.50

**Southern:**

No. 1 x Foundry.....	15.25	.....
No. 2 Foundry Spot.....	15.25	.....
No. 3 Foundry.....	14.75	.....

**NEW STRUCTURAL PRICES HERE.**

A new schedule of prices for structural steel and iron went into effect in this city a few days ago. New quotations are given in full in the tables below. A few instances may serve to illustrate the drop in quotations. In flat iron store prices that were \$1.90 a month ago are now \$1.75, and in soft steel sheets there has been a reduction of ten cents.

These reductions were made by New York jobbers to meet the new conditions ruling at the mills and have been expected for some time. Competition outside of this city is very keen, and in some lines it is reflected here, especially in bars and other materials used in the manufacture of fire-escapes, wrought iron work, etc. Beams and channels are still steady as to prices, which are probably as low as they will go.

Further cuts in iron are not unlikely. The feeling in the trade is pessimistic and the more conservative interests believe that a greater reduction in prices will bring out no additional business. One man said: "Even a protracted rate war would not bring out new business because the business will not be coaxed out until after the Interstate Commerce Commission, the Supreme Court and the attitude of the new Legislatures toward business have acted or given some evidence as to their attitude upon various questions having a direct bearing upon our future industrial welfare."

New quotations on Triangle mesh fabricated slab reinforcement became effective Thursday. Current prices follow:

**STRUCTURAL IRON AND STEEL.**

**FLAT IRON.**

(Price from Store.)

1 1/2 to 4 in. x 5/8 to 1 in., base price.\$1.75@....	2-10c extra
1 1/2 to 4 x 1 1/4 x 5-16.....	2-10c extra
2 to 4 in. x 1 1/2 to 2 in.....	5-10c extra
4 1/2 to 6 in. x 1 1/4 to 1 1/2.....	4-10c extra
Norway Bars.....	\$3.40
Norway Shapes.....	3.40
Burden Best Iron.....	\$3.15 base
Burden H. B. & S.....	\$2.95 base
Machinery Steel, Iron Finish, base.....	\$1.90
Soft Steel Bars, base or ordy. sizes.....	1.90
Tool Steel, regular quality.....	7.00
Tool Steel, extra quality.....	13.00

**STRUCTURAL STEEL.**

(From Store.)

Beams and channels, 15 in. & under.....	\$2.00
Beams and channels, 15 in & over.....	\$2.00
Angles.....	2.00
Tees.....	2.15
Zees.....	1.70
Steel bars, half extra.....	1.65
Universal & sheared, 34 in. & under.....	2.00

**SOFT STEEL SHEETS. (From Store.)**

1/4 in. and heavier.....	\$2.00
3/16.....	2.10

**BLUE ANNEALED STEEL SHEETS.**

(From Store.)

No. 8.....	\$2.30
No. 10.....	2.35
No. 12.....	2.40
No. 14.....	2.45
No. 16.....	2.55

(From Store.)

	One Pass	Cleaned
	Cold Rolled.	American.
No. 18.....	2.70	3.05
No. 21.....		
No. 22.....		
No. 24.....	2.75	3.15
No. 25.....		
No. 26.....	2.80	3.40
No. 27.....	2.85	.....
No. 28.....	3.10	3.50

**TERNE PLATES.**

N. B.—The following prices are for 1C 20x28 the rate for 14x20 being half as much. IX is usually held at \$2 per box advance for 8 to 10 lbs. coating and \$2.50 to \$3 advance for 15 lb. and upward. The following are approximating basis quotations, and proper allowance must be made for special brands, small lots, etc.:

About 40-lb. coating.....	\$17.30
About 30-lb. coating.....	15.20
About 20-lb. coating.....	13.50
About 15-lb. coating.....	\$10.90
About 8-lb. coating.....	8.30

**RUSSIA, PLANISHED, ETC.**

Genuine Russia, according to assortment, per lb..... 11 1/4@ 14

Patent planished per lb. A., 10c.; B., 9c., net.

**GALVANIZED STEEL. (From Store.)**

No. 14 and 16.....	per 100 lbs. \$2.95
No. 18 and 20 & 22.....	" " " 3.20
No. 24.....	" " " 3.30
No. 26.....	" " " 3.50
No. 27.....	" " " 3.65
No. 28.....	" " " 3.80

**STRUCTURAL STEEL. (From Mill.)**

Beams and channels, 15 in. & under.....	1.65
Beams and channels, 15 in. & over.....	1.70
Angles.....	1.60
Tees.....	1.60
Zees.....	1.65
Steel bars, half extra.....	1.60
Universal & sheared, 34 in. & under.....	1.60

**SOFT STEEL SHEETS. (From Mill.)**

1/4 in. and heaved.....	\$1.56
3/16.....	1.66

**FABRICATED SLAB REINFORCEMENT.**

(From Mill.)

The following styles of Triangle Mesh reinforcement have been approved by the Building Department. The following prices are net per 100 sq. ft. f. o. b. dock, N. Y. in carload lots:

Style No. 4.....	\$1.10
Style No. 24.....	1.58
Style No. 27.....	1.23
Style No. 26.....	1.05

**EXPANDED LATH.**

(Prices Store N. Y., less than carload.)

	Black.	Painted.	Gal.
Gauge 27.....	\$0.13	\$0.13 1/2	\$0.17 1/2
Gauge 26.....	.14	.14 1/2	.20
Gauge 25.....	.15	.15 1/2	.21
Gauge 24.....	.16	.16 1/2	.22

**INTERLOCKING PLATES.**

This type of reinforcing material ranges in price from \$11 for 4 ft. and under for flat sheets to 100 lb. lots to \$8.50 in 160 lb. lots for 10 ft. lengths.

**METAL LATH. (From Store.)**

Per sq. yd.....	.22@24 cts.
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**COPPER. (Flashing.)**

Sheet copper, hot rolled, 16 oz., sq. ft.18@19 cts.	
Sheet copper, hot rolled, 14 oz., sq. ft.19 20 cts.	
Sheet copper, cold rolled, 1 ct. per sq. ft. above hot rolled prices.	
Sheet copper, polished, 20 ins. wide and under 1 ct above cold rolled per sq. ft.	
Sheet copper, polished, over 20 ins. wide, 2 cts. above cold rolled.	

**TIN. (Roofing.)**

8 lb. coating, 100 lbs.....	\$4.10
8 lb. coating.....	\$4.25

**ZINC (sheets).**

600 lb. casks, No. 9, 36x84.....	.08 1/4
Less than casks.....	.08 3/4

**Public Work Taking Much Stone.**

Public work seems to be the life of the stone trade at this time, and, in the words of one man: "There is mighty little life in it at that." Granite is the most active. The John Peirce Company has been sup-

plying some large city operations, like the Grand Central Station buildings, and tagging a few other out-of-town contracts of varying size, and the Woodbury Granite Company, of No. 1 Madison av, is especially busy with Government work. Discussing the present trade conditions, H. E. Eastman, the local representative, said this week:

"The local building situation is dull, but whoever expected a busy building season in December? We have been busy with Post-Office work all this Fall, having about 14 post-office contracts in hand now. Our quarries at Bethel and Hardwick are very busy. We are also cutting for the Bankers' Trust Company Building, which represents a contract of about \$150,000."

The limestone interests are representing a dull market, but encouragement in the fact that architects say a great deal of work is on the boards considering the time of the year. Slate is also a dull market, but the roofing trade looks for improvement early in the first of the year. Prices have not yet changed:

**NOVEL POST OFFICE PROCEDURE.**

The stone contract for the new post office adjoining the Pennsylvania station in 33d street will probably go to the granite trade. If so, this will be one of the biggest granite contracts that will come out next year. The awards are expected to be announced early in January.

According to reports in the trade, the three lowest bidders will be asked to resubmit figures covering all departments where granite will be used. Upon these the architects, McKim, Mead & White, will select the final contractors, the award going to the company best able to cut and deliver the stone.

Bennington building marble.....	\$1.40@	.....
Brownstone, Portland, Con.....	.60	\$1.25
Caen.....	1.25	1.75
Georgia building marble.....	1.40	2.00
Granite, black.....	1.10	1.25
Granite, grey.....	.70	1.25
Granite.....	.75	1.00
Granite, Milford, pink.....	1.25	.....
Granite, Pieton Island, pink.....	1.25	.....
Granite, Pieton Island, red.....	1.25	.....
Granite, Westerly, blue.....	1.25	3.75
Granite, Westerly, red.....	1.25	3.25
Hudson River bluestone, promiscuous sizes, per cu. ft.....	.70	.74
Dressed, ditto.....	.82	.86
Kentucky limestone.....	.85	.95
Lake Superior redstone.....	1.05	.....
Limestone, buff and blue.....	.85	1.05
Longmeadow freestone.....	.85	.90
Ohio freestone.....	.80	1.00
Portage or Warsaw stone.....	.90	1.20
Scotch redstone.....	1.05	.....
South Dover building marble.....	1.25	1.50
Tennessee marble.....	2.35	2.50
Vermont white building marble.....	1.00	1.50
Wyoming bluestone.....	.80	.90

**SLATE.—Prices are per square, delivered in New York in car lots.**

Bangor, Genuine, No. 1.....	\$5.00	\$6.75
Brownville & Monson Mine.....	7.50	9.50
Chapman, No. 1.....	5.25	6.00
Peach Bottom.....	6.80	7.50
Red, No. 1.....	11.00	13.00
Unfading Green.....	5.25	6.46

**Terra Cotta in a Steady Market.**

The Atlantic Terra Cotta Company's reports of business conditions are generally reflected throughout the terra cotta market. These show that there is plenty of big work being figured, especially for facade material outside of New York City. Manhattan is providing a little more than the usual December business in this line, among recent contracts being one to the Atlantic Terra Cotta Co., of 1170 Broadway, for supplying the facades of the Knickerbocker Trust Company building addition. McKim, Mead & White, architects, and for the polychrome parts of the facades of the new Vanderbilt Hotel, of which Warren & Wetmore are architects.

The fireproofing department of this industry shows that conditions are generally satisfactory, considering the time of the year and the general condition of business throughout the country. Henry M. Keasbey, of the National Fireproofing Company, thinks there is no cause for unrest so far as the outlook is concerned after the first of the year. An extensive



advertising campaign carried on during the recent past has been very gratifying in its results both as to inquiry and to actual sales especially for suburban operations that are scheduled to go ahead in the spring. Prices current follow:

**FIREPROOFING.**

Size.	Price in cts. per block.
4x12x12 .....	5.25
6x12x12 .....	6.6
8x12x12 .....	8.9
10x12x12 .....	10.5
12x12x12 .....	12.1

**PARTITION BLOCKS:**

2x12x12 .....	4.4
4x12x12 .....	5.
6x12x12 .....	6.6
8x12x12 .....	8.8

**Linseed Oil Lower; Paint Prices Steady.**

The gradual decline in the prices for city and out of town raw linseed oil continues. On Thursday quotations were 93 and 94 cents.

So far, this change in prices has not affected paints and varnishes. Owing to the increase in demand, certain floor varnishes advanced the first of the month 25 cts. It is not considered probable in the trade that there will be any lowering of prices for either interior or exterior finishing paints or varnishes before the middle of January. Current prices follow:

**LINSEED OIL.**

Raw, out of town.....	\$0.93@	\$0.94
Raw, city .....	.93	.94
Boiled, city .....	.94	.95

**SPIRITS TURPENTINE.**

5-bbl. lots, per gal.....	@	\$0.78½
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**GLIDDEN'S GRAPHITE ACID PROOF COATING. (List.)**

Per bbl. and ½ bbl.....	\$2.00
Per gal. in 5 gal. cans.....	2.25

**VARNISHES. (List.)**

Glidden's M. P. Durable Exterior.....	\$4.00
Glidden's M. P. Durable Interior.....	3.00
Glidden's M. P. Durable Floor.....	3.00
Glidden's Lik-a-Rub.....	3.50
Glidden's M. P. Elastic Interior.....	2.50
Lucas' Workwell brand, outside.....	\$4.50
Lucas' Workwell brand, inside.....	3.00
Lucas' Workwell floor .....	3.00
Lucas' Workwell wax finish.....	3.00

**CONCRETE FLOOR DRESSING. (List.)**

Glidden's, per bbl. and ½ bbl.....	\$2.00
Glidden's, per 5 gal. cans.....	2.15
Glidden's, per 1 gal. can.....	2.25
Lucas' cement filler (Pat.), per gal. in bbl lots .....	1.75
Lucas' cement filler (Pat.), per 5 gal. cans.....	1.85
Lucas' cement filler (Pat.), per 1 gal. can.....	2.00
Lucas' floor paint, per bbl.....	1.75
Lucas' floor paint, per 5 gals.....	1.85
Lucas' floor paint, per 1 gal.....	2.00
Barrel, gals. gal.	
"Tockolith," Patented .....	\$2.00 \$2.10 \$2.25
"Liquid Konkerit," Patented.....	2.00 2.10 2.25
"Cement Filler," Patented.....	1.75 1.85 2.00
"Pigment Cement Filler," Pat.....	1.75 1.85 2.00
"Cement Floor Paint," Pat.....	1.75 1.85 2.00

**WHITE LEAD, ETC. (Net prices.)**

In 500 lb lots, 100, 250 and 500 lb.	
kegs, per lb.....	\$0.07½
25 and 50-lb. kegs, per lb.....	.07¾

**An Owner Sustained.**

An interesting decision was recently rendered by Justice Davis in the Supreme Court whereby Mrs. Anna Cochran, the lessee of a garage building at 176 East 76th st, scored a signal victory over the Church of St. Jean the Baptiste.

The institution is erecting a new structure on the corner of Lexington av, 250 feet east. On this plot is situated the garage of which Mrs. Cochran has a lease which runs two years from Dec. 1 of this year. The easterly foundation wall of the garage is 2 feet below the curb, and the foundation walls of the new structure are 24 feet below the curb. In order to bring the foundation walls of the garage to the same level as those of the new structure it became necessary to shore up and underpin the easterly walls of the garage.

To accomplish this the contractors for the church proposed to run iron beams through the floor of the garage projecting five feet beyond the face of the easterly and westerly walls. Under the beams the contractors proposed to run uprights. The

iron beams were to be 14 feet apart, and then the contractors proposed to remove the soil so as to place the foundation walls on an equal level.

Mrs. Cochran argued that this work would endanger the stability of the building and prevent her from using the garage. She sued for an injunction restraining the church from proceeding with the work. The decision of Justice Davis follows:

According to the precept issued in this matter by the Supreme Court, the owner of the building in question is required to make the east wall safe by shoring of the adjoining foundations as required by law.

It would seem a very simple matter to comply literally with this order, but the defendants have undertaken an extensive plan of using needles extending throughout the whole depth of the building.

They purpose inserting them at intervals of 14 feet. To do this they will dig parallel trenches in the concrete floor of the plaintiff's building, one trench for each needle. Their declared purpose is then to support the building on uprights and excavate all the earth thereunder, leaving the structure standing on these numerous posts.

I think the plan thus undertaken goes too far and is an unauthorized interference with the plaintiff's rights and not necessary to carry out the order of the Court. It is true that the Building Department is satisfied with the plan, and there is no doubt that the work would make the east wall safe, but I am convinced that the precept can be carried out in a simpler way and with much less interference with the plaintiff's rights.

**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 57, 1910.**

**MODIFICATION—SECTION 32, BUILDING CODE.**

In re applications No. 575 and No. 616 New Buildings, 1910; premises Nos. 656-662 West 58th st.:

In a one-story power house, it is proposed to use concrete for the bearing walls. The building is 32 feet wide by 100 feet long. The roof spans over the entire distance of 32 feet, carried on reinforced concrete girders resting on the walls reinforced by pilasters under the girder. Under a strict interpretation of Section 32, the bearing walls should be 16 inches thick on account of the excessive span. The walls as proposed are to be 10 inches thick but reinforced.

A modification of Section 32 of the Building Code is requested and hereby granted, to permit the walls of the thickness proposed, inasmuch as they are of concrete reinforced with steel; are further reinforced by buttresses under the girders; are of sufficient strength as proposed, and the building is only one-story high.

Dated, New York, October 6, 1910.

RUDOLPH P. MILLER,  
Superintendent of Buildings.

GEO. McANENY,  
President of the Borough of Manhattan.

**Bulletin No. 58, 1910.**

**SUBSTITUTE FOR FIREPROOF SHUTTERS.**

Fireproof windows will be accepted as substitutes for outside fireproof shutters required by Section 104 of the Building Code, when such windows are of the construction approved by the National Board of Fire Underwriters and bear the labels of the Underwriters Laboratories of Chicago.

Dated, New York, November 22, 1910.

RUDOLPH P. MILLER,  
Superintendent of Buildings.

**Bulletin No. 59—1910.**

**MODIFICATION—SECTION 97, PLUMBING & DRAINAGE REGULATIONS.**

In re Application No. 311 New Buildings, 1910; premises, southeast corner 91st st and 3d av:

In a 10-sty fireproof stock house, it is proposed to use bell traps instead of running traps for cesspools on all floors. In this type of building it is found that running traps are not satisfactory, as a froth or foam develops in the floor washings and seriously interferes with a free and satisfactory drainage, the traps becoming ultimately stopped up. Furthermore, running traps in buildings of this type, are liable to freeze as the temperature of the air surrounding them is generally below freezing point.

A modification of Section 97 of the Plumbing and Drainage Regulations is requested and hereby granted, to permit the use of bell traps instead of running traps, for the reasons above stated.

Dated, New York, November 11, 1910.

RUDOLPH P. MILLER,  
Superintendent of Buildings.

Approved:

GEO. McANENY,  
President of the Borough of Manhattan.

**Bulletin No. 60—1910.**

**FRAME SHEDS.**

No structure will be considered as a frame shed under the provisions of Section 144 of the Building Code, unless all parts of the structure are at least four feet from any lot line or other structure, and unless along side of the shed is left open.

Dated New York, November 30, 1910.

RUDOLPH P. MILLER,  
Superintendent of Buildings.

**BOARD OF EXAMINERS.**

APPEAL No. 175 (a correction).—The attention of the Record and Guide having been called to an error in the previous report of this case, the following official statement is printed as a correction: "Appeal 175 of 1910, etc. The Bureau of Buildings made objections as follows: (No. 6) Specify fireproofing of columns and girders. (No. 8) Insufficient staircases. Detail of outside staircase. The Board of Examiners approved on condition that the columns and girders in the top story be fireproof, in accordance with the requirements of the Bureau of Buildings."

APPEAL NO. 184 of 1910, New Buildings. Plan No. 691 of 1910, premises junction of Bradhurst av, 142d st and Edgecombe av, Manhattan, Charles B. Meyers, appellant. The plans call for a 6-sty flat building. The Bureau of Buildings made the following objections: "That the floor areas not enclosed by fire wall are excessive, that doors opening from the elevator shaft should be one above another in each tier, also that terra cotta partitions will not be accepted in lieu of brick walls as a fire stop for every 2,000 feet of floor area. The Board of Examiners disapproved the appellant's plans.



# REAL ESTATE SECTION

News For Brokers and Owners—General Information From All  
Branches of the Market—Municipal Affairs and Related Subjects.

## THE WEEK IN REALTY.

**T**HE Public Service Commission will give a hearing Friday, December 23, upon the form of certificate to be granted to the Interborough Company for the third-tracking of the existing elevated roads and for extensions.

This is the last opportunity that property owners will have to appear before the Public Service Commission in relation to these very important transit extensions. After this hearing they will appear before the Board of Estimate for final action.

The franchises asked for by the Interborough include the following:

The third-tracking of the 2d av elevated line from City Hall station to 129th st.

The third-tracking of the 3d av elevated line from Pearl and Chambers sts to about 147th st and the construction of a new bridge across the Harlem River and of a four-track elevated road between the Harlem River and 145th st for the joint use of the 2d and 3d av lines; also the construction of a two-track connection between the 3d av line at about 143d st (thence through Willis and Bergen avs) and the West Farms division of the subway at about Brook av.

The third-tracking of the 9th av elevated line from Rector st to 155th st.

The construction of a two-track road from a connection with the 2d av elevated line across from the Queensboro Bridge to the Queensboro Bridge Plaza, with provision for carrying passengers from the Queensboro Bridge Plaza in Long Island City to any point on the 2d av line for a five-cent fare.

The construction of an elevated railroad from a connection with the 3d av elevated line at Pelham av through Webster av, Gun Hill road and White Plains road to Becker av.

The construction of a two-track elevated extension of the 9th av elevated line across the Harlem River and to connect with a line over Jerome av to about 194th st.

The number of real estate transactions closed this week by the brokers show no increase over the number for some weeks past, and a decided falling off from the corresponding week of 1909. In the midtown section there was one sale of a large plot for improvement on 26th st, the buyer giving in trade an apartment house on Washington Heights. Also a sale of the northeast corner of Madison av and 33d st, upon which a modern loft building will be erected. While sales in the loft section are infrequent, the encouraging part of the situation is the strong renting movement. Vacant lofts are rapidly filling up and there is every indication that after February a large part of the over supply will have disappeared.

## Lord and Taylor's Not to be Discontinued.

The statement in last week's issue of the Record & Guide that the retail department of Lord & Taylor would be discontinued at Broadway, 5th av and 20th st and that James McCreery & Co.'s store at 34th st would thereafter be known as Lord & Taylor is found to be incorrect. These two competitive stores will be continued under the same names and at the same locations as heretofore.

## RED CROSS CHRISTMAS SEALS

Place a Seal on the Back of all Letters, Packages and Cards—  
Proceeds for the Prevention of Tuberculosis in New York City

No disease claims a greater toll than tuberculosis. Ten thousand persons die each year in New York City from this disease, and the cost in money is not less than \$23,000,000. No cause is more commendable and no enterprise more worthy than that which seeks to eliminate this fatal disease.

An effort is now being made to raise a million dollars in the United States to prevent tuberculosis. Each year the American Red Cross issue a small Christmas stamp which is sold for one cent, and the proceeds of which go to promote the campaign against tuberculosis.



To raise a million dollars, penny by penny, is surely a stupendous undertaking, and yet there is little doubt that this ambitious effort of the American Red Cross will be realized.

The sale of the seals throughout the country is in the hands of the various tuberculosis agencies. The campaign in New York City is under the direction of the Committee on the Prevention of Tuberculosis of the Charity Organizations Society, of which Lawrence Veiller is director and Frank H. Mann is secretary.

This committee is seeking to sell \$100,000 worth of the seals in New York City, and the generous response of the public encourages the committee to believe that this is not an impossible undertaking.

A comprehensive plan of campaign has been outlined and is being followed actively. More than 1,800 agents are selling seals for the committee free of charge.

Among those who have responded with great magnanimity are the real estate men. A number of prominent real estate men have prepared a letter which has been sent out by the committee to all persons in the city listed under real estate interests. This letter, with the names of those who sign it, is as follows:

December 13, 1910.

Dear Sir:

In the war with Spain a stamp tax was imposed generally for the purposes of revenue.

The nation is now engaged in a greater warfare against an enemy more to be feared, and more costly to combat—the fight against tuberculosis. This disease costs New York City more than 10,000 lives, and \$23,000,000 each year.

The one great obstacle to progress is the lack of funds. Nothing else stands in the way of stamping out tuberculosis in this city. The conditions are known, the remedies have been prescribed.

The undersigned have agreed to impose

on themselves a voluntary stamp tax, to aid in this campaign, by using Red Cross Christmas Seals on all letters, packages and checks going out from their offices and their homes during the remainder of December. We urge you to join with us and do likewise.

The seals cost only one cent each. The expense to you for one month will be slight, but if every real estate broker in the city will do this, the aggregate will go a long way toward checking the ravages of this disease.

The local campaign is under the direction of the Committee on the Prevention of Tuberculosis, which is composed of many of the city's most distinguished physicians. We heartily endorse the work of this committee and urge you to cooperate with them in this good undertaking.

The seals (stamps) can be obtained all over the city, and always at the headquarters, at 1 Madison av.

Sincerely yours, Louis V. Bright, William H. Chesebrough, Joseph P. Day, Robert E. Dowling, Clarence H. Kelsey, Edgar J. Levey, Alfred E. Marling, Henry Morgenthau, Benjamin Mordecai, Pease & Elliman, E. Clifford Potter, Geo. R. Read, Allan Robinson, Douglas Robinson—Charles S. Brown Co.

## PRIVATE REALTY SALES

### SOUTH OF 59TH STREET.

**FRONT ST.**—Charles F. Noyes Co. sold for the Yorktown Realty Co. to a client 74 Front st, a 5-sty loft building, with elevator. The building is leased to the Gregg Coffee Co. The sellers acquired the property from the Morris estate last August.

**14TH ST.**—The Tough Club, which has been located at 27 Grove st for a number of years, has bought the 4-sty dwelling 243 West 14th st, on lot 25.3x103.3. Furey & Co. were the brokers. The club was organized in 1865. It will remodel the building just purchased for a club house.

**19TH ST.**—H. D. Baker resold for the Fabian Construction Co. 21 West 19th st, a lot 25x92. The buyer will erect a 7-sty building on the site.

**23D ST.**—Ogden & Clarkson sold for Augustus L. Clarkson the 4-sty building at No. 112 East 23d st, on lot 24x98.9, to a client, who will make extensive alterations. The remodeled building has been rented by the same brokers for a long term of years to one tenant. The property has been owned by the Clarkson family for more than fifty years, and has been on the market at \$125,000.

**26TH ST.**—The Fabian Construction Co., Moses Crystal, president, bought from L. & A. Pincus and Henry Harburger 151 to 159 West 26th st, 4 and 5-sty tenements, on plot 106.1x98.9, between 6th and 7th avs. From the Criterion Construction Co. (Matz Bros.) the Fabian Construction Co. bought the adjoining property, 161 and 163 West 26th st, 3-sty front and rear tenements, on plot 44x107.6. On the combined site, 150.1x107.5x irregular, the Fabian Construction Co. will erect a 12-sty store and loft building. In exchange for 151-159 West 26th st, the



Fabian Construction Co. gives to Pincus and Harburger the new 6-sty elevator apartment house at the southeast corner of Broadway and 161st st, on plot 100x100; for 161-163 West 26th st they give to the Criterion Construction Co. the lot 25x92 at 21 West 19th st. The deal was negotiated by H. D. Baker, the Messrs. Harburger and Pincus being represented by the Henry M. Weil Co.

38TH ST.—The directors of the Manhattan Ear and Eye Hospital have sold the property at 230 and 232 West 38th st for \$75,000. A well-known realty company, interested in the loft section, is said to be the buyer and it is probable that a loft will be erected on the site.

56TH ST.—Ennis & Sinnot purchased from Anna McGovern through James L. McGovern, 109 East 56th st, adjoining the corner of Park av, a 5-sty single apartment on lot 20x100.5.

MADISON AV.—William A. White & Son sold to George Backer and Arnstein & Levy the two 4-sty dwellings, on plot 49.5x100, at the northeast corner of Madison av and 33d st. The property is known as 169 and 171 Madison av, and was sold by Ida C. Bracher and Ella A. Rogers, respectively. The buyers will erect on the site a 16-sty building. Negotiations are said to be pending for leasing the structure to one tenant. The property has been held at \$425,000, and with the new structure the operation will involve about \$850,000.

5TH AV. — The Douglas Robinson, Charles S. Brown Co. sold for Sarah M. Schieffelin to Edward Holbrook 665 5th av, a 4-sty dwelling, on lot 25x100, between 52d and 53d sts. Mr. Holbrook owns the property adjoining at the southeast corner of 53d st. With the above purchase Mr. Holbrook now controls a plot fronting 85.5 feet on 5th av and 125 feet in 53d st. The entire plot will be improved from plans which will be drawn by C. P. H. Gilbert, who early this year drew plans for the improvement of 60 feet of the plot with an apartment house. The remainder of the avenue frontage down to 52d st is owned by Robert E. Dowling.

10TH AV.—Albert B. Ashforth sold through the office of James Bailey, for the estate of John H. Tietjen, 463 to 467 10th av and 502 and 504 West 36th st, being the southwest corner, a plot 74.2x119. The buyer, the Pine Hill Crystal Water Co., will tear down the old buildings now on the site and erect a 6-sty stable and loft building for its own use.

#### NORTH OF 59TH STREET.

60TH ST.—Edwin Welch & Co. sold for the Sharlow Building Co. to a client 303 East 60th st, which will be altered into a store and loft building.

64TH ST.—Herbert A. Sherman sold for William F. Havemeyer, 19 East 64th st, a 4-sty high-stoop house, on plot 22 by 100, with a dining-room and butler's pantry extension, to Howard Taylor for occupancy. This is the fourth time the house has been sold within a year. The north side of that block is now controlled by only five owners. Orme Wilson's sixty-five-foot house adjoins the corner of 5th av; the old Duncan house and vacant lot, in all 70 feet, were sold about a year ago by Mr. Sherman to James J. Hill; 11, 13 and 15 East 64th st are owned by Charles Steele of J. P. Morgan & Co., and all are rented; 17 East 64th st belongs to Miss Meyer, and 19 has just been purchased by Mr. Taylor.

75TH ST.—Slawson & Hobbs sold the 3-sty and basement dwelling, 234 West 75th st, for Emily Ferguson to a client. The dwelling, which will be occupied by the buyer, stands on a lot 19.6 by 55 by 102.2.

84TH ST. — Ex-Corporation Counsel Francis K. Pendleton sold 9 East 84th st, a 5-sty American basement dwelling. The

purchaser is a Mrs. Barclay, who is said to have secured the dwelling for a price around \$130,000, although it was held at \$150,000. It is larger than the usual house of this type, as it is built the full length of the lot, which measures 26x100.8. The sale was negotiated by Henry D. Winans & May.

94TH ST.—George Schwegler sold for Otto J. Bloss, of Brooklyn, the Montague, a 6-sty elevator apartment house at 203 and 205 West 94th st, on plot 54.4x100.8x irregular. The house, which is located about 175 feet east of Broadway, was held at \$135,000. The buyer is Thomas J. McLaughlin, who gives in part payment the plot 90x100 at the southeast corner of Bryant av and 179th st.

95TH ST.—Frederic V. S. Crosby sold to Toch Realty Co. 73 West 95th st, a 4-sty dwelling, on lot 18x100.8.

108TH ST.—M. M. Hayward & Co., sold for J. Henry Rothschild to Maurice Weissbein, 207-209 West 108th st, a 5-sty new law apartment house on a plot 50x100. The same brokers last year leased this house for a long term to the Realty Leasing Company.

119TH ST.—S. A. Israel sold for Jennie Stern the 6-sty flat, with stores, at 336 and 338 East 119th st, on a plot 35x100.11, to a Mr. Lewin.

122D ST.—Shaw & Co. sold for the estate of George H. Bonney 120 West 122d st, a 3-sty and basement dwelling, 19x55x100.11, to a client for occupancy.

126TH ST.—Henry Barnett sold for a client 20 East 126th st, a 3-sty and basement dwelling on lot 18.9x99.11. The same broker has leased the premises for the new owner for two and one-half years.

129TH ST.—Moses Guggenheim sold through Joseph P. Day, 58 West 129th st, a 5-sty flat on lot 25.1x99.11, adjoining the northeast corner of Lenox av. The property was to have been offered at auction Thursday by Mr. Day.

130TH ST.—E. A. Herring sold 63 West 130th st, a 4-sty dwelling, on lot 20x99.11.

133D ST.—Robert Levers, in conjunction with Rothwell & Co., sold for Sadie H. Jacobs, to an investor, 8 East 133d st, a 4-sty tenement on lot 25 by 100 feet.

142D ST.—William C. Flanagan & Co. sold for Minna Tobias the 5-sty flat 234 West 142d st, on a plot 40x99.11.

143D ST.—Duross Co. resold for Edward duViver, 310 and 312 West 143d st, a 4-sty loft building on lot 50x99.11, to Neil P. Duross.

157TH ST.—Kuhn & Lawson sold the 5-sty apartment house on the south side of 157th st, west of Broadway, on plot 75x100.

AUDUBON AV.—Robertson & Gammie sold the new 5-sty apartment house at the northwest corner of Audubon av and 174th st, on plot 50x100.

AMSTERDAM AV.—Julius I. Livingston sold 1492 Amsterdam av, a 6-sty flat, with stores, on plot 40x100, adjoining the southwest corner of 134th st.

AMSTERDAM AV.—Duff & Brown Co. sold for the Hooper estate to an investor 1,722 and 1,724 Amsterdam av, two 5-sty tenements and stores, on plot 50 by 100. The property was held at \$110,000. The houses are twenty-five feet north of the corner of 145th st, at the very center of the Washington Heights busiest section.

COLUMBUS AV.—Chas. S. Kohler sold for the N. & Z. Realty Co. (Nathan & Zimmerman) the 5-sty double flat house with stores, 926 Columbus av, on plot 25x75 to a client for investment.

CENTRAL PARK WEST.—Huston & Spraker Co. report that the Morgan estate property, situated at the southwest corner of Central Park West and 62d st, has been sold to a syndicate headed by George H. Barrett. This company will erect on the site a 13-sty co-operative apartment house, to contain duplex, simplex and

studio apartments. Plans for the same have been prepared by Architect Charles W. Buckman, and Wells Brothers Co., builders, have been awarded the general contract. The total cost is estimated at \$1,000,000. Huston & Spraker Co. have been appointed agents for the building when completed.

CATHEDRAL PARKWAY.—The two 6-sty apartment houses at 229 to 237 Cathedral Parkway, about seventy-five feet from the northeast corner of 8th av, have been purchased by Eberhard Faber, from Well & Mayer. Each building is on a plot 62.6 by 70 feet. In part payment Mr. Faber gives Staten Island property.

MADISON AV.—John N. Golding sold for Strong & Cadwalader, as attorneys, to the Princeton Construction Co., of which Isaac Polstein is president, the vacant block front on the west side of Madison av, between 82d and 83d sts, having a frontage on Madison av of 204.4 feet and 60 feet on each street. The buyers will erect a 10-sty apartment house. The plot, which is one of the few large parcels of unimproved property in this section of the city, was, up to last April, owned by the William C. Schermerhorn family for over a century, and originally comprised part of the extensive Schermerhorn farm, which ran eastward to the river. It was sold in April to a syndicate whose name was not announced. The estate still owns the vacant block front on the east side of Madison av. The new owner intends to begin building operations at once, and the structure will be of the most modern type.

WEST END AV.—Col. Robert C. Clowry sold his residence at the northwest corner of West End av and 76th st, a 4-sty dwelling, on lot 28.4x63. It is understood that property on Staten Island was given in part payment.

2D AV.—Froman & Taubert sold for Peter E. Burns 1728 2d av, a 5-sty double flat, with stores, on lot 25x75, to Richard Adler.

#### BRONX.

140TH ST.—Harry Parscer sold for the Payne estate a plot, 125x92x100x40x51.6, commencing on the south side of 140th st, 28 feet east of Morris av and extending to Morris av. No plans have been drawn for the improvement.

167TH ST.—The East 167th Street Realty Co. sold 946 East 167th st, a 5-sty new-law house, on plot 37.6x100, to Chas. Baumohl. The house was held at \$45,000. Leon B. Girsburg acted as attorney for the seller and Jos. S. Feinson for the purchaser.

169TH ST.—M. Kurzrok sold through Leslie F. Randall the plot, 86x99, on the north side of 169th st, 94 feet west of Fulton av, to a builder for immediate improvement.

BERKLEY AV.—The Brown Realty Co. bought from Agnes M. Scoville the property known as the Scribner place at the corner of Berkley and Clarence avs, Throgg's Neck. It consists of a large dwelling and a plot 200x100. C. J. Elgar was the broker in the transaction.

COLLEGE AV.—Max Nathanson is reported to have sold the six 3-sty flats 1042 and 1052 College av, each on lot 20x100.

DECATUR AV.—N. Lopard sold for Charles F. Stillings the 2-family house, 3291 Decatur av, to the Warner Library Co., which gives in exchange fifteen lots at Norwood, N. J.

EAGLE AV.—The old stone mansion on Eagle av, just north of 161st st, which for years has been occupied by the Hebrew Infant Asylum, has been sold to a builder for improvement. The property has a frontage of 175 feet on Eagle av and has been reported sold several times. The asylum has purchased a new site.



**GRAND BOULEVARD AND CONCOURSE.**—W. E. & W. I. Brown, Incorporated, sold for Patrick Flynn the vacant plot 52x47x irregular, at the southwest corner of the Grand Boulevard and Concourse and 175th st.

**HEWITT PL.**—Leon A. Rains sold for a client the 5-sty house 826 Hewitt pl, on plot 40x100.

**KELLY ST.**—Mitchell Smoleroff purchased from Wm. Ginnott 1029 Kelly st, a 5-sty house, on plot 50x100.

**KATONAH AV.**—Lauter & Blackner and Bauer & Co. sold for Ernst Keller the plot, 100x100, at the northeast corner of Katonah av and 241st st; also the plot, 100x100, at the northwest corner of Martha av and 241st st, and the plot, 100x145, on the west side of Fulton av, extending through to Crotona Place, 86 feet north of St. Paul's Place.

**LIND AV.**—The Brown Realty Co. resold the lot, 25x100, on the east side of Lind av, 226.9 feet south of 169th st.

**PARK AV.**—Kurz & Uren sold for John Schaefer ten lots on the west side of Park av, 217 feet north of 184th st.

**PARK AV.**—William F. Kenyon sold for Goldberg & Greenberg the southeast corner of Park av and 185th st, a lot 25x100.

**WEBSTER AV.**—A. L. Lowenstein sold to a client of J. Romaine Brown & Co. 2036 and 2038 Webster av, a 5-sty apartment house, on a plot 50x127. The building has a depth of 114 feet and contains accommodations for thirty families. Mr. Lowenstein reports that the property was held at \$60,000.

**WHITE PLAINS ROAD.**—Max Just resold the property which he recently purchased at the southwest corner of 237th st and White Plains road, 75x81, to a client.

**WESTCHESTER AV.**—Andrew Hally sold for George W. Smith and William H. Springstead a plot, 50x120, on the south side of Westchester av, about 228 feet west of Olmstead av, Unionport, to a client.

**WESTCHESTER AV.**—Lauter & Blackner and Bauer & Co. sold for John C. Giese the 5-sty apartment house, 690 Westchester av, on plot 45x131, to an investor.

**WHITE PLAINS RD.**—W. E. & W. I. Brown, Inc., sold for the estate of Frederick J. dePeyster, a plot on the west side of White Plains Road, 100 feet north of Nereid av, size 38.87x135.

#### LEASES.

**WORTHINGTON WHITEHOUSE** has leased to the Proctor Realty Company 13 and 15 East 54th st.

**SENIOR & STOUT** have leased for P. Kennedy the 5-sty stable, No. 342 West 38th st for a term of years.

**FROMAN & TAUBERT** leased for Frederick Jackson the 4-sty and basement dwelling at 162 East 83d st to Peter Brankowitz for a term of years.

**HORACE S. ELY & CO.** have leased through Pierre M. Clear to the Cleveland Faucet Co., for a term of years, the southerly store in the Spingler Building, 5-7 Union sq.

**THE CUOZZO & GAGLIANO CO.** has leased for Mr. Henry H. Jackson three 6-sty tenements at 2461 and 2465 2d av, being the northwest corner of 126th st and 2d av, for a term of five years at an aggregate rental of \$50,000.

**J. B. ENGLISH** has leased for Mary A. Early to John G. Hatfield, of Summit, N. J., the two 4-sty brownstone dwellings 528-530 7th av for a term of years. After extensive alterations Mr. Hatfield will occupy the premises as a hotel and restaurant.

**THE LEWIS H. MAY CO.** has leased for J. Romaine Brown Co., agents, a store at 305 Madison av to the New York Branch of the Berlin Photographic Co., of Berlin, Germany, for a term of years.

The Berlin Co., who will make extensive alterations in their new location, formerly occupied premises on East 23d st for the past 20 years.

**DUROSS CO.** have leased for the estate of Henry Walsh, a loft in 465 Greenwich st for the Columbia Refinishing Co., for three years; for Lowenfeld & Prager the 5th loft of 132-4-6 West 14th st to G. A. Pfizer, of Paris, France, for a term of years; for Wm. A. Ballantine, the building, 47 Barrow st to Allen D. Orr for a term of years.

**M. & L. HESS** have leased for the A. H. Stiehl Furniture Co., the third loft in 37 West 19th st, to Meirowitz & Dreyfoos; for Fred H. Thorne, the fifth and sixth lofts in 40 East 20th st, to Seligman & Latz; for A. Hirsh & Co., the eighth loft in 137 5th av; for the Hermitage Co., the ninth loft in 29 West 15th st, to J. Levin & Co., and for Realty Holding Co., the sixth loft in 30-2 West 15th st, to Gussie Rodbell.

**CORN & CO.** have leased for Max Solomon 7,500 sq. ft. in 118-24 West 22d st to H. L. Bloch; for the Marmac Construction Co. 6,200 sq. ft. in 150-54 West 22d st to Linderman, Gross & Hindes; for Fleischman Bros. Co. 5,600 sq. ft. in 126-30 West 22d st; for Henry A. Mayper 2,500 sq. ft. in 40-42 West 22d st; for Richard I. Brewster 2,500 sq. ft. in 29 West 17th st to Nobless Waist Co.; for Improved Property Holding Co. space in 1161-75 Broadway, and for Plymouth Raincoat Co. store at 1474 Broadway.

**DENZER BROTHERS** have leased for Charles and Mary Barson to David A. Schulte, the retail tobacconist, the plot on the northwest corner of Tremont and Third avs, for 21 years with renewal privilege. The plot, which is 59x62 feet in size, will be improved with a 3-sty store and office building, the corner store to be held by Mr. Schulte for his own use. The balance of the store and office space will be rented out. The corner is one of the most valuable in the Bronx, and the lease marks the conclusion of hard fought litigation that has tied up the property for many years.

**WM. A. WHITE & SONS** has leased for the Swan Estate to Weber & Heilbronner, the building at the northeast corner of Nassau st and Maiden lane for a term of years, and have leased for Weber & Heilbronner to Abel Bros., and A. J. Grinberg & Son, the upper part of this building. They have also leased for a term of years for the Strohmeier & Arpe Co. the ninth floor in the Sapco Building, 139 and 141 Franklin st, and for the Trinity Corporation the first and second lofts of the building 340-344 Hudson st, to Burroughs, Welcome & Co., for a term of years, and also space in the buildings Nos. 40 Maiden Lane, 81 Barclay st and 74 Cortlandt st.

**PEASE & ELLIMAN** have leased for Clement March to Bernard Kreizer the well-known real estate operator, for a term of 21 years the buildings 150-152 Chambers st at an aggregate rental of \$150,000. These buildings have been recently entirely renovated. Daniel Bird-sall & Co. represented the owner. Pease & Elliman have also leased for a client at Convent, N. J., three of the four handsome residences recently erected there to George P. Schmidt and Rudolph Neeser, members of the New York Stock Exchange, and George F. Vietor, Jr., of the firm of Mosle & Co. The tenants have taken these houses for a term of years and a new colony is being established in this section. The property is situated between Morristown and Madison, N. J., and within a few hundred yards of the Morris County Golf Club.

**L. TANENBAUM, STRAUSS & CO.** have closed a long term lease for the Brunswick Realty Co. the store and basement in the new building 12 to 16 East 22d st to Frisbie, Coon & Co.; for Louis

Ettlinger the store and basement at 589 Broadway through to 160 Mercer st to Jacob & Samuel Korman for a term of years; for Lowenfeld & Prager the third loft at 132 to 136 West 14th st; for Helen C. Juillard et al the fourth loft at 462-4 Broadway to Gutman Bros.; for Kahn, Wertheimer & Smith the third loft at 739-41 Broadway to M. Finkelstein & Sons; for the Boreas Realty Co. the ninth loft at 148-50 West 24th st to Gittler & Murray; for Frances E. Woodbury the store and basement at 93 Bleeker st to H. J. Harding & Co.; for H. & M. Gernshym 15,000 sq. ft. in the building 130 Greene st to various tenants, and for M. W. Levine the eighth loft in the building 40-2 West 17th st to Isidor Beiley.

**FREDERICK FOX & CO.** have leased for the 25th St. Const. Co. the third loft, containing 8,000 sq. ft. of space, in the new building nearing completion at 136-144 West 25th st for a long term of years to B. J. Grosman, manufacturing furrier, at an aggregate rental of \$20,000; for the Gibson Steingart Const. Co. the sixth and ninth lofts in the new building 146-150 West 25th st to S. Rattner & Son and I. Samuels; for the Marmac Const. Co. the third loft in the building 150-154 West 22d st to Herman Blumenthal & Co.; and for the Fleischmann Bros. Co. the eleventh loft in the building at 126-130 West 22d st to Bovie Bros. & Bonne; for S. Kneitel the 4-sty dwelling at 60 West 45th st, between 5th and 6th avs; this lease is for a long term of years and will be immediately altered by the new lessee for stores and lofts. Adjoining this property at 62-64 the George Backer Const. Co. will erect a 13-sty store and loft building.

**JOHN L. MURRAY**, the Forty-second st restaurateur, has secured under long lease the entire block front on the west side of Broadway, between 51st and 52d sts, now occupied by the Albany apartment house. The property, which is controlled by the Girard Trust Co. of Philadelphia, belongs to the estate of John J. Emery, and measures 201 feet on Broadway and about 110 feet in depth. Mr. Murray said that for the present he would only make alterations to the existing structure, but that eventually a re-improvement of the plot with a large hotel and restaurant may be undertaken. Plans for the work are in charge of Architect Henry J. Erkins. Mr. Murray's lease is for a term of twenty-one years, with privileges of renewal at an annual net rental of about \$65,000 for the first term. This rental would indicate a value of between \$1,500,000 and \$1,750,000 for the property. Mr. Emery bought it ten years ago for about \$500,000.

**THE WEISS & KLAU CO.**, a leading window shade and oilcloth house, who have been located in their present quarters for over a score of years, have leased from A. D. Juillard the store and basement of the building 462-4 Broadway, the northeast corner of Grand st, running through to Crosby st, having 50 feet on Broadway, 200 feet on Grand st and 50 feet on Crosby st, and also with Walter P. Bliss, owner of the adjoining building, 466-8 Broadway, 50 feet on Broadway, running through 200 feet to Crosby st, and having 50 feet on Crosby st, making a total area of 40,000 square feet in the entire stores and basements. This lease is for a long term of years. M. Gropper & Sons, importers and manufacturing agents of toys, have taken a lease from the Weiss & Co. 468 Broadway, which is the northerly part of the Bliss store, having 25 feet on Broadway, running through 200 feet to Crosby st, and 25 feet on Crosby st. This lease is also for a long term of years. This completes the renting of the entire space Mills & Gibbs occupied in these two buildings. Frederick Southack & Alwyn Ball, Jr., were the brokers in the entire transaction.



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# NEWS CULLED FROM THE WEEK'S DOINGS

## TITLE COMPANY WINS OUT.

### Restriction Declared to be for the Benefit of Defendant Only.

An interesting case which has just reached its conclusion in Brooklyn courts furnishes an important precedent governing cases based on restrictive clauses in real estate deeds.

In the early part of 1910, Nathan and Leo N. Levy, contractors, of Brooklyn, began the erection of a row of ten 4-story single apartment houses, on their property on the south side of 5th st, Brooklyn, approximately 100 feet east of 8th av. A building loan of \$150,000 was secured from the Title Guarantee & Trust Co. and work and materials amounting to \$100,000 were contracted for, when an action was begun, on March 30 of this year, by Edward Schell, the owner of dwellings across the way, seeking a mandatory injunction requiring the leaders in the new enterprise to take down the buildings, on the alleged ground that in former deeds for the property there were restrictive covenants for the benefit of the plaintiff's property which prohibited the erection of anything but private dwellings.

The Levys had their title insured in the Title Guarantee & Trust Co., the latter immediately defending the suit but continuing to advance the payments from

time to time, the whole amount of the loan being advanced to the builders prior to the decision of the case, and the construction thus not being impeded.

Judge Kelly in the Supreme Court, after the buildings were completed, decided in favor of the defendants chiefly on the evidence that the restrictions referred to were for the benefit of Levy's property and not for Schell, as the latter was not interested in the property in any way. The time now having expired for appeal, final judgment has been entered in favor of the Title Guarantee & Trust Co. and the Messrs. Levy.

The value of the property involved, based on some sales to date, is \$265,000.

THE GREENHUT-SIEGEL COOPER CO., Inc., recorded a mortgage this week of \$6,000,000 given to the Central Trust Co. to secure gold bonds for a similar amount; the bonds are subject to a mortgage on the real estate of \$3,200,000; the real estate covered by the mortgage fronts 184 feet on 6th av, 510 feet on 18th st and 460 feet on 19th st, part of it being leasehold.

WESTERLEIGH, S. I.—J. Sterling Drake has sold for Abram B. Stoner of Norristown, Pa., a new modern residence on a plot 40x84 on the corner of Lathrap and Dickie avs, Westerleigh, which Mr. Ericson will immediately occupy as his permanent residence.

## Corporation Filings at Register's Office.

FREDERICK POTTER AND CLARENCE H. KELSEY, as trustees of the O. B. Potter Trust, borrowed from the Title Guarantee & Trust Co. \$245,000 at 4½% and 5%, on Astor pl, 8 to 20; Broadway, 740 to 744, and Lafayette st, 436 to 444. There is a prior mortgage of \$1,500,000 now on the property.

THE METROPOLITAN TRUST CO. loaned the Karnack Realty Co. \$140,000 at 6%, on 156th st, south side 100 East Broadway, 125x99.11.

THE LABAREM REALTY CO. borrowed \$300,000 at 6%, from the Associate Owners on Madison av, Nos. 137 to 141 and 31st st, Nos. 23 to 27 East.

THE METROPOLITAN LIFE INSURANCE CO. loaned the Centre Realty Co. \$600,000 at 5½% and 6%, on 157th st, northwest corner Audubon Pl, running to Riverside Drive, the triangular block.

THE TITLE GUARANTEE & TRUST CO. entered two mortgages aggregating \$700,000 at 4½%, on Astor Pl, Nos. 2 to 20, southwest corner Lafayette st, Nos. 436 to 450; also a mortgage of \$215,000 on Astor Pl, Nos. 2 to 20, southeast corner Broadway, Nos. 740 to 744, and Lafayette st, Nos. 436 to 450, for Frederick Potter and Clarence H. Kelsey, as trustees; also a \$140,000 mortgage at 5%, on Broadway, Nos. 740 to 742, for same parties.



# A Review of The Real Estate Year 1910 and a Forecast of the Year 1911

**The Evening Post** will, for the sixth time, devote an entire section of its December 31st edition to an annual review and forecast of the Real Estate world, modelled after its famous financial review.

## CONTENTS THIS YEAR

Special articles by qualified experts in every branch of the market, giving their views of the present and future, will make this section valuable and interesting to owners, prospective buyers, brokers, operators and builders, and laymen generally.

Real estate ownerships have increased extensively in recent years and they are now regarded as one of the most popular forms of employing capital because of their stability and non-fluctuating nature.

Every feature of interest associated with the almost marvellous growth of the city, structurally and in a rapid transit way, will be outlined in detail.

Each borough of the city will be reviewed under separate captions, as will suburban sections.

This edition will reach every banking institution of any importance throughout the United States and Canada, and should prove invaluable to the real estate broker as an advertising medium.

Copy for advertisements in order to obtain insertion in this section should be in hand by 2 P. M. Friday, December 30th. There will be no increase in the advertising rates for this issue.

Orders for copies of this edition should be placed with newsdealers or this office in advance, as the edition will be limited. Price by mail 5 cents per copy.

20 VESEY STREET

**The Evening Post**

NEW YORK

PRICE 3 CENTS

PRICE 3 CENTS

### First Torrens Law Certificate.

The first certificate under the Torrens Land Title Registration Act in New York County, bearing Register Grifenhagen's signature, was issued December 9th to Gertrude D. Hawes, on the apartment house known as Linden Hall, 244 West 144th st, after considerable litigation on the part of an abutting owner, who claimed that the wall at the rear of the building owned by Gertrude Hawes was a party wall and abutted on his premises, and that the certificate sought would assure title to part of his property.

A peculiar phase of the litigation was set forth in an affidavit presented to the Supreme Court, that the owner of the abutting premises intervened in the matter at the suggestion of an attorney of one of the title insurance companies who agreed to assume the expenses of the litigation, without any cost to the owner of the abutting property. There was evidently no merit in the claim of the abutting owner as Hon. Vernon M. Davis, a Justice of the Supreme Court issued a decree that the property be brought under the operation of the Torrens Act.

The following is a verbatim copy of the certificate:

First Registered Dec. 9, 1910.  
THE LAND TITLE REGISTRATION LAW  
FIRST CERTIFICATE OF  
STATE OF NEW YORK }  
COUNTY OF NEW YORK } ss:  
GERTRUDE D. HAWES of the Borough of  
Manhattan, of City of New York, in the County

and State of New York, married to Gilbert Ray Hawes, is the owner of an estate in fee simple absolute in the following land:

ALL that plot of land in the Borough of Manhattan, City, County and State of New York, with the buildings thereon bounded and described as follows:

BEGINNING at a point on the southerly side of 104th Street, distant 75 feet 3 inches westerly from the intersection of the southerly side of 104th Street and the westerly side of Broadway and running thence southerly parallel with West End Avenue and part of the way through a party wall 100 feet 11 inches to the center line of the block; thence westerly along said line 40 feet thence northerly again parallel with West End Avenue 100 feet 11 inches to the southerly side of 104th Street 40 feet to the point or place of beginning; said premises being known as 244 West 104th Street.

Without recourse to the Assurance Fund, as per application filed with judgment roll on December 9th, 1910.

WITNESS my hand and official seal this 9th day of December, 1910.  
(Seal) MAX. S. GRIFENHAGEN,  
Registrar.

The Torrens Act provides that after due registration and record property may be transferred with nominal costs, as the registration carries with it definite final search up to the date of issuance of certificate, and that it can be conveyed as readily as merchandise thereafter. The act demands that title must be clear when certificate issues.

All the blanks, books, etc., necessary for recording have been in the Register's Office since the passage of the Torrens Law in 1908 pending actions in the courts (which have now finally decreed the constitutionality of the measure) and this document to Mrs. Hawes is the initial certificate.

### United Real Estate Owners Association

The following have been elected directors for the year 1910-11 by the United Real Estate Owners' Association of the City of New York:

12th and 19th Ward—Charles W. Eidt, John Volz, Chas. H. Schnelle, Frank Eberhart, Adolph Bloch.

West Side Taxpayers—Philip G. Becker, George Wenner, Frank Demuth, M. J. Horan.

Greater New York Taxpayers—Samuel Rubenstein, Meyer Goldberg, Chas. S. Meyerson, S. M. Tuckman.

10th, 11th and 17th Ward—Thomas Krekeler, Charles Lutz, Henry G. Wenzel.

Harlem Property Owners—Abraham Korn, Heiman Kaplan, John J. Rosenweig.

12th and 22d Ward—Henry Ruschmeyer.

18th and 21st Ward—Chas. J. F. Bohlen.

Finance Committee—Charles Sayer, Chas. A. Schrag, Joseph Moscowitz, Charles Lutz, Edward A. Lahm, Chas. F. Leining and Ira J. Ettinger.

FREDERICK FOX & CO. have been appointed sole renting agents of the new 12-sty and basement, store, loft and office building, just nearing completion at the southeast corner of Broadway and Astor pl. The property is owned by the O. B. Potter Trust, and the building was erected by the Geo. A. Fuller Co. from the plans by Francis H. Kimball, and represents the highest class of modern fireproof construction and equipment.

SPEAR & CO. have been appointed agents for the new 11-sty building erected at 133-5 West 19th st, also the new 10-sty building, numbers 227 to 239 West 17th st.

THE BERNEY REALTY CO. has secured from Emil Gabler a first mortgage loan of \$30,000 on two 4-sty apartments on the east side of Simpson st, 361 feet south of Westchester av, covering 40x100, for four years at 5 per cent.

### MEMORIALS.

Doc. No.	Kind	Running in Favor of	Terms.	Date of Registration.	Signature.
1	Mtg. to Title Ins. Co of New York, April 17, 1907.	Assigned to U. S. Trust Co., April 17, 1907.	\$60,000	Dec. 8th, 1910.	Max S. Grifenhagen
2	Assigned to Hudson Mtg. Co. April 24, 1907.	Reassigned to John McCann March 22, 1910.	\$10,000		
3		Subject to party wall easement on east side.			
4		Judgment, \$147.37, in favor of Eliza C. Dunlop, April 25, 1910.			



**BUSH TERMINAL CO'S REASON.****For Outside Manufacturing Concerns Locating in Greater New York.**

The Bush Terminal Company, which controls a large water front and loft building in South Brooklyn, yesterday issued the following statement:

"Negotiations have been concluded during the past week as the result of which a large North Carolina corporation, the Talcum Puff Company, will remove its headquarters and factory from Asheville, N. C., to New York City. This is an announcement which, in the eyes of many who are conversant with the situation, marks the swing of the commercial pendulum in the direction of this city, after a distinct movement in favor of the west and south. It is an undeniable fact, backed by discouraging statistics, that New York, until a short while ago, failed to attract its full share of new industrial undertakings, not to speak of the fact that it actually lost many which had been established here for years past. The record of these losses, and the lack of gains, contrasts strangely with the manufacturing, industrial and kindred advantages offered by this port and can best be explained as the effect of energetic advertising and 'boosting' campaigns carried on by the commercial bodies of other cities in the east, west and south.

"There exists, too, an increasing impression that New York's harbor and streets are so congested as to be unable to take care, conveniently, of considerable additions to our industrial life.

"Various civic and mercantile organizations have of late prepared lists showing that a large number of enterprises, which in the nature of things should have had their headquarters in this city, have been established in other communities. To counteract this movement, several civic associations, and the Bush Terminal Company and others are now carrying on a campaign of general agitation, by various means, which it is hoped will soon turn the tide in the direction of New York as the natural pivot of American industries as a manufacturing, receiving and distributing centre. The case of the Talcum Puff Company is an indication that the propaganda will be crowned with success. The company has for years been established in the south where it owns what are claimed to be the largest talc mines in the United States. By February 1, 1911 it will have removed its immense refining plant to New York, having made a lease with the Bush Terminal Company for 11,685 sq. ft. in Model Loft Building No. 5, South Brooklyn, where the Bush Industrial Colony is located and where modern shipping facilities, both by rail and water, enable tenants to receive at and ship directly from their factory doors to any part of the country or world. The talcum company will bring its raw material to the new location and refine and pack its products there. About 500 hands are employed by the firm and it expects to draw its supply of operatives from the South Brooklyn labor market.

"Merchants who, having operated for years in this city, are fully conversant with its unmatched advantages, both from the industrial and the financial points of view, are not always ready to believe that arguments of considerable force are advanced by other cities against this community. Nevertheless, the claim is being made that New York's banking, labor, railroad rate and manufacturing facilities are offset by the disadvantages of Manhattan's freight and street congestion and by high real estate prices. The sentiment, hostile to New York is, of course, being fostered, by her smaller rivals. The desire of those to grow at the expense of the metropolis is justifiable. The result is that the city has been placed

on the defensive, and now that it is realized that counter-action has become necessary, no time should be lost by those most vitally interested to prove to the outside merchants that New York's suburban surroundings are capable of a commercial development which will not only be benefitted by all agencies which have made Manhattan great, but which can be held free from congestion and other drawbacks as well."

MRS. ELIZABETH M. ANDERSON has secured from The Title Insurance Company of New York a mortgage loan of \$1,750,000 at 4½% for ten years, on the southeast corner of 5th av and 38th st, 93 ft. 5 in. by 175 ft., upon which a new 11-story building is now being erected for the use of Bonwit, Teller & Company.

THE FOLLOWING real estate brokers have been elected members of the Real Estate Board of Brokers: E. Nelson Ehrhart, 7 East 42d-st, and Edward K. Van Winkle of Hughes, Wetmore & Van Winkle, 34 Pine st.

**Old Real Estate Firm Dissolved.**

The firm of S. B. Goodale & Son, real estate agents and brokers located for some years past at 12 West 27th st, was dissolved by mutual consent on December 1. Mr. Wilbur C. Goodale retiring. The old firm of S. B. Goodale & Son, consisting of S. B. Goodale and Wilbur C. Goodale, was formed in 1889. Mr. John B. Perry, after many years services as salesman and manager, was admitted to the firm in 1906. Mr. S. B. Goodale is one of the old brokers in the city, having opened his first office in the old Fifth Avenue Hotel in 1866. The new firm, which will be known as "S. B. Goodale & Perry," will continue the business at the address given above. Mr. Wilbur C. Goodale has opened an office at 265 7th av.

THE CHARLES F. NOYES CO. have been appointed managing agents by the Underwriters' Building Co. for the 16-story "Hilliard Building" now in course of construction at the northeast corner of John and Dutch sts. Other commercial buildings recently placed with the agency department of this firm are 117-119 Leonard st, 370 Broadway, 289 3d av, 98 Pine st through to Depeyster, and 74 Front st. One of the most important branches of the Charles F. Noyes Co.'s business is its agency department. It is under the charge of F. P. Weaver, who was recently elected director and secretary of the company.

THE COMMITTEE appointed by the North Side Board of Trade for the purpose of selecting a site for a market in the Bronx would be glad to receive suggestions from the community, which may be addressed to Joseph Smith, secretary, 794 Simpson st.

MANDELBAUM & LEWINE, the well-known real estate operators, moved their office from the third to the sixth floor in the building at 135 Broadway. They now occupy suite 604.

THE J. C. GAFFNEY CONSTRUCTION CO. have received from the City Mortgage Co. a building loan of \$13,000 on his new building in the course of construction on the west side of Simpson st, 234 feet south of 167th st, 50x100.

**Park Improvement Association Organized.**

The property owners bordering Crotona Park held a meeting at the Bronx Church House meeting room the early part of this week and organized the Crotona Park Improvement Association. Ex-Senator Joseph P. Hennessy was elected president and Frank Muhlfield, secretary. Its purpose is to assist the Park Commissioner in the improvement of the park, which covers over 150 acres.

MR. J. WINGERFELD, formerly in the realty business, in East 240th st, near Matilda av, but now residing in Sullivan County, is in town looking over his realty holdings.

**East Tremont Taxpayers' Association.**

The East Tremont Taxpayers' Association will hold their next regular meeting on Friday evening, Dec. 23, 1910, at Prospect Hall, corner of Tremont and Prospect avs, Bronx. At this meeting they will have their annual election of officers for the ensuing year. Each and every member of the association, as well as the property owners of the upper Bronx, should attend this meeting and bring their friends, as a great many matters of importance will be brought up. A prominent speaker on the Torrens Law will lecture. This new law has already shown its good work by having a certificate issued last week. The East Tremont Taxpayers' Association as well as other associations want the assistance of the property owners, and with their support they will be able to do away with the great expense of searching titles. Any further information in regard to this meeting will be given by John A. Steinmetz, 1009 East 180th st, president, or F. M. Muhlfield, 805 Crotona Park North, secretary.

PERLMAN & CO., INC., have engaged offices in the Smith Building, 148th st and 3d av, for the transaction of a general real estate and insurance business in all its branches. There is also connected with the office a collection agency.

SAMUEL F. KIERNIS, real estate and insurance broker, formerly at 206 Broadway, has opened offices in the Smith Building, 148th st and 3d av.

**House and Real Estate Owners.**

The House and Real Estate Owners' Association of the 12th and 19th Wards have elected the following officers for the year 1911: Geo. H. Beck, president; Jos. Ceyka, first vice-president; Chas. Sayer, second vice-president; G. H. Heddeshimer, treasurer; Chas. H. Schnelle, financial secretary; Arthur G. Muhlker, recording secretary. Members of the Executive Committee are Adolph Bloch, Michael Carew, Frank Eberhart, Chas. W. Eidt, Edw. Engel, Henry Hersh, Wm. H. Mehlich, Louis Moeschen and B. H. Strauss. Members of the Finance Committee are Rudolph Troest, J. Fred Boss and Charles Rausch.

**Help Stamp Out Tuberculosis.**

We describe on another page the commendable undertaking of the American Red Cross to raise a million dollars for tuberculosis, throughout the United States, and of the Committee on the Prevention of Tuberculosis of the Charity Organizations Society to raise in New York City \$100,000 of this amount.

This is to be done through the sale of Red Cross Christmas Seals, sold at a cent apiece. We know of no cause more worthy of the support of those who read our columns than that which is being made to stamp out tuberculosis, the most fatal of all diseases. Everybody should lend a hand in this great fight. Every seal that you buy will help prevent tuberculosis.

O'CONNOR, LAWRENCE & ELLISON have leased half of the 13th floor in the new Putnam Building, 2 to 6 West 45th st, to the Fencers' Club, now located in the Windsor Arcade, for a long term of years. The officers of the club are: Newbold Morris, president; Charles Tatham, treasurer, and Marshall R. Kernochan, secretary.

**RICHMOND**

BRADLEY AV, S. I.—The South New York Investors have sold to Mr. Gustaf Johanson of Ridgefield, N. J., six acres near Bradley av, Staten Island.

PORT RICHMOND, S. I.—J. Sterling Drake sold for Charles Rosenberg to August Weippert a plot 50x111 on the east side of Heberton av, Port Richmond. Mr. Weippert will erect a residence for himself next spring.



# MUNICIPAL ASSESSMENT FORECAST

A Complete Record of as yet Unimposed Taxes Published for the Protection of Purchasers and Owners of Real Estate Not Acquainted With All Contingent Conditions

☛ This department contains a digest of all petitions, proposed improvements, condemnation proceedings, assessments, etc., being contemplated by city officials.

☛ Notices under this heading require immediate attention of owners and study by prospective purchasers. Any improvement means spending money, to cover which, assessments are entered standing as a lien against the property affected until paid.

"A FRAUD is in effect perpetrated upon the innocent purchasers of real estate who, seeing the improvements actually constructed and not being familiar with the facts, buy property at enhanced value caused by the improvements, but find later that they are called upon to pay for these very improvements through the imposition of local assessments."  
(From a report by the Commissioners of Accounts of the City of New York)

## HEARINGS FOR THE COMING WEEK.

BUREAU OF STREET OPENINGS,  
90 West Broadway.

Monday, Dec. 19.

EAST 211TH ST, from Woodlawn rd to Perry av. 10 a. m.

WILLIS AV BRIDGE, from 125th st to 134th st. 10 a. m.

RICHARD ST, from Bronx av and Pelham Parkway to Morris st. 2 p. m.

BUENA VISTA av, from West 181st st to southerly line of West 176th st. 3.30 p. m.

PARKER ST, from Protectory av to Wellington av. 4 p. m.

CRUGER AV, from Williamsbridge rd to South Oak Drive. 10 a. m.

EAST 177TH ST, from Fremont av to Morris Park av. 1.30 p. m.

WEST FARMS RD, from Bronx River to Westchester Creek. 3 p. m.

ROSEDALE AV, from Westchester av to West Farms rd. 11.45 a. m.

UNNAMED ST, from Riverside Drive to West 177th st. 10.30 a. m.

THROGS NECK BOULEVARD, from Eastern Boulevard to Shore Drive. 3 p. m.

GUERLAIN ST, from Beach av to Unionport rd. 3 p. m.

Tuesday, Dec. 20.

WEST 235TH ST, from Spuyten Duyvil Parkway to Rosedale av. 3 p. m.

UNNAMED ST (Assessment), from Undercliff av to Aqueduct av. 3 p. m.

LUDLOW AV, from Fremont av to Whitlock av. 2 p. m.

WALTON AV BRIDGE, from East 167th st to Tremont av (closing). 10.30 a. m.

Wednesday, Dec. 21.

EAST 182D ST, from Trebout av to Folin st. 3 p. m.

EAST 161ST ST, from Brook av to 3d av. 3 p. m.

WHITE PLAINS RD, from West Farms rd to East River. 10.30 a. m.

TAYLOR ST, from East River to Westchester av (assessment). 3.30 p. m.

Thursday, Dec. 22.

EAST 182D ST, from Trebout av to Folin st (assessment). 3 p. m.

EAST 161ST ST, from Brook av to 3d av (assessment). 3 p. m.

RIVERSIDE DRIVE, from West 158th st to West 165th st. 11 a. m.

Friday, Dec. 23.

DEPEW PL (Closing), from 42d to 43d st. 2 p. m.

BY PUBLIC SERVICE COMMISSION,  
TRIBUNE BUILDING.

Monday, Dec. 19.

KINGS COUNTY LIGHTING CO.—Rate for gas.—Commissioner Bassett; 2.30 p. m.

KINGS COUNTY LIGHTING CO.—Application for approval of sliding scale for rate of gas.—Commissioner Bassett; 2.30 p. m.

QUEENS BOROUGH GAS & ELECTRIC CO.—Informal hearing as to rate for gas.—Commissioner Maltbie; 2.30 p. m.

QUEENS BOROUGH GAS & ELECTRIC CO.—Informal hearing as to rate for electricity.—Commissioner Maltbie; 2.30 p. m.

LONG ISLAND RAILROAD CO.—Service on the Montauk Division to St. Albans and Springfield.—Commissioner Bassett; 3.30 p. m.

Tuesday, Dec. 20.

CITY OF NEW YORK AND JOHN McDONALD.—Arbitration of determination of George S. Rice, Chief Engineer; 11 a. m.

KINGS COUNTY ELECTRIC LIGHT & POWER CO.—Application for approval of convertible debenture bonds for \$5,000,000.—Commissioner Maltbie; 2.30 p. m.

Wednesday, Dec. 21.

INTERBOROUGH RAPID TRANSIT CO.—Block signal system, subway local tracks.—Chairman Willcox; 2 p. m.

BRONX GAS & ELECTRIC CO.—Application for approval of \$153,000 bond issue.—Commissioner Maltbie; 2.30 p. m.

STATEN ISLAND RAILWAY CO.—Alteration of grade of crossing of the Amboy Road at Huguenot av.—Commissioner McCarroll; 2.30 p. m.

STATEN ISLAND RAILWAY CO.—Alterations of grade crossing of Clove av at Grasmere and closing and discontinuing Sheridan av, Grasmere av and Parkinson av and diversion of travel to Clove av and Fingerboard road.—Commissioner McCarroll; 2.30 p. m.

STATEN ISLAND RAILWAY CO.—Alteration of grade of Crooks Crossing on the Amboy Road at Giffords.—Commissioner McCarroll; 2.30 p. m.

Thursday, Dec. 22.

BROOKLYN UNION ELEVATED R. R. CO.—Station facilities at Atlantic av and Flatbush av station, 5th av elevated line.—Commissioner McCarroll; 2.30 p. m.

BROOKLYN & JAMAICA BAY RY. CO.—Application for certificate of public convenience and necessity for street railroad in Brooklyn.—Commissioner Bassett; 2.30 p. m.

Friday, Dec. 23.

INTERBOROUGH RAPID TRANSIT CO.—Proposed certificate to company for construction, maintenance and operation of elevated railroad extensions.—Whole Commission; 11 a. m.

INTERBOROUGH RAPID TRANSIT CO.—Proposed certificate to company for laying additional tracks on Second, Third and Ninth Avenue Elevated Railroads and for construction of an elevated connection with the West Farms division of the subway line.—Whole Commission; 11 a. m.

## LOCAL BOARD DOINGS.

The action of the local boards of the 23d and 25th districts held on Wednesday, December 14, at the Municipal Building in the Bronx is indicated after each item.

LOCAL BOARD OF CHESTER, 23D DISTRICT.

Wednesday, December 14th.

Sewers in Cornell av, bet White Plains rd and Bronx River av; adopted. Bronx River av, bet Cornell av and Gildersleeve av; adopted. Leland av, bet Gildersleeve av and Patterson av; adopted. Patterson av, bet Leland av and Commonwealth av; adopted. Commonwealth av, bet Patterson av and Lacombe av; adopted. Lacombe av, bet Commonwealth av and Bronx River av; adopted.

Sewers in Lacombe av, bet Bronx River and Bronx River av; adopted. Bronx River av, bet Lacombe av and Metcalf av; adopted. Metcalf av, bet Bronx River av and E 177th st; adopted.

Sewers in Randall av, bet Metcalf av and Bronx River; Bronx River av, from Randall av, to Damis av; adopted.

Sewers in Lafayette av, from Bronx River av, to Damis av; adopted. Damis av, from Bronx River av to Westchester av; adopted.

Acquiring title to Shore Drive, bet Layton av and north line of land formerly known as the Turnbull property; adopted.

Acquiring title to Public Park, bounded by Gridley av, Shore Drive, Layton av and the high water line of Eastchester Bay; laid over.

Acquiring an easement for the purpose of constructing a sewer in Sackett av, from Colden av to Bronxdale av; Radcliff av, from Pierce av to Sackett av, and in Bronxdale av, from Sackett av to Walker av.

"Attention is called to the fact that the procedure for acquiring an easement requires the appointment of Commissioners, etc., and when the proceeding for acquiring title to the street (where not dedicated) is taken up, the whole matter has to be gone through with again, thus making the total proceeding more expensive than would be the case if the question of acquiring title was taken up originally." R. H. Gillespie, Chief Engineer.

No written request received from owners on above matter. Denied.

CLASON POINT RD.—Paving with bituminous macadam, Clason Point rd, from Westchester av to the Bulkhead line. Estimated cost, \$138,000 or \$148 for a 25-ft lot. Length of improvement, 11,661 ft. Laid over.

BRONX PARK AV.—Regulating, grading, etc., from Tremont av to Walker av. Adopted.

LOCAL BOARD OF VAN CORTLANDT 25TH DISTRICT.

Wednesday, December 14.

Regulating and grading, etc. 161ST ST, from Walton av West to Jerome av; laid over.

RIVERDALE AV, sewer and appurtenances, bet West 259th st and summit south of West 259th st; adopted.

RYER AV.—Constructing receiving basins, s w and s e corners of Ryer av and 184th st; adopted.

254TH ST.—Acquiring title to land bet Broadway and Fieldston rd; laid over.

254TH ST.—Regulating and grading and sewerage, from Broadway to Fieldston rd; laid over.

SHERIDAN AV, regulating and grading, etc., from East 169th st to Belmont st; laid over.

AQUEDUCT AV.—Regulating and grading, etc., from East 180th st to East 184th st. Adopted.

236TH ST.—Paving with bituminous macadam, from Mt. Vernon av to Webster av, 3717 lin ft; total cost, \$14,000 or \$47 a lot. No sewer in between Katonah av and Martha av; adopted.

EAST 187TH ST.—Regulating, grading, etc., from Valentine av to Marion av. Laid over.



UNNAMED ST.—Acquiring title to land (30 ft wide) from Spuyten Duyvil rd to Harlem River; denied.

Removing from the Map of the city the proposed street from Spuyten Duyvil rd to Harlem River ship canal. Opposition by C. C. Ferris and others.

VAN CORTLANDT AV.—Regulating and grading, from Sedgwick av to Albany rd, 1140 lin ft; estimated cost, \$174,000; assessed value of real estate benefited, \$135,700; cost per lot, \$190.75; adopted.

KINGSBRIDGE RD, paving where not already paved from Jerome av to Concourse, at point 75 feet west of Creston av; estimated cost, \$6,900; assessed value of real estate benefited, \$366,760; 479 lin ft; cost, \$180.65 per 25-ft lot; adopted. Joint Meeting of Local Boards of Van Cortlandt and Crotona Districts.

BASSFORD AV.—Paving from 182d st to 3d av, 1,096 lin ft; estimated cost, \$5,200; assessed value of real estate benefited, \$373,850; cost per 25-ft front lot, \$59.25. Laid over.

## BOARD OF ESTIMATE.

### CHANGES IN CITY MAP.

The following proposed changes in the city map were adopted by the Board of Estimate on Thursday:

RIVERSIDE DRIVE.—Changing the lines and grades of Riverside Drive, between West 155th st and the proposed Henry Hudson Memorial Bridge, and adjusting the lines of the intersecting streets and adjoining park areas in such a way as to harmonize with the new street plan.

ST. NICHOLAS AV.—In the matter of changing the grade of St. Nicholas av, between Fort George av and Nagle av, Borough of Manhattan.

EAST 167TH ST.—In the matter of widening East 167th st, between Clay av and Webster av, Borough of The Bronx.

EAST 177TH ST.—In the matter of changing the grade of East 177th st, from Zerega av to a point about 360 feet east of Mendell st, Borough of The Bronx.

OVERLOOK TERRACE.—Change in the line and grade of Overlook Terrace, from West 184th st to a point about 313 feet north of West 187th st, and of West 184th st, West 186th st and West 187th st, from Bennett av to Overlook Terrace. Resolution of the Local Board of the Washington Heights District.

BARNES AV.—Modifying the line of Barnes av, between Burke av and Chestnut st, and of South Oak Drive, between Barnes av and North Oak Drive, Borough of The Bronx.

### PROPOSED AREAS OF ASSESSMENT.

ISHAM AV.—Hearing (adjourned from November 18, 1910) on the proposed area of assessment in the matter of acquiring title to the lands and premises required for the opening and extending of Isham av, from Isham st to West 218th st, Isham st, from Broadway to Isham av; West 218th st, from Seaman av to Harlem River Ship Canal, and Riverfront st, from the prolongation of the westerly line of Isham st to West 218th st, Borough of Manhattan. Referred to Corporation Counsel.

HOE AV.—Hearing on the proposed area of assessment in the matter of acquiring title to Hoe av, from Aldus st to Whitlock av, Borough of The Bronx. Favorable action recommended and a district of assessment suggested. The entire cost is to be assessed upon the property benefited.

### STREET AND PARK OPENINGS.

BEACON AV.—Report of the President of the Borough of The Bronx, to whom, on June 17, 1910, was referred the petition of property owners, requesting that the width of Beacon av, from Tremont av to Rosedale av, be reduced from 80 feet to 60 feet. Referred to Chief Engineer.

WEST 179TH ST.—Acquiring title to West 179th st, from Cedar av to Exterior st, excluding the right of way of the New York Central and Hudson River Railroad and of the New York and Putnam Railroad; to Exterior st, from West 179th st to an unnamed street northerly therefrom, and to the unnamed street north of West 179th st, from Exterior st to the bulkhead line of the Harlem River, Borough of The Bronx. Favorable action recommended and a district of assessment suggested.

WEST 234TH ST.—Amending the district of assessment fixed in the proceeding for acquiring title to West 234th st, between Albany road and Kingsbridge av, Borough of The Bronx. Communication from the Assistant Corporation Counsel in charge of the Bureau of Street Openings. Resolution for adoption fixing January 26, 1911, as the date for a public hearing.

### RULE AND DAMAGE MAPS.

Favorable action was recommended in the following by the Board of Estimate on Thursday:

135TH ST.—Profile relating to the proceeding for acquiring title to West 135th st, from 12th av to the Hudson River, Borough of Manhattan. Communication from the Borough Secretary.

170TH ST.—Communication from the Acting Corporation Counsel, transmitting for approval the rule map, damage map and profile in the proceeding for acquiring title to Cottage Place, from Crotona Park South to East 170th st, Borough of The Bronx.

### DRAINAGE PLANS.

Favorable action was recommended in the following by the Board of Estimate on Thursday:

SHORE DRIVE.—This plan affects the territory bounded approximately by Shore Drive, Fort Schuyler Road, Otis av and Throggs Neck Boulevard, having an area of about 230 acres. The plan for the main trunk sewers for this district was adopted on June 17 last.

### TENTATIVE MAP.

The following was favorably adopted:

172D ST.—Informal hearing on a tentative map showing an extension of West 172d st, from Plimpton av to Aqueduct av, and a change in the grade of West 172d st, from Nelson av to Plimpton av, and in Plimpton av, from Boscobel to Featherbed Lane, Borough of The Bronx. Engineer reported that the object of this change appears to be in part to secure a more advantageous outlet for West 172d st, which is intended to meet Aqueduct av directly opposite the Washington Bridge, and in part to subdivide a block which has a length of about 1,300 feet. To secure a suitable grade for the new street it will be necessary to raise the elevation at the intersection of West 172d st and Plimpton av 9.5 feet. Neither of the streets has been improved and there are no buildings affected.

### LOCAL IMPROVEMENTS.

The following preliminary authorizations were recommended by the Board of Estimate:

ROCHAMBEAU AV.—Regulating and grading Rochambeau av, from East 212th st to a point about 210 feet south of Van Cortlandt av, Borough of The Bronx. Resolution of the Local Board of the Morrisania District.

Estimated cost, \$26,500. Assessed valuation, \$101,950.

Resolution for adoption authorizing the preliminary work.

WESTCHESTER AV.—Completing the regulating and grading of Westchester av, from Main st to Eastern Boulevard, Borough of The Bronx. Resolution of the Local Board of the Chester District. Estimated cost, \$73,000. Assessed valuation, \$543,000.

### CONSTRUCTION WORK AUTHORIZED.

The following construction work was authorized by the Board of Estimate on Thursday, the entire cost of the improvement to be assessed against the property benefited:

EAST 184TH ST.—Grading, curbing, recurb, flagging and reflagging East 184th st, from Grand Boulevard and Concourse to Valentine av.

BRYANT AV.—Paving with asphalt block, curbing and recurb, Bryant av, from Seneca av to Garrison av.

EAST 171ST ST.—Paving with asphalt and curbing and recurb, East 171st st, from Webster av to New York and Harlem Railroad.

KELLY ST.—Paving with asphalt block and curbing and recurb, Kelly st, from Westchester av northwardly to Intervale av.

WALTON AV.—Sewer, from East 167th st to East 168th st.

WEST 234TH ST.—Sewer, between Broadway and Kingsbridge av, and in Kingsbridge av, between West 234th st and West 232d st.

EAST 180TH ST.—Sewer, from Anthony av to the Grand Boulevard and Concourse.

CONCORD AV.—Sewer in Concord av, from East 147th st to East 149th st.

RANDALL AV.—Receiving basin at the northwesterly corner of Randall av and Tiffany st.

## CONDEMNATION PROCEEDINGS.

### BILLS OF COSTS.

The commissioners in the following condemnation proceedings will present their bills of costs and expenses to the Supreme Court for confirmation on the dates mentioned after each proceeding.

RIVERSIDE DRIVE.—Opening, between 139th and 142d sts. December 28.

178TH ST, from Haven av to Buena Vista av. Dec. 23.

179TH ST, from Haven av to Buena Vista av. Dec. 23.

BUENA VISTA AV, from 181st st to south side of 176th st, extended Dec. 23.

NEW ST.—Located between Broome and Spring sts, and extending from the Bowery to Elm st. Dec. 22.

## REPORTS COMPLETED.

MAGENTA ST.—Opening, from White Plains road to Colden av, and Bartholdi st, from White Plains road to Bronxwood av. The Commissioners of Estimate and Assessment have completed their estimate of damage and benefit; the report has been deposited with the Bureau of Street Openings for inspection; objections must be filed, in writing, on or before December 29; hearings will begin January 4, 1911; report will be presented to the Supreme Court for confirmation February 14, 1911. The area of assessment is: Beginning at the point where the easterly line of White Plains road intersects the line bisecting the angle formed between the Centre lines of Gun Hill road and Magenta st, as laid out adjoining and immediately east of White Plains road, and running thence eastwardly along the said bisecting line to the westerly line of Colden av; thence eastwardly at right angles to Colden av a distance of 160 feet; thence southwardly parallel with and always distant 100 feet easterly from the easterly line which bisects the angle formed by the intersection of the prolongation of the centre lines of Duncan st and Magenta st, as these streets are laid out adjoining and immediately west of Colden av; thence westwardly along the said bisecting line between Duncan and Magenta sts to the intersection with a line 100 feet easterly from and parallel with the easterly line of Bronxwood av, as laid out between Duncan st and the angle point north of Duncan st, the said dis-



tance being measured at right angles to the line of Bronxwood av; thence southwardly along the said line parallel with Bronxwood av to the intersection with the prolongation of a line distant 270 feet southerly from and parallel with the southerly line of Bartholdi st, the said distance being measured at right angles to the line of Bartholdi st; thence westwardly along the said line parallel with the southerly line of Bartholdi st and the prolongation thereof to the centre line of Wallace av; thence northwardly along the centre line of Wallace av to its intersection with a line distant 175 feet southerly from and parallel with the southerly line of Bartholdi st, the said distance being measured at right angles to the line of Bartholdi st; thence westwardly along the said line parallel with the southerly line of Bartholdi st to the centre line of Holland av; thence northwardly along the centre line of Holland av to the intersection with a line distant 100 feet southerly from and parallel with the southerly line of Bartholdi st, the said distance being measured at right angles to the line of Bartholdi st; thence westwardly along the said line parallel with the southerly line of Bartholdi st to the intersection with the centre line of Cruger av; thence southwardly along the centre line of Cruger av to the intersection with a line distant 150 feet southerly from and parallel with the southerly line of Bartholdi st, the said distance being measured at right angles to the line of Bartholdi st; thence westwardly along the said line parallel with the southerly line of Bartholdi st to the intersection with the easterly line of White Plains road; thence westwardly at right angles to White Plains road a distance of 200 feet; thence northwardly and parallel with the westerly line of White Plains road and always distant 100 feet therefrom to the intersection with a perpendicular to the line of White Plains road, as laid out between Magenta st and the angle point north of Magenta st, and passing through the point of beginning; thence eastwardly along the said perpendicular to White Plains road to the point or place of beginning.

## ASSESSMENTS.

### DUE AND PAYABLE.

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

**164TH ST.**—Paving the roadway and setting curb, from Prospect av to Stebbins av. Area of assessment: Both sides of 164th st, from Prospect av to Stebbins av, and to the extent of half the block at the intersecting streets. February 11, 1911.

**141ST ST.**—Opening, from Park av to Rider av. Area of assessment: Beginning at a point on the northwesterly property line of the New York and Harlem Railroad where it is intersected by the prolongation of a line midway between East 140th st and East 141st st, as laid out between Park av and Canal pl, and running thence northeastwardly along the northwesterly property line of the New York and Harlem Railroad to the intersection with a line which bisects the angle formed by the intersection of the prolongations of the southerly line of East 144th st and the northerly line of East 141st st, as laid out between Park av and Canal pl; thence eastwardly along the said bisecting line to the northwesterly line of Rider av; thence southwardly in a straight line to a point on the southeasterly line of Rider av midway between East 141st st and

East 142d st; thence southwardly and parallel with East 141st st to a point distant 100 feet southeasterly from the southeasterly line of Rider av, the said distance being measured at right angles to the line of Rider av; thence southwestwardly and parallel with Rider av to the intersection with the prolongation of a line midway between East 141st and East 140th st, as the said streets are laid out between Park av and Canal pl; thence northwestwardly along the said line midway between East 141st st and East 140th st, and the prolongation of the said line to the point or place of beginning. February 10, 1911.

**GRANT AV.**—Paving the roadway and setting curb, from East 161st st to 162d st. Area of assessment: Both sides of Grant av, from 161st st to 162d st, and to the extent of half the block at the intersecting and terminating streets. February 6, 1911.

**163D ST.**—Sewers, between the Grand Boulevard and Concourse and Sheridan av, and in Grand Boulevard and Concourse, east side, between 163d and 165th sts, and west side, between 164th and 165th sts. Area of assessment: Both sides of 163d st, from Grand Boulevard and Concourse to Sheridan av; east side of Grand Boulevard and Concourse, from 163d st to 164th st, and both sides of Grand Boulevard and Concourse, between 164th and 165th sts. February 6, 1911.

**GRAND BOULEVARD AND CONCOURSE.**—Sewers, both sides, between Belmont st and 172d st, and across the Grand Boulevard and Concourse on the south side of Belmont st. Area of assessment: Both sides of Grand Boulevard and Concourse, from Belmont st to 172d st. February 6, 1911.

## GRANT AVENUE HEARING.

### Board of Assessors Hear Objections to Assessment.

An interesting hearing was held before the Board of Assessors this week when a protest was voiced before that body on what was alleged to be an extortionate assessment on the property owners affected by the regulating and grading of Grant av, between 165th and 170th sts. Attorney James J. Dunn, who represented a large number of the property owners, delivered a lengthy argument supplemented by the introduction of much data.

The principal contention of Mr. Dunn centered around the length of time that was required to complete the work. It seems that the work which was to have been finished in 400 days consumed four years. This statement Mr. Dunn substantiated by data secured as a result of a personal investigation.

It was further claimed that as a result of the length of time taken up to complete the work the expenses for engineering purposes, inspectors' fees and other incidentals was brought up to a total of \$12,022. Another argument which Mr. Dunn advanced was that during the period of work the salary of the inspectors was raised from \$4 per day to \$4.50 per day. It was contended that this raise was made by the Borough President and was illegal inasmuch as the Board of Aldermen failed to pass a resolution allowing this raise. That there was no clause in the contract penalizing the contractors for delay in the work was another contention put forth by Mr. Dunn.

Among other things, Mr. Dunn declared that while he was investigating the circumstances in connection with the work of the improvement, he was refused access to the records on file in the Borough President's office in the Bronx.

The members of the Board took up all the data submitted by Mr. Dunn, and although it did not go on record as taking a definite stand in the matter, the whole

question will be submitted to the Board of Revision with several recommendations by the former body. The nature of these recommendations could not be learned.

## AMENDMENT IN CONDEMNATION PROCEDURE.

To the Editor of the Record and Guide:

Sir—For years the outlying boroughs of the city have groaned under the burden of condemnation proceedings, and they continue to be a heavy drain upon the resources of the property owner.

The following action was taken by the last Legislature, and it will give us the needed relief if we act upon it:

Concurrent resolution of the Senate and Assembly proposing an amendment to Section 7 of Article 1 of the Constitution in relation to condemnation proceedings.

Section 1. Resolved (if the Senate concur), That Section 7 of Article 1 of the Constitution be amended to read as follows:

Sec. 7. When private property shall be taken for any public use the compensation to be made therefor, when such compensation is not made by the State, shall be ascertained by a jury, BY THE SUPREME COURT WITH OR WITHOUT A JURY or by not less than three commissioners appointed by a court of record as shall be prescribed by law.

Sec. 2. Resolved (if the Senate concur), That the foregoing amendment be referred to the Legislature to be chosen at the next general election of Senators, and, in conformity with Section 1, Article 14, of the Constitution, be published for three months previous to the time of such election.

The words in capitals, "by the Supreme Court with or without a jury," are new.

Section 1, Article 14, of the Constitution, is as follows:

Any amendment or amendments to the Constitution may be proposed in the Senate or Assembly, and if the same shall be agreed to by a majority of the members elected to each of the two houses, such proposed amendment or amendments shall be entered on their journals and the yeas and nays taken thereon and referred to the Legislature to be chosen at the next general election of Senators, and shall be published for three months previous to the time of making such choice; and if in the Legislature so next chosen, as aforesaid, such proposed amendment or amendments shall be agreed to by a majority of the members elected to each house, and it shall be the duty of the Legislature to submit such proposed amendment or amendments to the people for approval in such manner and at such times as the Legislature shall prescribe; and if the people approve and ratify such amendment or amendments by a majority of the electors voting thereon, such amendment or amendments shall become a part of the Constitution from and after the first day of January next after such approval.

Since the foregoing proposed amendment was passed by the concurrent resolution of both Houses of the Legislature of 1910, it may be referred to the Legislature of 1911, and if the majority of all the members elected to each House in the Legislature agree, such proposed amendment may be submitted to the people at the election of November, 1911, for approval, and if the people shall approve said amendment it shall become a part of the Constitution and after the first day of January, 1912.

It would permit the Supreme Court to establish a branch for the hearing of condemnation proceedings with a regular calendar and rules of procedure like other cases. Instead of the present slow, cumbersome and expensive method of conducting such proceedings through a commission of three citizens, the work can be systemized, expedited and cheapened. In times past instances have not been unknown where the average citizen had some difficulty keeping track of the proceedings of a commission, whereas, the work of a court will be public and free to the citizens at all times.

The attention of our citizens should be called to this matter, so that they may urge the coming Legislature to agree on the amendment and so that they may be prepared to vote for it at the election of November, 1911.

CYRUS C. MILLER,  
President of the Borough of The Bronx.



# REAL ESTATE AND BUILDING STATISTICS

## AUCTION SALES, CONVEYANCES, MORTGAGES, LEASES

### JUDGMENTS, FORECLOSURE SUITS, LIS PENDENS, LIENS, ETC.

#### MANHATTAN AND THE BRONX.

##### CONVEYANCES.

1910. Dec. 9 to 15, inc.		1909. Dec. 10-16, inc.	
Total No. for Manhattan.....	155	Total No. for Manhattan	179
No. with consideration.....	10	No. with consideration..	23
Amount involved.....	\$187,923	Amount involved.....	\$1,199,525
Number nominal.....	145	Number nominal.....	156
<b>Total No. Manhattan, Jan. 1 to date.....</b>			
9,556		10,234	
<b>No. with consideration, Manhattan, Jan. 1 to date.....</b>			
834		800	
<b>Total Amt. Manhattan, Jan. 1 to date.....</b>			
\$45,672,448		\$44,475,431	

1910. Dec. 9 to 15, inc.		1909. Dec. 10-16, inc.	
Total No. for the Bronx.....	124	Total No. for the Bronx	100
No. with consideration.....	5	No. with consideration..	8
Amount involved.....	\$142,950	Amount involved.....	\$55,350
Number nominal.....	119	Number nominal.....	92

1910		1909	
Total No., The Bronx, Jan. 1 to date.....	6,698	Total No., The Bronx, Jan. 1 to date.....	7,048
Total Amt., The Bronx, Jan. 1 to date.....	\$5,980,775	Total Amt., The Bronx, Jan. 1 to date.....	\$4,170,144
<b>Total No. Manhattan and The Bronx, Jan. 1 to date.....</b>		<b>16,254</b>	
<b>Total Amt. Manhattan and The Bronx, Jan. 1 to date.....</b>		<b>\$51,653,223</b>	
		<b>\$48,645,575</b>	

##### Assessed Value Manhattan.

1910. Dec. 9 to 15, inc.		1909. Dec. 10-16, inc.	
Total No. with consideration.....	10	Total No. with consideration.....	23
Amount involved.....	\$187,923	Amount involved.....	\$1,199,525
Assessed value.....	\$184,500	Assessed value.....	\$1,061,000
Total No. nominal.....	145	Total No. nominal.....	156
Assessed value.....	\$9,250,600	Assessed value.....	\$8,858,000
Total No. with consid., from Jan. 1 to date	834	Total No. with consid., from Jan. 1 to date	800
Amount involved.....	\$45,672,448	Amount involved.....	\$44,475,431
Assessed value.....	\$39,372,900	Assessed value.....	\$36,465,700
Total No. nominal.....	8,722	Total No. nominal.....	9,425
Assessed value.....	\$504,716,140	Assessed value.....	\$603,897,761

##### MORTGAGES.

1910. Dec. 9 to 15, inc.		1909. Dec. 10-16, inc.	
Manhattan.	Bronx.	Manhattan	Bronx
Total number.....	136	106	170
Amount involved.....	*\$10,800,576	\$682,050	\$3,354,795
No. at 12%.....	.....	9	.....
Amount involved.....	.....	\$26,288	.....
No. at 11%.....	.....	1	.....
Amount involved.....	.....	\$71	.....
No. at 9 1/2%.....	.....	1	.....
Amount involved.....	.....	\$588	.....
No. at 7%.....	.....	1	.....
Amount involved.....	.....	\$101	.....
No. at 7 1/2%.....	.....	2	.....
Amount involved.....	.....	\$991	.....
No. at 7%.....	.....	3	.....
Amount involved.....	.....	\$1,265	.....
No. at 6%.....	48	42	63
Amount involved.....	*\$6,995,353	\$160,150	\$855,743
No. at 5 1/2%.....	5	6	3
Amount involved.....	\$711,000	\$24,000	\$129,000
No. at 5%.....	44	31	47
Amount involved.....	\$1,595,000	\$379,000	\$696,153
No. at 4 1/2%.....	11	.....	31
Amount involved.....	\$777,500	.....	\$821,000
No. at 4%.....	.....	.....	4
Amount involved.....	.....	.....	\$100,000
No. at 3%.....	.....	.....	.....
Amount involved.....	.....	.....	.....
No. with interest not given	28	27	25
Amount involved.....	\$721,723	\$118,900	\$823,600
No. above to Bank, Trust and Insurance Companies	40	14	36
Amount involved.....	\$7,998,666	\$127,000	\$1,375,900
<b>Total No., Manhattan, Jan. 1 to date.....</b>			
7,748		8,860	
<b>Total Amt., Manhattan, Jan. 1 to date.....</b>			
*\$279,063,848		\$290,209,442	
<b>Total No., The Bronx, Jan. 1 to date.....</b>			
6,467		7,424	
<b>Total Amt., The Bronx, Jan. 1 to date.....</b>			
\$58,853,814		\$63,573,096	
<b>Total No., Manhattan and The Bronx, Jan. 1 to date.....</b>			
14,215		16,284	
<b>Total Amt. Manhattan and The Bronx, Jan. 1 to date.....</b>			
*\$337,917,662		\$353,782,538	

\*Includes mortgage of \$6,000,000 given by Greenhut-Siegel Cooper Co., Inc., to Central Trust Co as trustee to secure gold bonds.

##### EXTENDED MORTGAGES

1910. Dec. 9 to 15, inc.		1909. Dec. 10-16, inc.	
Manhattan.	Bronx.	Manhattan.	Bronx
Total number.....	44	7	35
Amount involved.....	\$2,647,500	\$59,000	\$813,075
No. at 6%.....	3	2	2
Amount involved.....	\$22,000	\$11,000	\$7,500
No. at 5 1/2%.....	3	.....	.....
Amount involved.....	\$63,000	.....	.....
No. at 5%.....	.....	.....	.....
Amount involved.....	.....	.....	.....
No. at 4 1/2%.....	23	4	19
Amount involved.....	\$1,041,000	\$33,000	\$433,000
No. at 4%.....	.....	.....	.....
Amount involved.....	.....	.....	.....
No. at 3 1/2%.....	12	.....	10
Amount involved.....	\$1,365,000	.....	\$311,500
No. at 3%.....	.....	.....	.....
Amount involved.....	.....	.....	.....
No. at 2 1/2%.....	1	.....	.....
Amount involved.....	\$130,000	.....	.....
No. with interest not given	2	1	4
Amount involved.....	\$26,500	\$15,000	\$61,075
No. above to Bank, Trust and Insurance Companies	16	1	5
Amount involved.....	\$1,758,500	\$16,000	\$174,000

1910		1909	
Total N Manhattan, Jan. 1 to date....	2,268	Total N Manhattan, Jan. 1 to date....	1,759
Total Amt., Manhattan, Jan. 1 to date..	\$97,797,590	Total Amt., Manhattan, Jan. 1 to date..	\$84,223,182
Total No., The Bronx, Jan. 1 to date....	614	Total No., The Bronx, Jan. 1 to date....	571
Total Amt., The Bronx, Jan. 1 to date....	\$8,044,587	Total Amt., The Bronx, Jan. 1 to date....	\$5,608,220
<b>Total No., Manhattan and The Bronx, Jan. 1 to date.....</b>			
2,882		2,330	
<b>Total Amt. Manhattan and The Bronx, Jan. 1 to date.....</b>			
\$105,842,177		\$89,831,402	

##### PROJECTED BUILDINGS.

1910. Dec. 10 to 16, inc.		1909. Dec. 11-17, inc.	
Total No. New Buildings:		Total No. New Buildings:	
Manhattan.....	6	Manhattan.....	11
The Bronx.....	8	The Bronx.....	35
<b>Grand total.....</b>			
14		46	
<b>Total Amt. New Buildings:</b>			
Manhattan.....	\$995,500	Manhattan.....	\$1,427,000
The Bronx.....	199,250	The Bronx.....	718,450
<b>Grand total.....</b>			
\$1,194,750		\$2,145,450	
<b>Total Amt. Alterations:</b>			
Manhattan.....	\$104,275	Manhattan.....	\$158,245
The Bronx.....	6,250	The Bronx.....	24,175
<b>Grand total.....</b>			
\$110,525		\$182,420	
<b>Total No. of New Buildings:</b>			
Manhattan, Jan. 1 to date.....	787	Manhattan, Jan. 1 to date.....	951
The Bronx, Jan. 1 to date.....	1,968	The Bronx, Jan. 1 to date.....	2,276
<b>Mhntn-Bronx, Jan. 1 to date</b>			
2,755		3,227	
<b>Total Amt. New Buildings:</b>			
Manhattan, Jan. 1 to date.....	\$93,920,869	Manhattan, Jan. 1 to date.....	\$123,566,062
The Bronx, Jan. 1 to date.....	43,723,765	The Bronx, Jan. 1 to date.....	38,494,660
<b>Mhntn-Bronx, Jan. 1 to date</b>			
\$137,644,634		\$162,060,722	
<b>Total Amt. Alterations:</b>			
Mhntn-Bronx, Jan. 1 to date	\$15,838,923	Mhntn-Bronx, Jan. 1 to date	\$13,788,942

#### BROOKLYN.

##### CONVEYANCES.

1910. Dec. 8 to 14, inc.		1909. Dec. 9-15, inc.	
Total Number.....	483	Total Number.....	502
No. with consideration.....	25	No. with consideration.....	34
Amount involved.....	\$117,830	Amount involved.....	\$656,117
Number nominal.....	458	Number nominal.....	468
<b>Total number of Conveyances, Jan. 1 to date.....</b>			
25,856		26,743	
<b>Total amount of Conveyances, Jan. 1 to date.....</b>			
\$12,725,239		\$13,595,102	

##### MORTGAGES.

Total number.....	297	Total number.....	518
Amount involved.....	\$1,031,796	Amount involved.....	\$2,072,544
No. at 6%.....	184	No. at 6%.....	323
Amount involved.....	\$452,701	Amount involved.....	\$1,125,214
No. at 5 1/2%.....	65	No. at 5 1/2%.....	67
Amount involved.....	\$363,550	Amount involved.....	\$289,750
No. at 5%.....	1	No. at 5%.....	.....
Amount involved.....	\$1,500	Amount involved.....	.....
No. at 4 1/2%.....	29	No. at 4 1/2%.....	105
Amount involved.....	\$139,070	Amount involved.....	\$468,750
No. at 4%.....	.....	No. at 4%.....	2
Amount involved.....	.....	Amount involved.....	\$113,500
No. at 3 1/2%.....	.....	No. at 3 1/2%.....	1
Amount involved.....	.....	Amount involved.....	\$200
No. with interest not given	18	No. with interest not given	20
Amount involved.....	\$74,975	Amount involved.....	\$75,130
<b>Total number of Mortgages Jan. 1 to date.....</b>			
23,726		25,900	
<b>Total amount of Mortgages, Jan. 1 to date.....</b>			
\$103,898,070		\$102,235,816	

##### PROJECTED BUILDINGS.

1910		1909	
Dec. 9 to 15, inc.		Dec. 10-16, inc.	
No. of New Buildings.....	55	No. of New Buildings.....	124
Estimated cost.....	\$614,790	Estimated cost.....	\$759,800
Total Amount of Alterations.....	\$38,715	Total Amount of Alterations.....	\$32,240
<b>Total No. of New Buildings, Jan. 1 to date.....</b>			
5,588		9,968	
<b>Total Amt. of New Buildings, Jan. 1 to date.....</b>			
\$34,016,962		\$56,331,842	
<b>Total Amount of Alterations, Jan. 1 to date.....</b>			
\$4,151,777		\$4,088,207	

#### QUEENS.

##### PROJECTED BUILDINGS.

1910		1909	
Dec. 9 to 15, inc.		Dec. 10-16, inc.	
No. of New Buildings.....	46	No. of New Buildings.....	78
Estimated cost.....	\$181,365	Estimated cost.....	\$225,505
Total Amount of Alterations.....	\$6,475	Total Amount of Alterations.....	\$11,185
<b>Total No. of New Buildings, Jan. 1 to date.....</b>			
3,889		4,391	
<b>Total Amt. of New Buildings, Jan. 1 to date.....</b>			
\$14,950,403		\$17,286,011	
<b>Total Amount of Alterations, Jan. 1 to date.....</b>			
\$801,129		\$715,419	

### THE WEEK'S STATISTICS.

The total number of sales reported in this issue is 52, of which 10 were below 59th st, 25 above, and 17 in the Bronx. The sales reported for the corresponding week last year were 71, of which 27 were below 59th st, 26 above, and 18 in the Bronx.

The total number of mortgages recorded for Manhattan this week was 136 as against 140 last week, and in the Bronx 106, as against 121 last week. The total amount was \$11,482,626, as against \$5,894,861 last week.

The amount involved in the auction sales this week was \$1,091,967, and since January 1 \$55,524,879. Last year the total for the week was \$756,370, and from January 1 \$56,983,603.



THE TITLE INSURANCE CO., OF NEW YORK

135 Broadway, Manhattan CAPITAL AND SURPLUS, \$3,000,000 and 203 Montague St., Brooklyn Examines and Insures Titles to Real Estate on Sales and Loans, and Deals in Mortgages.

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

SLAWSON & HOBBS

Real Estate 162 WEST 72D STREET

VOLUNTARY AUCTION SALES.

JOSEPH P. DAY.

Dec. 23.

3d av, No 3539, w s, 159.3 n 168th st, 25x104.4 x irreg, 3-sty bk dwg.

J. H. MAYERS.

Dec. 21.

Hudson st, No 636 s e cor Horatio st, 50x46.10x Horatio st 52.1x55, 6-sty bk tnt & str.

ADVERTISED LEGAL SALES.

Dec. 17.

No Legal Sales advertised for this day.

Dec. 19.

West End av, No 599 s w cor 89th st, 23x80, 4-89th st, No 300 1 sty & b stn dwg. Wm R Rose et al as exrs & trus agt Lucy S Wicker et al; Benj G Paskus, att'y, 128 Bway; Loring M Black, Jr, ref. (Amt due, \$38,273; taxes, &c, \$1,434.14.) By Joseph P Day.

151st st, s s, 100 w 7th av, 75x99.11, vacant. Chas E Sands et al, trustees, &c, agt Fannie Hamlin et al; Bowers & Sands, att'ys, 31 Nassau st; Thos J L McManus, ref. (Amt due, \$27,778.02; taxes, &c, \$757.48.) By Joseph P Day.

Dec. 20.

13th st, No 631, n s, 310.6 w Av C, 27.6x103.3, 5-sty bk tnt & str. Wm J Amend agt Nathan Leibson et al; Amend & Amend, att'ys, 119 Nassau st; Enos S Booth, ref. (Amt due, \$9,-

178.54; taxes, &c, \$557.37.) Mt recorded July 5, 1906. By Joseph P Day.

Brook av, Nos 278 & 280, on map No 278, e s, 25.1 n 139th st, 37.8x103.7x37.6x100, 5-sty bk tnt & str. Jonas Reutlinger et al agt Hasse-Lippman Construction Co et al; Arthur G Frank, att'y, 309 Bway; Adam Wiener, ref. (Amt due, \$33,759.41; taxes, &c, \$1,355.93.) Mt recorded July 2, 1909. By Daniel Greenwald.

Brook av, Nos 282 & 284, on map No 282, e s, bk tnt & str. Same agt same; Arthur G 62.9 n 139th st, 37.8x107.2x37.6x103.7, 5-sty Frank, att'y, 309 Bway; same ref. (Amt due, \$33,763.81; taxes, &c, \$1,348.19.) Mt recorded July 2, 1909. By Daniel Greenwald.

13th st, No 514, s s, 196 e Av A, 25x103.3, 5-sty bk tnt & str & 4-sty bk tnt in rear. Conrad Wagner agt Jno W Munch et al; Clarence Edwards, att'y, Elmhurst, L I; Geo W Collins, ref. (Amt due, \$18,488.72; taxes, &c, \$824.61.) Mt recorded March 5, 1908. By Chas A Berrian.

231st st, n s, 505 w 5th av, 100x114, Wakefield. Mary A McClain agt Ada Bird et al; Sidney L Josephthal, att'y, 43 Cedar st; Edw L Parris, ref. (Partition.) By Joseph P Day.

Dec. 21.

Grand av, No 1749 w s, intersec s e s Tremont Tremont av | av, 59.4x71.1x92.7, 2-sty bk dwg. Fredk G Mead et al, trustees, &c, agt Wm R Lowe Co et al; Eugene H Hatch, att'y, 62 Cedar st; Ambrose A O'Connell, ref. (Amt due, \$13,853.96; taxes, &c, \$223.18.) Mt recorded Oct 14, 1909. By Joseph P Day.

Grand av, No 1743, w s, 93.4 s Tremont av, 35x75.1x35.1x73.7, 2-sty bk dwg. Wm F Decker agt same; Rounds, Hatch, Dillingham & Debevoise, att'ys, 62 Cedar st; Ambrose A O'Connell, ref. (Amt due, \$9,694.65; taxes, &c, \$184.75.) Mt recorded Oct 14, 1909. By Joseph P Day.

Grand av, No 1745 w s, 59.4 s Tremont av, 34x Tremont av | 73.6x33.2 to Tremont av, x72.4, 2-sty bk dwg. Eugene H Hatch

agt same. Robert G Mead, att'y, 62 Cedar st; Ambrose A O'Connell, ref. (Amt due, \$9,-697.30; taxes, &c, \$184.74.) Mt recorded Oct 14, 1909. By Joseph P Day. 107th st, No 223, n s, 350 e 3d av, 25x100.11, 4-sty bk tnt & str. Nanette Weber agt Ettie Rothenberg et al; Lewis S Gobel, Jr, att'y, 41 Park Row; Leighton Lobdell, ref. (Amt due, \$12,787; taxes, &c, \$711.82; sub to a mt of \$16,500.) By Joseph P Day.

Dec. 22.

Hughes av | n e cor 179th st, runs n 66.5 x e 179th st | 106.9 to Belmont av, x s 81.7 to Belmont av | 179th st, x w 97.8 to beg, vacant. Sarah Cohen agt Garfield Construction Co et al; Jos Rosenzweig, att'y, 99 Nassau st; Chas L Hoffman, ref. (Amt due, \$5,560.60; taxes, &c, \$3,000; sub to two mts aggregating \$10,000.) Mt recorded May 3, 1906. By Joseph P Day.

Dec. 23.

34th st, Nos 331 & 333, n s, 340 e 2d av, 40x 97.6, 6-sty bk tnt & str. David Israel agt Jas E Brande et al; Isaac J Danziger, att'y, 56 Pine st; David C Hirsch, ref. (Amt due, \$7,742.52; taxes, &c, \$950; sub to a first mt of \$41,000.) Mt recorded May 25, 1906. By Joseph P Day.

Dec. 24, 25 and 26.

No Legal Sales advertised for these days.

DIVIDEND NOTICE.

FULTON TRUST COMPANY OF NEW YORK. 30 Nassau Street, New York City, December 15, 1910.

37th Consecutive Semi-Annual Dividend. By Resolution of the Board of Trustees a dividend of FIVE PER CENT. is payable on January 3, 1911, to stockholders of record at the close of business 3 P. M., December 19, 1910.

HENRY W. REIGHLEY, Secretary.

AUCTION SALES OF THE WEEK.

The following is the complete list of property sold, withdrawn or adjourned during week ending Dec. 16, 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.

Pleasant av, No 337 s w cor 118th st, 20x75, 3-sty stn dwg. (Amt due, 118th st | \$9,735.44; taxes, &c, \$295.47.) Louis Capobianco, 10,350

\*8th av, No 2547, w s, 50 n 136th st, 25x85, 5-sty bk tnt & str. (Amt due, \$25,451.42; taxes, &c, \$414.73.) Herbert S Ogden, exr., 25,000

\*8th av, No 2553, w s, 50 s 137th st, 25x85, 5-sty bk tnt & str. (Amt due, \$25,443.82; taxes, &c, \$414.73.) Herbert S Ogden, exr., 25,000

\*8th av, No 2555, w s, 25 s 137th st, 25x85, 5-sty bk tnt & str. (Amt due, \$25,443.92; taxes, &c, \$415.73.) Herbert S Ogden, exr., 25,000

\*Washington av s e cor 164th st, 100x180, vacant. (Amt due, \$36,483.81; 164th st | taxes, &c, \$777.72.) Lewis S Davis, 36,000

\*181st st, Nos 554 to 558, s s, 100 w Audubon av, 125x119.6, three 5-sty bk tnts & str. (Amt due, \$11,555.73; taxes, &c, \$225,723.91.) Atlanta Realty Co, 224,000

Trinity av, No 990, e s, 219.3 s 165th st, 50x100, 2-sty & b fr dwg & 1-sty fr rear bldg & vacant. (Amt due, \$6,470.94; taxes, &c, \$501.24; sub to a first mt of \$8,000.) Osiat Karp, defendant, 15,742

78th st, No 46, s s, 100 e Madison av, 23.6x102.2, 4-sty stn dwg. (Partition.) J P Whiton-Stuart, 60,250

59th st, No 67, n s, 60 w Park av, 20x100.5, 4-sty stn tnt & str. 59th st, No 69, n s, 40 w Park av, 20x100.5, 4-sty stn tnt & str. (Partition.) Elmer B Kleinschmidt, 85,500

Walker st, No 5, s s, 60 e West Bway, 20x56, 4-sty stn loft & str bldg. Walker st, No 7, s s, 80 e W Bway, 20x56, 2 & 3-sty bk loft & str bldg. (Partition.) Elmer B Kleinschmidt, 26,500

Crosby st, No 151 | e s, 64.10 n Houston st, 25x78.5 to Lafayette st, x Lafayette st, No 316 | 24.11x78.9, 6-sty bk loft & str bldg. (Voluntary.) Bid in at \$50,000.

Bowery, No 207, e s, 45.11 s Rivington st, 27.10x100x29x100, 4-sty bk bldg with str. (Voluntary.) Leopold Yesky for a party in interest, 42,450

178th st, s s, 100 w Amsterdam av, 50x96x50.1x99.3, vacant. (Voluntary.) Bid in at \$16,000.

143d st, No 306, s s, 100 w 8th av, 25x99.11, 5-sty bk & stn tnt. (Voluntary.) Adj to Jan 24, 1911.

95th st, s s, 102.2 e 5th av, 100x100.8, vacant. (Partition.) Withdrawn.

112th st, No 241, n s, 150 w 2d av, 17.6x100.11 4-sty bk tnt. (Voluntary.) Jno B Furey, 8,000

129th st, No 58, s s, 109.10 e Lenox av, 25.1x99.11, 5-sty bk tnt. (Voluntary.) Withdrawn

Front st, No 139 | n e cor Depeyster st, runs n 17.10 x e 66.11 x Depeyster st, Nos 27 & 29 | n 33.9 x e 39.5 x s 48.8 to Depeyster st, x w 103.7 to beg, 5-sty bk loft & str bldg & two 3-sty bk & stn loft & str bldgs. (Voluntary.) Nathan Horwitz, 44,750

61st st, No 303, n s, 75 e 2d av, 25x75, 5-sty bk tnt. (Voluntary.) Bid in at \$16,250. Wooster st, No 40, e s 100 n Grand st, 25x100, 6-sty bk loft & str bldg. (Voluntary.) H B Henze, 37,500

162d st, No 523, n s, 458 e Bway, 18x99.11, 3-sty stn dwg. (Voluntary.) H A Knox, 13,175

BRYAN L. KENNELLY.

117th st, No 450, s s, 94 w Pleasant av, 28.11x100.10, 3-sty bk dwg. (Exrs sale.) Bid in at \$9,650.

5th av, e s, 66.11 s 70th st, 30x175, vacant. (Exrs sale.) Geo S Sherman, 299,000

\*Rosedale av, w s, 467 s West Farms rd, 50x68x50.3x72.5, Mapes est. (Amt due, \$2,218; taxes, &c, \$400.) Emma F Rontey, 2,500

SAMUEL GOLDSTICKER.

\*116th st, No 123, n s, 256 e Park av, 25x100.11, 6-sty bk tnt & str. (Amt due, \$5,498.42; taxes, &c, \$—; sub to a mt of \$60,000.) Adrian H Jackson, 68,000

SAMUEL MARX.

\*Goerck st, No 11, on map No 9, w s, 100 s Broome st, 17x50, 8-sty bk loft & str bldg. (Amt due, \$13,948.71; taxes, &c, \$350.70.) Norman L Archer, 12,000

40th st, No 546, s s, 150 e 11th av, 25x98.9, 5-sty bk tnt & str. (Amt due, \$13,178.28; taxes, &c, \$580.35.) Isabelle Realty Co, 16,150

\*81st st, Nos 526 & 528, on map no 526, s s, 223 w Av B, 50x102.2, 6-sty bk tnt & str. (Amt due, \$13,833.35; taxes, &c, \$2,599.08; sub to a first mt of \$36,500.) Eugene Cohn et al as trustees. (Corrects error in last issue when dimensions read 50x10.2.) 53,750

HERBERT A. SHERMAN.

Findlay av s e cor 170th st, runs s 248.8 x e 101.10 x n 110.11 x e 3.4 170th st | x n 100.8 to st, x w — to beg, vacant. (Amt due, \$5,608.77; taxes, &c, \$3,680.33.) Jno Sachs et al, defendants, 15,100

ADRIAN H. MULLER & SON.

Madison av, No 1121 s e cor 84th st, 22x78, 4-sty stn dwg. (Exrs sale.) 84th st | Bid in at \$54,500.

DANIEL GREENWALD.

119th st, No 306, s s, 100 e 2d av, 20x100.11, 5-sty bk tnt. (Amt due, \$871.05; taxes, &c, \$761.22.) Withdrawn.

119th st, No 308, s s, 120 e 2d av, 20x100.11, 5-sty bk tnt. (Amt due, \$876.55; taxes, &c, \$761.22.) Withdrawn.

117th st, Nos 527 & 529, n s, 285.6 e Pleasant av, 37.6x100.10, 6-sty bk tnt & str. (Amt due, \$25,716.25; taxes, &c, \$1,629.54.) Withdrawn.

Total \$1,091,967 Corresponding week, 1909 476,720 Jan. 1st, 1910, to date. 55,524,879 Corresponding period, 1909. 56,983,603

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RECORD AND GUIDE, 11 E. 24th Street, N. Y.



# 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 1910.

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

## CONVEYANCES

December 9, 10, 12, 13, 14 and 15.

### BOROUGH OF MANHATTAN.

Charles st, No 88, s s, 112.6 e Bleecker st, 25x100.  
72d st, No 417, n s, 325 w Av A, 25x102.2.  
Assignment of rents. The Ninth Ward Realty Co, 811 Ritter pl,  
to Royal Bank, 93 Nassau st. Dec 13, 1910. 2:620-  
5:1467. 2,500

Christie st, Nos 61 & 63, w s, abt 105 s Hester st, 50x100, two  
5-sty bk tnts & str & 3-sty bk bldg in rear. Edw J Wheeler  
INDIVID & EXR Albina Y Wheeler, dec'd, & ano to Sophie Siris,  
66 Allen st, & Fannie Malzman, 66 Allen st. Dec 13, 1910.  
1:303-24 & 25. A \$35,000-\$47,000. O C & 50

Cherry st, No 149 (168), s s, abt 130 w Market st, 20x60, 5-sty bk  
tnt & str. Thos Garone to Maggie Bosco, 88 Cherry st. Mt \$10,-  
000. June 24, 1909. Dec 13, 1910. 1:250-71. A \$7,500-\$11,-  
000. 100

Essex st, No 84, e s, abt 100 s Delancey st, 25x100, 5-sty bk tnt  
& str. Jennie Bollt to Rosie Rosenbaum, 2024 3d av. All  
liens. Dec 12, 1910. 2:352-3. A \$23,000-\$41,500.  
O C & 100

Goerck st, No 11, on map No 9, w s, 100 s Broome st, 17x50. 8-sty  
bk loft & str bldg. FORECLOS, Dec 14, 1910. Philip W Board-  
man referee to Norman L Archer, 295 Sterling pl, Bklyn. Dec  
14, 1910. 2:326-48. A \$7,000-\$14,000. 12,000

Grand st, No 546 (formerly Nos 496 & 510), n s, abt 50 e Cannon  
st, 25x100, 5-sty bk tnt & str. Joseph Hirsch to Israel Tamases,  
646 6th st. 1/2 right, title & interest. Mt \$29,250. Dec 12, 1910.  
2:326-29. A \$20,000-\$29,000. O C & 100

Greenwich st, Nos 760 & 762 w s, 81.11 s Bank st, runs w 33.4 x s  
Bank st, Nos 108 & 110 | w 25.3 x n 60 to s s Bank st x w  
31.3 x s 88.5 x s e 34 to Greenwich st x n e 34.10 to begin-  
ning, four 3-sty bk tnts with str in No 762. C N Shurman In-  
vesting Co to The Froma Realty Co, 705 Westchester av. Mts  
\$29,750 & all liens. Dec 6, 1910. 2:634-20, 21, 27 &  
28. A \$18,300-\$22,500. nom

Greenwich st, No 396, w s, 25 n Beach st, 24x80, 4-sty bk tnt &  
strs with 1-sty bk extension. FORECLOS, Dec 7, 1910. Isham  
Henderson referee to Steffen Dieckmann, 305 Hartford road,  
South Orange, N J. Dec 9, 1910. 1:216-32. A \$15,-  
500-\$21,000. 20,000

Hudson st, Nos 503 to 507, w s, 26.6 n Christopher st, runs w  
100 x n 23.1 x e along alley 15 x n e along alley 47 x e 85 to  
st x s 70.2 to beginning, with right to alley in rear leading to  
s s 10th st, three 2-sty bk tnts with str in No 503, & 2-sty bk  
stable in rear. Greenwich Investing Co to St Johns Park Realty  
Co, 50 Pine st. Mts \$45,000. Dec 5, 1910. 2:630-45  
to 47. A \$49,000-\$57,000. O C & 100

Laight st, No 32, n s, 206.3 e Hudson st, runs e 30.6 x n 65.1 x w  
0.4 x n 22.8 x w 30.6 x s 87.7 to beginning, 6-sty bk loft bldg.  
Chas O Baese to Martin Ungrich, 105 W 131st st. Mts \$50,000.  
Nov 28, 1910. 1:220-25. A \$34,000-P \$80,000.  
O C & 100

Lewis st, Nos 153 to 157, w s, 18.6 n 3d st, 43.7x78x44x76.  
Lewis st, No 151 n w cor 3d st, runs w 82.6 x n 7.11 x e 81.3 to  
3d st, No 369 | st x s 18.6 to beginning, with rights to alley  
leading to 3d st, 4-sty bk loft bldg, with machinery, &c.  
Abraham Kassel to Jessie K Berrick, 120 E 73d st. Mts \$38,-  
750. Nov 1, 1910. 2:357-80. A \$25,000-\$30,000. nom

Monroe st, No 249, n s, 277.11 w Jackson st, 26.8x94.3x26.8x94.1,  
5-sty bk tnt & str. FORECLOS, Dec 8, 1910. Daniel E Lynch  
referee to Beckie Rosenberg, 1577 Mad av. All liens. Dec 13,  
1910. 1:266-27. A \$19,000-\$34,000. 1,250

Perry st, No 37, on map No 35, n s, 184 e 4th st, 17x74, 4-sty bk  
tnt. Josephine A Budke to Chas Gronich, 340 E 87th st. Mt  
\$3,500. Dec 9, 1910. 2:613-37. A \$7,000-\$8,500. nom

Perry st, No 37 (35), n s, 167 e 4th st, 17x74, 4-sty bk tnt. Chas  
Gronich to Leon Ottinger, 175 W 72d st. Mt \$3,500. Dec 13,  
1910. 2:613-38. A \$6,500-\$8,000. nom

Park Terrace East | w s, at c l 215th st, runs s 130 x e 60 to e s  
215th st | Park Terrace East, x n 130 to c l 215th st,  
x w 60 to beg, being land in st. N Y Co-op B & L Assoc to City  
of N Y. All title. June 1, 1910. Dec 15, 1910. 8:2243. nom

Same property. Wm H Hurst to same. All liens. June 1, Dec  
15, 1910. 8:2243. nom

Same property. Lawrence Drake et al to same. All title. June  
1, Dec 15, 1910. 8:2243. nom

Park Terrace East, land lying in bed of st in front of Park Ter-  
race East, s w cor 215th st, 125x100.3. Release mt. Josephine  
O Borland et al to City of N Y. Nov 14, 1910. 8:2243. nom

Stanton st, No 58 | n w cor Eldridge st, 18.2x60, 4-sty bk tnt &  
Eldridge st, No 225 | str.

Interior strip, 36 n Stanton st & 18.2 w Eldridge st, runs n 23.11  
x w 0.8 x s 23.11 x e 0.8 to beginning.  
Samuel Ellis to Dora Garfinkel, 67 W 113th st. Mt \$25,000.  
Dec 24, 1909. Dec 9, 1910. 2:422-67. A \$20,000-\$30,000.  
O C & 100

South st, No 226, n s, 126 e Market slip, 20x80, 4-sty bk storage  
bldg. FORECLOS, Nov 17, 1910. Raymond V Ingersoll ref to  
Emma L Neppert, 572 W 173d st. Mt \$10,000 on this and No  
227 South st. Dec 15, 1910. 1:249-7. A \$7,000-\$12,000. 6,500

South st, No 227, n s, 146 e Market slip, 20x80, 4-sty bk storage  
bldg. FORECLOS, Nov 17, 1910. Raymond V Ingersoll ref to  
Emma L Neppert, 572 W 173d st. Mt \$10,000 on this and No  
226 South st. Dec 15, 1910. 1:249-8. A \$7,000-\$12,000. 8,150

Waverly pl, e s, 70 n Christopher st, strip, 1.2x60. Chas Seidel  
to Margaret & Sarah Switzer Inst & Home at n e cor Christopher  
st & Waverly pl. Q C. Dec 10, Dec 15, 1910. 2:610. nom

Water st, No 445, s s, 126 e Market slip, 20x80, 5-sty bk storage  
bldg. FORECLOS, Nov 17, 1910. Raymond V Ingersoll ref to  
Francis Hendricks & Harom W Hendricks, both of 10 E 44th st,  
EXRS Edmund Hendricks. Mt \$12,000 covering this & other  
property. Dec 15, 1910. 1:249-38. A \$4,000-\$10,000. 4,000

Waverly pl, Nos 151 & 153, n e s, 89.4 n w Gay st, runs n w  
16.10 to e s Waverly pl x n 31.8 x e 55.2 x s w 59.10 to begin-  
ning, 3-sty bk tnt & str. Thos L Harison et al to Geo D L Harison,  
1744 Bway, N Y, Francis Harison, of Troy, N Y. An un-  
divided interest. B & S. June 27, 1878. Dec 12, 1910. 2:593-  
33. A \$12,000-\$14,000. nom

Same property. Laura J Harison widow of Francis Harison & ano  
to Gertrude Harison widow of Richard M Harison, 129 Franklin  
st, Borough of Queens. B & S. Dec 6, Dec 12, 1910. 2:593.  
nom

Water st, No 499 s s, 290.11 e Pike slip, 25x160 to South st x 25.4  
South st, No 253 | x 160, 4-sty bk loft bldg. David Greenlie et  
al to Greenlie Halliday Co, 499 Water st. An undivided interest.  
Dec 7, Dec 12, 1910. 1:248-14 & 33. A \$12,000-\$24,000. nom

Same property. Clara Wyatt & David Greenlie EXRS Robt S  
Wyatt & ano to same. An undivided interest. B & S. Dec 12,  
1910. 1:248. 8,800

Water st, No 37, s s, 45 w Coenties slip, 28.4x83.8x28.8x83.8, 4-sty  
bk loft & str bldg. The Water St Realty Co to N Y Cotton Ex-  
change, 60 Beaver st, cor William st. Mt \$26,000 & all liens.  
Dec 9, Dec 13, 1910. 1:7-18. A \$22,700-\$30,000. O C & 100

Watts st, No 44, n s, 24 w Sullivan st, 21x70.10x28.7x52, 6-sty  
bk loft & str bldg. Bessie R Humphreys to Carrie R Frantz, 504  
Delaware av, Wilmington, Del. All title. Dec 12, Dec 14, 1910.  
2:477-64. A \$8,000-\$13,000. nom

2d st E, Nos 302 & 304, n s, 118 w Av D, 50x106, 6-sty bk tnt &  
str. Geo C Schneider to Jas J Larkin, Dec 10 E 15th st, & Wm H  
Schmohl, 1457 Lex av. Mt \$54,000. Nov 29, Dec 12, 1910.  
2:372-49. A \$35,000-\$75,000. O C & 100

2d st E, No 116, n s, 242.11 e 1st av, 24.8x121.11, 6-sty bk tnt  
& str. Anna C Storer, 116 2d st, to Jno H Miller, 116 2d st.  
Mt \$46,250. Dec 15, 1910. 2:430-48. A \$21,000-\$46,000.  
12,000

5th st E, No 628, s w s, abt 295 w Av C, 24.9x96, 6-sty bk tnt  
& str. Jennie Bollt to Annie Kapner, 2250 2d av. All liens.  
Dec 12, Dec 14, 1910. 2:387-24. A \$17,000-\$37,000.  
O C & 100

6th st E, Nos 720 & 722, s s, 237.6 e Av C, 50x90, two 6-sty bk  
tnts & str. Wm Zuckerman et al to Morris Klinkowstein, 181  
South st. Mts \$58,200. Dec 1, 1902. Rerecorded from Dec 2,  
1902. Dec 14, 1910. 2:375-20 & 21. A \$32,000-\$68,000. nom

6th st E, Nos 713 to 717, n s, 195.3 e Av C, 58.3x90.10, 6-sty bk  
tnt & str. David Glick & Ida his wife to Fannie Glick, 713 E  
6th st. 1/2 part. All title. Q C. All liens. Dec 7, Dec 10,  
1910. 2:376-55. A \$40,000-\$80,000. 100

11th st E, No 624, s s, 293 e Av B, 25x94.8, 6-sty bk tnt & str.  
Henry Fox et al HEIRS Hannah Fox to Bernard W Cowen, 746  
St Nicholas av. Q C & correction deed. Dec 8, Dec 12, 1910.  
2:393-19. A \$17,000-\$36,000. nom

19th st W, No 261, n s, 116.3 e 8th av, runs n 94 x e 8.9 x n 4  
x n e 19.11 x s 101.1 to st x w 28 to beginning, 5-sty bk tnt &  
str. Everett P Wheeler et al EXRS, &c, David E Wheeler to  
Everett P Wheeler. Feb 5, Dec 13, 1910. 3:769-6. A \$12,500-  
-\$22,500. nom

19th st W, No 263, n s, 88.3 e 8th av, runs n 78.1 x e 11.9 x n  
15.11 x n e 16.3 x s 94 to st x w 28 to beginning, 5-sty bk tnt  
& str. Everett P Wheeler et al EXRS, &c, David E Wheeler to  
Mary H wife Cornelius B Smith. Feb 5, Dec 13, 1910. 3:769-  
5. A \$12,000-\$22,000. nom

19th st W, No 259, n s, 144.3 e 8th av, 26.7x105.4x26.10x101.1,  
5-sty bk tnt & str. Everett P Wheeler et al EXRS, &c, David  
E Wheeler to Mary H wife Cornelius B Smith. Feb 5, Dec 13,  
1910. 3:769-7. A \$13,000-\$22,000. nom

27th st W, No 256, on map Nos 254 to 258, s s, 60 e 8th av, 50.11  
x 12.10x51x14.4, 3-sty fr tnt & str. Cecilia G Wagner to Cath-  
erine Griffin. Undivided right, title & interest. B & S & C a G.  
All liens. Apr 23, 1899. Dec 12, 1910. 3:776-68. A \$7,500-  
-\$500. 500

33d st W, Nos 416 & 418, s s, 212.6 w 9th av, 25x98.9, two 4-sty  
bk tnts.

33d st W, No 420, s s, 237.6 w 9th av, 12.6x98.9, 4-sty bk tnt.

33d st W, No 422, s s, 250 w 9th av, 18.9x98.9, 3-sty bk tnt.  
Henry Harburger et al to 416 West 33d st Co, 160 Bway. Mts  
\$40,000. Dec 14, Dec 15, 1910. 3:730-59 to 62. A \$20,500-  
\$26,500. O C & 100



34th st W, No 36, s s, 300 e 6th av, 25x98.9, 5-sty bk office & str bldg. Louise C B Miles & Geo C Boldt, Jr, to Geo C Boldt, 6 W 34th st. Dec 8. Dec 14, 1910. 3:835-63. A \$275,000-  
\$300,000. nom

36th st W, No 553, n s, 200 e 11th av, 25x98.9, 4-sty bk tnt & str. Anna A O'Reilly to Ferdinand Munch Brewery, 283 Vernon av, Bklyn. Dec 9. Dec 10, 1910. 3:708-10. A \$7,000-\$15,000. nom

36th st W, Nos 20 to 26, s s, 300 w 5th av, 65x98.9, three 3 & one 4-sty & b bk bldgs, with str in Nos 22 & 26. FORECLOS, Dec 7, 1910. Louis B Hasbrouck referee to Elinor M Kidney, 203 W 80th st. Mts \$225,000. Dec 9, 1910. 3:837-58 to 61. A \$192,000-\$209,500. 58,750

36th st W, Nos 308 to 312, s s, 120 w 8th av, 55x98.9, two 4-sty & one 3-sty bk tnts. Atlantic Realty Co to Manhattan Island Equities Co, 29 W 34th st. B & S. Mt \$46,000. Dec 14. Dec 15, 1910. 3:759-49. to 51. A \$25,500-\$34,000. O C & 100

38th st W, No 344, s s, 200 e 9th av, 25x98.9, 4-sty bk tnt & str & 2-sty fr rear bldg.

38th st W, No 346, s s, 175 e 9th av, 25x98.9, 5-sty bk tnt & str & 3-sty fr rear bldg. David C MacDougall to Caroline Westenfelder, at Westfield, Union Co, N J. Mts \$31,000. Oct 31. Dec 9, 1910. 3:761-59 & 60. A \$24,000-\$35,000. O C & 100

41st st E, Nos 229 to 245, n s, abt 75 w 2d av, & being lot 55 & part lots 57 to 62 & part lot 54 map part 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 beg, 3, 3-sty bk tnts; 3, 4-sty bk loft & str bldgs & 3-sty bk factory. Mrs T D Shell nee Barnett et al to Danl Shea, 175 W 81st st. Q C. All liens. Oct 18. Dec 10, 1910. 5:1315-15, 18, 21, 22 & 23. A \$67,500-\$89,500. nom

Same property. Danl Shea to Brainerd T Norris, 110 W 47th st & N Y Life Ins & Trust Co, 52 Wall st TRUSTEE. Q C. All liens. Nov 17. Dec 10, 1910. 5:1315. nom

Same property. Mary L Dickinson to same. Q C. All liens. Nov 25. Dec 10, 1910. 5:1315. nom

45th st W, No 12, s s, 208.7 w 5th av, 16.5x100.5, 4-sty stn loft & str bldg. Mary G G Duffy to Jas A Farley, 26 E 48th st. Mt \$30,000. Dec 9, 1910. 5:1260-46. A \$53,000-\$61,000. nom

46th st W, Nos 511 & 513, n s, 200 w 10th av, 50x100.5, 2-sty fr tnt & 3-sty bk bldg in rear. Inez F Quarles to Mathilde Bouthin at Clifton, N J. All title. Q C & C a G. Dec 6. Dec 14, 1910. 4:1075-23. A \$18,000-\$21,000. nom

Same property. Louis O French to same. All title. Q C & C a G. Dec 6. Dec 14, 1910. 4:1075. nom

51st st E, No 212, s s, 150 e 3d av, 16.8x100.5, 3-sty & b stn dwg. Pauline Frankel et al to Henry V Rothschild, 40-42 Park row. 1-5 part. Apr 12, 1897. Dec 13, 1910. 5:1324-44. A \$6,500-\$9,000. nom

57th st W, Nos 12, s s, 250 w 5th av, 25x100.5, 4-sty & b bk dwg. Frank W Savin to Sydney Lewinson, 517 W 144th st. Mt \$140,000 & all liens. Dec 15, 1910. 5:1272-48. A \$115,000-145,000. O C & 100

58th st E, No 14, s s, 200 e 5th av, 20x100.5, 5-sty stn dwg. Mary C Brown to Fritz Achelis, 9 E 57th st. Mt \$48,000. Dec 13, 1910. 5:1293-64. A \$56,000-\$70,000. O C & 100

63d st E, No 413, n s, 206 e 1st av, 25x100.5, 5-sty bk tnt & str. Antonio Testa et al HEIRS, &c, Raffaale Testa to Benj J Weil, 11a E 75th st. Mt \$20,500 & all liens. July 26. Dec 15, 1910. 5:1458-9. A \$7,000-\$17,500. 300

63d st W, Nos 146 to 150, s s, 100 e Am av, 75x100.5. vacant. N Y Protestant Episcopal City Mission Society to Wm N Heard, 63 Fennimore st, Brooklyn. All liens. Dec 14. Dec 15, 1910. 4:1134-58 to 60. A \$36,000-\$36,000. 42,000

Same property. Wm N Heard to Mary E Pinchot, 1615 Rhode Isl- and av, Washington, D C. Dec 14. Dec 15, 1910. 4:1134. O C & 100

66th st W, No 227, n s, 375 e West End av, 25x100.5, 5-sty bk tnt & str. North-Eastern Dispensary, 222 E 59th st, to Chas A Bruhns, 152 Ams av. Mt \$11,000. Dec 13. Dec 15, 1910. 4:1158-16. A \$7,000-\$17,000. 16,000

68th st W, No 306, s s, 150 w West End av, 25x100.5, 5-sty bk tnt & str. Margt Plunkett to Augustus L Hayes, 514 W 146th st. Mts \$22,500. Dec 12. Dec 13, 1910. 4:1179-39. A \$6,000-\$18,000. O C & 100

69th st W, No 74, s s, 30 e Columbus av, 35x100.5, 5-sty bk tnt. Wm Z Larned to Margt B Newington, 323 W 106th st. All liens. Dec 13. Dec 15, 1910. 4:1121-63. A \$31,500-\$58,000. nom

72d st W, Nos 201 to 231 n s, 475 e West End av, runs n 102.2 x Bway, Nos 2081 to 2089 | e 149.2 to w s Bway, x s 106.10 to 72d st, x w 180.5 to beg, 8-sty bk hotel St Andrews. Andrew Robert- erson to Agnes Robertson his mother, 309 W 103d st. All title. C a G. All liens. Sept 17, 1901. Dec 15, 1910. 4:1164-26. A \$550,000-\$950,000. gift

72d st W, No 48, s s, 129 e Col av, 23x102.2, 4-sty & b stn dwg. Release mt. Geo L Rives EXR Sarah S Whiting to Thos R Ball, at Water Mill, L I. Dec 6. Dec 9, 1910. 4:1124-59. A \$42,000-\$64,000. nom

76th st E, s s, dividing line of which is 159.2 w Mad av. Party wall agreement. Moncure Robinson, 8 W 49th st, with Hermine Shoenfeld, by Jerome B Shoenfeld, her atty, 14 E 76th st. Nov 30. Dec 14, 1910. 5:1390. nom

83d st E, No 606, s s, 123 e East End av, 25x80.3x25.3x76.10, 5-sty bk tnt. Ninety-First St Realty Co to Fritz Monatsberger, 323 E 92d st. Mt \$14,500. Dec 15, 1910. 5:1590-18. A \$7,000-\$14,000. 16,923.03

84th st E, No 117, n s, 184.5 e Park av, 25.6x102.2, 5-sty bk tnt. Mt \$16,000.

3d av, No 1443, e s, 82 s 82d st, 20x70, 4-sty stn tnt & str. Mts \$13,000.

Rosa Thomann to Fredk W Thomann, 63 Hawthorne st, Bklyn. Nov 11. Dec 12, 1910. 5:1513-9. A \$15,000-\$29,000; 1527-48. A \$14,000-\$20,000. nom

Same property. Fredk W Thomann to Thomas Connor, 1343 Wash- ington av, Bronx. Mts \$20,000 on 1st parcel & \$13,000 on 2d parcel. Dec 10. Dec 12, 1910. 5:1527-1513. nom

86th st E, No 433, n s, 239 w Av A, 18x100.8, 4-sty stn tnt. Interior gore or strip, begins 257 w Av A at c 1 blk bet 86th & 87th sts, runs n 10 x e 27 x s 27 to beginning, vacant. Henry Hahn to Henry Freiberger, 433 E 86th st. Mt \$10,000. Dec 9. Dec 12, 1910. 5:1566-15. A \$7,000-\$11,500. nom

86th st E, Nos 236 to 240, s s, 100 w 2d av, 80x102.2, three 4-sty stn tnts. Annie R Levy to Wm Jasie, 834 Kelly st. Q C. Dec 14. Dec 15, 1910. 5:1531-29 to 31. A \$45,000-\$72,000. nom

86th st E, Nos 230 to 234, s s, 180 w 2d av, 80x102.2, three 4-sty stn tnts. Ida K Levy to Wm Jasie, 834 Kelly st. Q C. Dec 14. Dec 15, 1910. 5:1531-32 to 34. A \$45,000-\$72,000. nom

88th st E, No 176, s s, 117 w 3d av, 17.6x100.8, 4-sty stn dwg. Samuel Grodinsky to Wilgro Realty Co, 309 Bway. Mt \$8,000. Dec 1. Dec 2, 1910. 5:1516-41 1/2. A \$9,000-\$12,000. Cor- rects error in last issue, when address of grantee was 369 Bway. O C & 100

90th st W, No 309, n s, 100 w West End av, 19.11x100.8, 3-sty & b stn dwg. Frances L Bruton to Chas Gulden, 318 W 102d st. Mts \$20,000. Dec 15, 1910. 4:1251-16. A \$12,500-\$23,000. 100

94th st W, Nos 203 & 205, on map No 207, n s, 100 w Ams av, runs w 52 x n w 100.8 x e 57.2 x s 100.8 to beginning, 6-sty bk tnt. Otto J Bloss to Thos J McLaughlin, 274 W 73d st. Mts \$95,000. Nov 29. Dec 13, 1910. 4:1242-28. A \$34,000-\$90,000. O C & 100

94th st W, No 168, s s, 151 e Ams av, 17x94.6 to c 1 Old Apthorps lane x17.1x93.10, 3-sty & b bk dwg. Florence Cahen to Carrie B Rupp, 75 W 71st st. Mt \$13,000. Dec 13. Dec 15, 1910. 4: 1224-58. A \$8,500-\$15,500. O C & 100

96th st W, No 14, s s, 125 w Central Park West, 20x100.8, 4-sty & b stn dwg. FORECLOS, Dec 1, 1910. Roger A Pryor referee to Phoebe A D Boyle, 73 Lefferts pl, Bklyn, & John Neuscheler, at River Edge, N J, EXRS & TRUSTEES John Boyle. Dec 12, 1910. 4:1209-38. A \$14,000-\$25,000. 27,000

102d st W, No 153. Assignment of rents for 2 yrs from date & power of atty. Gertrude Stearns to Horace D Byrnes, 508 W 114th st. Dec 12. Dec 13, 1910. Misc. nom

102d st W, No 153. Assignment of rents for 2 yrs from date. Gertrude Stearns to Horace D Byrnes, 508 W 114th st. Dec 12. Dec 14, 1910. 7:1857. nom

104th st W, No 244, s s, 75.3 w Bway, 40x100.11, 6-sty bk tnt. Certificate of title granted by order of court under Torrens law to Gertrude D wife Gilbert R Hawes, 596 West End av, as owner. Sub to mts \$7,000 & all liens. Dec 9, 1910. 7:1875. T S. —

105th st E, No 225, n s, 260 e 3d av, 25x100.11, 5-sty bk tnt & str. Hyman Rosner to Pauline wife Hyman Rosner, 14 E 103d st. 1/2 part. Mt \$24,250. Dec 12. Dec 13, 1910. 6:1655-11. A \$8,000-\$28,500. O C & 100

108th st E, No 11, n s, 175 e 5th av, 17x100.9, 5-sty bk tnt. Chas W Coleman to Christopher J Sherry, 247 W 126th st. Mt \$11,500. Dec 9. Dec 13, 1910. 6:1614-8. A \$9,000-\$16,000. nom

Same property. Christopher J Sherry to Leopoldine I Gollner, 256 W 121st st. Mts \$15,000. Dec 9. Dec 13, 1910. 6:1614. nom

108th st W, n s, 125 e Bway, 75x100.11, vacant. Adolph Breslauer to 108th St Realty Co, 812 Bway. Mt \$50,000. Dec 12, 1910. 7:1880-7 to 9. A \$39,000-\$39,000. O C & 100

108th st W, s s, 175 e Columbus av, 75x100.11, vacant. Crest Realty Co to Seymour Realty Co, 25 Broad st. B & S. All liens. Dec 15, 1910. 7:1843-55. A \$39,000-\$39,000. O C & 100

113th st E, No 72, s s, 180 w Park av, 25x100.11 (or s w cor Park av, error in deed), 5-sty bk tnt & str. Saml Hirschfeld to Saml Mitchell, 155 E 92d st. Mt \$23,000. Nov 28. Dec 10, 1910. 6:1618-45. A \$11,000-\$21,000. O C & 100

113th st W, No 240, s s, 300 w 7th av, 17x100.11, 3-sty & b stn dwg. Kate Johnson to Moritz Koppe at Monsey, Town of Ramapo, Rockland Co, N Y. Dec 6. Dec 9, 1910. 7:1828-45 1/2. A \$8,800-\$14,000. O C & 100

114th st W, No 605, n s, 125 w Bway, 50x100.11, 3-sty bk dwg & vacant. Aaron B Davis et al to Carnegie Const Co, 608 W 111th st. All liens. Nov 30. Dec 14, 1910. 7:1896-16 & 17. A \$36,000-\$43,000. O C & 100

115th st W, n s, 400 w Lenox av, 25x100.11, vacant. Helen L Stone to U S Trust Co as TRUSTEE Thereon R Butler, 45 Wall st. Q C. Oct 23. Dec 9, 1910. 7:1825. 5.47

Same property. Lulu L Remington to same. Q C. Oct 19. Dec 9, 1910. 7:1825-15. A \$13,000-\$13,000. 4.56

115th st W, Nos 27 & 29, n s, 344.2 w 5th av, 76.4x100.11, 4-sty & b stn school & 4-sty & b stn dwg. Jos Nadel to Johanna Herrstadt, 29 W 115th st. All liens. Dec 9. Dec 10, 1910. 6:1599-21 & 23. A \$42,000-\$64,000. 100

117th st E, No 304, s s, 105 e 2d av, 20x100.11, 4-sty stn tnt. Saml Schweitzer to Antonetta Faggelle, 46 Gregory st, Jersey City, N J. Mt \$10,000. Nov 30. Dec 10, 1910. 6:1688-49. A \$6,000-\$14,000. O C & 100

117th st E, No 546, s s, 456.2 e Pleasant av, 16.10x100.11, 3-sty bk tnt & str. FORECLOS, Dec 7, 1910. S Stanwood Menken referee to Beatrice S B Ziegel, 8 W 86th st. Dec 7. Dec 12, 1910. 6:1715-33. A \$4,000-\$7,000. 5.000

117th st E, No 180, s s, 125 w 3d av, 25x100.11, 5-sty bk tnt. Leo Gottesman to Margt Gottesman, 202 E 116th st. All right, title & interest to 1/2 part. All liens. Dec 12, 1910. 6:1644-42. A \$10,000-\$19,000. O C & 100

118th st W, No 33, n s, 385 e Lenox av, 25x100.11.

118th st W, No 31, n s, 410 e Lenox av, 25x100.11, 2, 5-sty bk tnts. Julius Schattman to Harvard Realty Constn Co, 128 Bway. Mts \$48,000. Dec 8. Dec 10, 1910. 6:1717-17 & 18. A \$28,000-\$60,000. O C & 100

118th st E, Nos 68 & 70, s s, 140 w Park av, 50x100.10, 6-sty bk tnt. Hyman Rosner to Pauline wife Hyman Rosner, 14 E 103d st. 1/2 part. Mt \$54,000. Dec 12. Dec 13, 1910. 6:1623-43. A \$23,000-\$63,000. O C & 100

118th st E, Nos 63 to 65, n s, 140 w Park av, 50x100.11, 6-sty bk tnt. Isidor Koplik & Hyman Rosner to Annie wife Isidor Koplik, 4521 14th av, Bklyn, & Pauline wife Hyman Rosner, 14 E 103d st. Mts \$52,000. Dec 12. Dec 13, 1910. 6:1745-30. A \$23,000-\$63,000. O C & 100

120th st E, No 540, s s, 437.6 e Pleasant av, 18.9x100.11, 2-sty bk dwg. FORECLOS, Dec 8, 1910. Isham Henderson referee to Lillie McC Hartigan at Leighton Buzzard, Eng. Dec 14, 1910. 6:1816-35. A \$4,500-\$5,500. 5.000

120th st E, No 231, n s, 241 w 2d av, 19x100.11, 3-sty bk dwg. Ranson Caygill to Salvation Army, a corp, 122 W 14th st. Mt \$5,000. Dec 14. Dec 15, 1910. 6:1785-15. A \$7,500-\$10,500. 3.000

121st st E, Nos 430 & 432, s s, 250 w Pleasant av, 39x100.11, 2-sty stn dwg & 2-sty fr rear bldg on No 430. Marks Jacobs to Raffaello Sirico, 341 E 121st st. Mt \$10,000. Nov 25. Dec 14, 1910. 6:1808-37 & 38. A \$9,200-\$12,500. O C & 100

121st st W, No 359, n s, 234 w Manhattan av, 16x100.11, 3-sty & b stn dwg. Ludwig Lindenmeyr to Ellen G Lindenmyer, 359 W 121st st. Dec 14, 1910. 7:1948-5. A \$7,600-\$12,000. O C & 100

122d st W, No 512, s s, 200 w Ams av, 50x95.11, 6-sty bk tnt. Simon Fink to Solomon Dannenberg, 407 E 50th st. Mts \$73,500. Dec 12, 1910. 7:1976-41. A \$29,000-\$80,000. nom

Same property. Solomon Dannenberg to Simon Fink, 310 W 80th st. Mts \$73,500. Dec 12, 1910. 7:1976. nom

123d st E, No 47, n s, 132.9 e Mad av, 17.3x100.11, 3-sty stn dwg. Morris B Arnold to Julia Lewis 47 E 123d st. Mt \$9,000. Dec 9. Dec 10, 1910. 6:1748-43. A \$7,000-\$11,500. nom



123d st E, No 45, n s, 115.6 e Mad av, 17.3x100.11, 3-sty stn dwg. Morris B Arnold to Esther Lewis, 45 E 123d st. B & S. Mt \$9,000. Dec 9. Dec 10, 1910. 6:1748-42. A \$7,000-\$11,500. nom

125th st W, No 543, n s, 175 e Bway, 25x99.11, 5-sty bk tnt & str with 1-sty bk extension. Wilgro Realty Co to Sarah B Lipfeld, 50 W 77th st. Mt \$20,000. Dec 9. Dec 10, 1910. 7:1980-9. A \$11,000-\$24,000. O C & 100

125th st W, No 46, s s, 472.6 w 5th av, 15.7x100.11, 1 & 3-sty bk str. Chas Repetti to Louise M wife said Chas Repetti, 58 W 124th st. Mt \$27,000. Dec 14. Dec 15, 1910. 6:1722-55½. A \$31,000-\$37,000. O C & 100

126th st E, No 20, s s, 216.3 e 5th av, 18.9x99.11, 3-sty stn dwg. Walter H Clayton to Danl Birdsall, 58 Pierrepont st, Bklyn. Dec 14. Dec 15, 1910. 6:1750-64. A \$10,500-\$14,500. O C & 100

127th st E, No 228, s s, 255 w 2d av, 25x99.11, 5-sty bk tnt. Matthew F Mulvihill to Mary E Lawlor, 108 E 116th st. Mt \$16,750. Dec 10. Dec 12, 1910. 6:1791-35. A \$8,000-\$22,000. O C & 100

129th st W, Nos 35 & 37, n s, 391.8 e Lenox av, 50x99.11, 6-sty bk tnt. David Glick & Ida his wife to Fannie Glick, 713 E 6th st. All title. Q C. All liens. Dec 7. Dec 10, 1910. 6:1727-18. A \$25,000-\$77,000. 100

129th st W, No 304, s s, 100 w 8th av, 25x99.11, 5-sty bk tnt. FORECLOS, Dec 7, 1910. Chas L Cohn referee to Lillie B Lilienthal, 2027 Sacramento st, San Francisco, Cal. Dec 7. Dec 9, 1910. 7:1955-19. A \$11,000-\$20,000. 21,000

131st st W, No 513, n s, 150 w Ams av, runs w 24.10 x n 63.8 x w 0.2 x n 36.3 x e 25 x 99.11 to beg, vacant. Arthur McGlone to Peter J Devine, 3099 Bway. Mt \$5,850. Nov 19. Dec 10, 1910. 7:1986-26. A \$8,500-\$8,500. O C & 100

131st st W, No 134, s s, 350 e 7th av, 20x99.11, 3-sty & b stn dwg. Walter J Bostick to Wm H Quinlan, 60 Liberty st. B & S. All liens. Dec 13. Dec 14, 1910. 7:1915-49. A \$8,800-\$15,000. 100

132d st W, No 166, s s, 125 e 7th av, 20.3x99.11, 3-sty & b stn dwg. Martha Ledermann to Chas C Baake, 444 E 140th st. Mt \$12,500 & all liens. Dec 15, 1910. 7:1916-58. A \$8,800-\$14,000. O C & 100

132d st E, No 7, n s, 135 e 5th av, 25x99.11, 4-sty stn tnt. Wm J Gregor et al to Pauline Goodhart, 1335 53d st, Bklyn. Mt \$12,000 & all liens. Dec 10. Dec 15, 1910. 6:1757-6. A \$7,000-\$15,000. O C & 100

134th st W, No 56, s s, 509.10 w 5th av, 16.10x99.11, 3-sty & b bk dwg. FORECLOS, Sept 14, 1910. Jas B Butler referee to Jennie Pisko, 265 W 121st st. Mt \$6,500. Sept 28. Dec 12, 1910. 6:1731-57. A \$6,000-\$8,000. 1,300

137th st W, No 174, s s, 175 e 7th av, 50x99.11, 5-sty bk tnt. Sarah Raden to Geo Sauer, 602 E 84th st. Mt \$50,000. Dec 12. Dec 13, 1910. 7:1921-55. A \$22,000-\$55,000. nom

138th st W, No 41, n s, 462.6 e Lenox av, 37.6x99.11, 6-sty bk tnt. Irving Bachrach et al to Jennie Kuretsky, 1365 Intervale av. Mt \$37,500. Dec 1. Dec 9, 1910. 6:1736-21. A \$14,000-\$44,000. O C & 100

146th st W, s s, 350 w Lenox av, 150x99.11, vacant. Bertrand G Burtnett to Edgar A Landauer, 133 W 120th st. Mt \$30,000. Dec 3. Dec 14, 1910. 7:2014-48 to 53. A \$42,000-\$42,000. O C & 100

153d st W, No 457, n s, 194 e Ams av, 26x99.11, owned by party 1st part.

153d st W, n s, 220 e Ams av, 20x99.11, owned by party 2d part.

153d st W, Nos 449 & 451, n s, 240 e Ams av, 60x99.11, owned by party 3d part.

Agreement as to release of restrictions, &c. Robt R Perkins, 457 W 153d st, 1st part; Jacob Axelrod, 321 W 92d st, 2d part; Alfred C Bachman, 265 W 121st st, 3d part, & Title Guarantee & Trust Co, 176 Bway, party 4th part, owner of mt made by party 3d part, each with the other. Dec 5. Dec 12, 1910. 7:2068. nom

153d st W, n s, 220 e Ams av, 20x99.11, vacant. Jacob Axelrod to Robt R Perkins, 457 W 153d st. All liens. Dec 9. Dec 12, 1910. 7:2068-10. A \$5,600-\$5,600. O C & 100

162d st W, Nos 535 & 537, on map Nos 535 to 539, n s, 285 e Bway, 80x99.11, 5-sty bk tnt. Middle-Town Realty Co, 35 Nassau st, to Placid Realty Co, 35 Nassau st. Q C & correction deed. All liens. Dec 13. Dec 14, 1910. 8:2122-15. A \$29,000-\$84,000. nom

163d st W, No 444, s s, 162.6 e Ams av, 37.6x112.6, 6-sty bk tnt. Jennie Kuretsky to Margt E Napier, 114 W 133d st. Mt \$36,500. Nov 3. Dec 12, 1910. 8:2110-13. A \$12,000-\$45,000. O C & 100

215th st, land lying in bed of st in front of 215th st, s w s, 100 s e Park Terrace West, 50x100. Release mt. Josephine O Borland to the City of N Y. Nov 14. Dec 15, 1910. 8:2243. nom

Av A, No 205, w s, 51.9 s 13th st, 25.9x100, 4-sty bk tnt & str & 4-sty bk tnt in rear. Assignment of rents. Abram Salkin to The Royal Bank, 95 Nassau st. Dec 6. Dec 12, 1910. 2:440-33. A \$20,000-\$27,000. 1,000

Av A, No 1416, e s, 25 n 75th st, 26.1x98, 5-sty bk tnt & str. Sarah Nadler to Jos J Wiesenfeld, 48 E 117th st. Mts \$21,300. Dec 10. Dec 14, 1910. 5:1487-2. A \$8,500-\$23,000. O C & 100

Av A, No 1448 | s e cor 77th st, 26.6x98, 5-sty bk tnt & str. 77th st, No 500 | Mary Simon to Rudolph Simon, 559 W 140th st. Mt \$30,000. Dec 10. Dec 14, 1910. 5:1488-49. A \$14,000-\$33,000. O C & 100

Av D, Nos 50 & 52, e s, 46.8 s 5th st, 28.8x82, 6-sty bk tnt & str. Isidore Kohn & Clara his wife to Rosaline Holzman, 27 Av D. ½ part. Mt \$26,000 on whole. Dec 10. Dec 14, 1910. 2:360-6. A \$17,000-\$35,000. O C & 100

Same property. Rosaline Holzman to Clara Kohn, 432 E 79th st. ½ part. Mort \$26,000 on whole. Dec 10. Dec 14, 1910. 2:360. O C & 100

Audubon av, No 280 | n w cor 179th st, 50x100, vacant. Wm J Casey 179th st, No 551 | to Queen Mab Co 60 Wall st. Dec 13. Dec 14, 1910. 8:2153-49. A \$22,500-\$22,500. O C & 100

Amsterdam av, No 2110, w s, 27.11 s 165th st, 30x100, 5-sty bk tnt & str. FORECLOS, Nov 15, 1910. Thos W Butts ref to Konrad Vonhof, 70 Woodland av, Woodhaven, Boro of Queens, Mt \$23,000. Dec 15, 1910. 8:2121-37. A \$15,500-\$33,000. 15,000

Broadway, w s, 690.10 n 187th st, 37.1x100.3x37.2x100.3.

Bennett av, e s, 654.8 n 187th st, 37.3x100.3x37.2x100.3, vacant. Ensign Realty Co to Wm C Olds, 230 W 108th st Mt \$4,400 & all liens. Dec 12. Dec 15, 1910. 8:2180-487 & 492. A \$—\$. O C & 100

Broadway, Nos 2860 to 2866 | n e cor 111th st, runs n 75.8 x e 75 111th st | x n 25.3 x e 150 x s 100.11 to n s 111th st, x w 225 to beg, 10-sty bk & stn tnt & str. Rockfall Realty Co to Rockfall Apartments, a corpn, 545 W 111th st. Mt \$700,000 & all liens. Dec 15, 1910. 7:1883-1. A \$190,000-P \$250,000. O C & 100

Broadway, w s, 590.10 n 187th st, 50x100.3, vacant. Allen W Rose to Wm C Olds, 230 W 108th st. Mt \$10,000. Oct 14. Dec 12, 1910. 8:2180-488. A \$—\$. 100

Bradhurst av, No 120 | n e cor 148th st, 24.11x75. 148th st, No 309

Lenox av, No 517, w s, 24.11 s 136th st, 16.8x75.

Assignment of rents. Saml Desowitz to Royal Bank, 93 Nassau st. Dec 13. Dec 14, 1910. 7:2045-1920. 1,500

Central Park West, Nos 19 & 20 | s w cor 62d st, 100.5x100, 4-sty bk 62d st, No 2 | dwg & 3-sty bk loft bldg. Louis E Frith EXR & TRUSTEE Maria L Frith to Geo H Barrett, 222 W 59th st. 1-8 part. Oct 31. Dec 14, 1910. 4:1114-33 & 35. A \$195,000-\$205,000. O C & 100

Same property. Thos Morgan to same. 1-8 part. B & S. Oct 31. Dec 14, 1910. 4:1114. O C & 100

Same property. Rosalie E Knapp to same. 1-32 part. All title. B & S. Oct 31. Dec 14, 1910. 4:1114. O C & 100

Same property. Helen D Moran to same. 1-32 part. All title. B & S. Oct 31. Dec 14, 1910. 4:1114. O C & 100

Same property. Wm R Morgan & ano EXRS, &c, Wm R Morgan, dec'd, to same. ½ part. Oct 31. Dec 14, 1910. 4:1114. O C & 100

Same property. Chas Moran, Jr, to same. 1-32 part. All title. B & S. Oct 31. Dec 14, 1910. 4:1114. O C & 100

Same property. Maria L Hoyt to same. 1-32 part. All title. B & S. Oct 31. Dec 14, 1910. 4:1114. O C & 100

Same property. Wm R Morgan to same. 1-8 part. All title. B & S. Oct 31. Dec 14, 1910. 4:1114. O C & 100

Same property. Geo H Barrett to Robt B Knowles, 124 Beechwood road, Summit, N J. Mts \$350,000. Dec 13. Dec 14, 1910. 4:1114. nom

Columbus av, No 971, e s, 50.11 s 108th st, 25x100, 5-sty bk tnt & st. Ada M Ramos et al to Flow Realty Co, 1336 3d av. Mt \$25,000. Dec 12. Dec 15, 1910. 7:1843-63. A \$19,000-\$32,000. O C & 100

Convent av, No 315, e s, 459.6 n 141st st, 20x100, 3 & 4-sty & b bk dwg. Clifford Barbee to Wm H Dennis, 235 W 44th st. Mt \$15,000. Dec 14. Dec 15, 1910. 7:2050-21. A \$7,200-\$18,000. nom

Lexington av, No 787, e s, 40.5 n 61st st, 20x80, 4-sty & b stn dwg. Park Av Realty Co to Jos G Leikens, 251 E 49th st. B & S. Mt \$15,000. Nov 17. Dec 9, 1910. 5:1396-21. A \$19,000-\$23,000. O C & 100

Lexington av, No 1449 | n e cor 94th st, 19.8x95, 3-sty stn dwg. 94th st | Geo Ehret, Jr, & ano EXRS, &c, Wm G Ringle to Helen M Post at Ridgefield, Conn. Nov 9. Dec 9, 1910. 5:1523-23. A \$22,000-\$25,000. 23,000

Lenox av, No 525, w s, 133.4 s 137th st, 16.7x75, 5-sty bk tnt & str. Maximilian M Rutenau to Elsie L West, 127 W 94th st. Mts \$15,000. Dec 13, 1910. 7:1921-31. A \$9,500-\$15,000. O C & 100

Lenox av, Nos 625 to 635, w s, 39.11 s 142d st, 120x100, three 6-sty bk tnts & str. Jos Golding Realty Co to Jacob Steigelfest, 168 W 128th st. Mts \$165,000 & all liens. Dec 15, 1910. 7:2010-30 to 34. A \$—\$. O C & 100

Madison av, No 1780, w s, 25.11 s 117th st, 25x90, 5-sty bk tnt & str. Eva Davis INDIVID and EXTRX Louis H Davis to Benj H Davis, 551 W 157th st. ½ part. All title. Mt \$25,500. Dec 12. Dec 15, 1910. 6:1622-58. A \$17,500-\$30,000. O C & 100

Madison av, Nos 1400 to 1406 | n w cor 97th st, 100.11x95, 6-sty bk 97th st | tnt & str. Chas Brownold to 17 E 97th St Co, a corpn, at 135 Bway. B & S & C a G. Dec 13. Dec 14, 1910. 6:1603-14. A \$100,000-\$220,000. O C & 100

Morningside av E, Nos 20 to 23 | n e cor 116th st, 100.10x100, two 116th st | 6-sty bk tnts. FORECLOS, Dec 8, 1910. Chas L Hoffman referee to Geo S Runk, 11 W 77th st. Mt \$180,000. Dec 8. Dec 9, 1910. 7:1943-1 & 4. A \$86,000-\$225,000. 20,000

Manhattan av, No 439 | n w cor 118th st, 100.11x100, 7-sty bk tnt 118th st, No 351 | & str. Remsen Realty Co to Ledyard Construction Co, 215 Montague st, Bklyn. Mts \$207,000. Dec 7. Dec 9, 1910. 7:1945-11. A \$65,000-\$230,000. nom

St Nicholas av, No 828 | e s, 86.2 s 152d st, 25.6x85.3 to w s of St Nicholas pl, No 31 | St Nicholas pl x 25x90.8, 5 & 6-sty bk tnt. Josephine Weinberg to Operating Realty Co, 137 E 78th st. Mt \$32,000. Dec 7. Dec 10, 1910. 7:2066-33. A \$14,000-\$32,000. nom

1st av, No 523, w s, 73.11 s 31st st, 24.10x75, 5-sty bk tnt & str. Kate Johnson to Moritz Koppe, at Monsey, Town of Ramapo, Rockland Co, N Y. Dec 6. Dec 9, 1910. 3:936-35. A \$11,500-\$16,000. O C & 100

1st av, No 635, w s, 74 n 36th st, 24.8x80, 5-sty bk tnt & str. Sarah B Lipfeld to Wilgro Realty Co, 309 Bway. Mt \$14,000. Dec 9. Dec 10, 1910. 3:942-30. A \$11,000-\$17,000. O C & 100

1st av, No 1108, e s, 75.5 n 60th st, 25x100, 3-sty bk stable. Julius Levy to Jno D Braue, 17 Sutton pl. Dec 15, 1910. 5:1455-4. A \$10,000-P \$12,000. O C & 100

2d av, No 631, w s, 79.1 n 34th st, 19.8x76, 4-sty bk tnt & str. Henrietta Gossett to Jos Gossett, 851 Fox st. All liens. Dec 6. Dec 15, 1910. 3:915-31. A \$13,000-\$16,000. 1,000

2d av, No 2304, e s, 27 n 118th st, 26x80, 5-sty bk tnt & str. Richd H Freyberg to Berthold Ehrenberg, 30 St Nicholas pl. All liens. Dec 13. Dec 14, 1910. 6:1795-2. A \$9,300-\$20,000. nom

3d av, No 1459, e s, 82.2 n 82d st, 20x103.9, 5-sty bk loft & str bldg. Goldmount Realty Co to Joseph Goldberg, 189 Keap st, Bklyn. All liens. Dec 6. Dec 10, 1910. 5:1528-4. A \$17,000-\$28,000. nom

5th av, No 106, w s, 36.10 s 16th st, 36.2x80, 3-sty stn dwg. Sarah L Hayden to Jacob Rothschild, 31 W 57th st. C a G. All liens. Dec 7. Dec 10, 1910. 3:817-51. A \$135,000-\$135,000. O C & 100

5th av, No 416, w s, 38 s 38th st, 28.3x133, with right of way to 38th st, over alley or private st 12 wide in rear of above, 4-sty & b stn dwg.

36th st E, No 102, s s, 51 e Park av, 18.7x74.8, 4-sty & b stn dwg. Josephine M wife Henry A C Taylor et al to Ida C Bracher, 349 W 85th st. C a G. All liens. Dec 9, 1910. 3:839-47. A \$360,000-\$380,000; 891-87. A \$23,500-\$28,500. O C & 100

Same property. Ida C Bracher to Josephine W wife Henry A C Taylor at South Portsmouth, R I, Alice W wife Herman Le Roy Emmet, at Tuxedo Park, N Y, & Fanny L Johnson, 161 Mad av. N Y, as joint tenants. C a G. All liens. Dec 9, 1910. 3:829-891. O C & 100

7th av, No 1945, e s, 41 n 117th st, 40x100, 5-sty bk tnt. John O'Connor to Wm J Casey, 308 W 107th st. Mt \$50,000. Dec 14, 1910. 7:1902-3. A \$30,400-\$60,000. O C & 100

9th av, No 767, w s, 75.5 n 51st st, 25x100, 4-sty bk tnt & str. Susie C Faulhaber et al to Max Wetzstein, 213 W 106th st. Dec Notice is hereby given that infringement will lead to prosecution. 14, 1910. 4:1061-32. A \$20,000-\$28,000. O C & 100



9th av | n w s, at n e s 205th st, 99.11x100, vacant. John A 205th st | Leighton to Max Hirsch, 210 W 140th st. Mt \$20,000. Dec 8. Dec 13, 1910. 8:2202-25. A \$18,000-\$18,000. nom  
 Alley way, lot begins 119.6 w 5th av & 81.4 n 15th st, runs e 43.9 x n 19 x w 48.9 x s 10.2 to beg with lands bet n & s lines of above to e s of said alley & known as lot & stable No 3 on said alley with right-of-way to 15th st, vacant. Sarah L Hayden to Jacob Rothschild, 31 W 57th st. All liens. C a G. Dec 7. Dec 10, 1910. 3:817-40. Assessed with lot No 51, see 5th av No 106 this issue. O C & 100

MISCELLANEOUS.

Ante-nuptial agreement & contract to accept \$15,000 in lieu of dower. Saml McMillan, of Putnam Co, N Y, with E Elizabeth Wilson, N Y City. Dec 11, 1909. Dec 13, 1910. Contracts. 15,000  
 Copy of last will of Sarah Cohen. Aug 5, 1910. Dec 14, 1910. —  
 General release, especially as to legacies. Wm F Sexauer et al HEIRS & LEGATEES Fredk Sexauer to Albert L Sexauer, 439 E 84th st, as ADMR Fredk Sexauer. Dec 10. Dec 12, 1910. 5,781.63  
 General release as above. Bertha Hay et al HEIRS, &c, as above to same. Dec 9. Dec 12, 1910. 3,136.87  
 Power of attorney. Annie S Arnold, of Islip, L I, to Harris D Colt. Dec 14, 1891. Dec 9, 1910. —  
 Power of atty. Margt L Zborowski EXTRX Elliott or Wm E M Zborowski dec to Henry L Morris, 32 Liberty st. Nov 28. Dec 10, 1910. —  
 Power of attorney. Abraham Schwartz to Harry Kleinman. Dec 10. Dec 13, 1910. —  
 Power of attorney. Michl Donohoe to James Donohoe. July 6. Dec 13, 1910. —  
 Power of atty. Sender Jarmulowsky to Rebecca wife of Sender Jarmulowsky, 16 East 93d st. Nov 1, 1910. Dec 15, 1910. —  
 Power of attorney. Lillian Brown or Wright to John H Brown her husband, 435 W 46th st. Nov 30. Dec 12, 1910. ....

BOROUGH OF THE BRONX.

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

Coster st, Nos 666 to 672, e s, 240 s Spofford av, 80x100. Re-lease mechanics lien. Michl Altieri et al to Feiser Realty & Const Co. Q C. Dec 3. Dec 12, 1910. 10:2764. 20  
 \*Deane pl, e s, 25 s Pierce av, 25x100, Westchester. Clemens Fontana to Mari wife Clemens Fontana, 60 Deane pl. Mts \$4,000. Dec 1. Dec 9, 1910. gift  
 Macy pl | s w cor Hewitt pl, 50x90, owned by party 2d part. Hewitt pl |  
 Also land adj above on west, owned by party 1st part.  
 Party wall agreement. John Higgins, 876 Macy pl, with Higgins & Stanton Const Co, 150 Nassau st. Dec 5. Dec 9, 1910. 10:2695. nom  
 Mt Hope pl, Nos 14 & 16 (Morris st), s s, 110.11 e Jerome av, 50 x125, 4-sty bk tnt. Deed of trust. Rehbock Constn Co to Albert C Maerkle, 161 Lefferts av, Bklyn in trust for Frank Gass & other creditors. All liens. Sept 1. Dec 10, 1910. 11:2851. nom  
 \*Melville st, No 1607, w s, 450 s Van Nest av, 25x100. Maria G Marinaro to Filomeno Marinaro, 1607 Melville st. All liens. Dec 5. Dec 10, 1910. O C & 100  
 \*Magenta pl, w s, 100 s Magenta av, 25x100. Francesco Cerbone to Rosario Lo Bue, 1299 Laconia av. Mt \$4,000. Dec 1. Dec 9, 1910. O C & 100  
 \*Main st, e s, 125 n Beach st, except part for Main st, 100x100, City Island. John H Keirns to Arline R Keirns 22 Kings-bridge road. All title. Mt \$4,000 and all liens. Sept 1. Dec 13, 1910. nom  
 Mt Hope pl, n s, 80 e Walton av, 45x125, 2-sty fr dwg & 2-sty fr bldg in rear. Grace A Tait et al to Earnest R Eckley, 230 Echo pl. Mt \$6,250. Nov 28. Dec 15, 1910. 11:2827. O C & 100  
 \*Rosewood st (Locust av), s s, 102 e White Plains road, 25x100, except part for st. Bronxwood Realty Co to Jos A Mascia, 275 E 151st st. Mt \$1,250. Oct 14. Rerecorded from Oct 18, 1910. Dec 9, 1910. O C & 100  
 \*Ruskin st, s s, 264.6 e Maple av, 50x89.1x50x90.4. Louis Regola et al to Michelangelo Verini, 291 E 149th st. Nov 4. Dec 13, 1910. O C & 100  
 \*Same property. Declaration by Abraham Shatzkin & Beekie, his wife, correcting deed recorded Oct 26, 1906, & certifying that parties to whom premises were intended to be conveyed were as follows: Louis Regola, 3674 White Plains road; Antonio Alberti, 752 E 215th st, and Angelo Flaccadori, 3674 White Plains road. Dec 8. Dec 13, 1910. —  
 \*5th st | s s, 205 e Av D, 200x216 to n s 4th st, Unionport. A 4th st | Woodruff Halsey & ano EXRS Frances R Lithgow to Julia McLaughlin, 639 E 138th st. Dec 12. Dec 13, 1910. O C & 100  
 \*Same property. Ella G Halsey et al HEIRS, &c, Frances R Lith-  
 gow to same. All title. Q C. Dec 12. Dec 13, 1910. nom  
 138th st, No 613, n s, 425 e St Anns av, 37.6x100, 6-sty bk tnt & str. Henry H Jackson to Margt T Johnston, 253 E 61st st. Mt \$50,000. Dec 9. Dec 12, 1910. 10:2552. 100  
 138th st, Nos 615 & 617, n s, 462.6 e St Anns av, 37.6x100, 6-sty bk tnt & str. Stephen H Jackson to Margt T Johnston, 253 E 61st st. Mt \$50,000. Sept 18, 1909. Dec 12, 1910. 10:2552. O C & 100  
 139th st, No 340, s s, 106.6 e Alexander av, 25x100, 5-sty bk tnt. Henry Kuestner to Louis Kuestner, 340 E 139th st. Mt \$13,500 & all liens. Dec 10, 1910. 9:2301. nom  
 140th st, No 602, s s, 392.9 e St Anns av, 38x100, 5-sty bk tnt. Mary L Valentine to Thos J Adams, 123 W 44th st. Mt \$25,300 & all liens. Dec 10. Dec 12, 1910. 10:2552. O C & 100  
 144th st or Worthen st, s s, 75 w Barry st, late Leggett av, 125x100, vacant. Francis J Kearney to Bridget wife of Francis J Kearney, Barry st, nr Spofford av. Mt \$2,000. Dec 13. Dec 15, 1910. 10:2736. gift & 2,000  
 146th st, No 456, s s, 248.4 w Brook av, 33.2x100.  
 146th st, No 452, s s, 281.5 w Brook av, 33.6x100, 2, 6-sty bk tnts & str. Harvard Realty Constn Co to Julius Schattman, 1833 7th av. Mts \$65,000. Dec 9. Dec 10, 1910. 9:2290. O C & 100  
 148th st, No 367, n s, 100 e Courtlandt av, 25x105.3, 6-sty bk tnt & str. Wm W Moore to Gustav A Frietsche, at Rockaway rd, Union Course, Queens Co, N Y. Dec 15, 1910. 9:2327. O C & 100  
 152d st, No 333, n s, 225 w Courtlandt av, 25x100, 3-sty fr dwg. Cristina Tirabasso to The Bungay Co of N Y, 2796 3d av. Mt \$7,250. Dec 8. Dec 9, 1910. 9:2412. nom  
 155th st, No 384, s s, 275.10 e Courtlandt av, 24.1x100x24.5x100, 1 & 2-sty fr club house. Anthony F Burger to Samoset Tam-many Hall Club, 33d Assembly Dist. 384 E 155th st. Q C & correction deed. Dec 9. Dec 13, 1910. 9:2401. nom

167th st, No 581 | n e cor Franklin av, 25x100, 2-sty fr dwg. Franklin av, No 1160 | Helene M Barry to Rudolph Loewenthal, 1481 Bryant av. Mts \$11,000. Dec 7. Dec 9, 1910. 10:2613. O C & 100  
 172d st, No 891, n s, 67 w Minford pl, 33x100.  
 Minford pl, No 1525, w s, 34 n 172d st, 33x67. two 4-sty bk tnts.  
 Teasdale Realty Co to Joseph Reichwein, 891 E 172d st. Mt \$37,500. Dec 8. Dec 9, 1910. 11:2977. O C & 100  
 172d st, s s, 100 w Fulton av, 31.2x100.4x40.11x100, vacant. Tommaso Giordano, 864 E 180th st, to Geo E Fudji, 2350 Valen-tine av. Mt \$6,500. Dec 10. Dec 12, 1910. 11:2929. O C & 100  
 174th st, s s, 25 e Longfellow av, 25x100, vacant. Antoine Mart-zolf to Anthony Scharinger, 1229 Hye av. Mt \$2,000. Nov 17. Dec 13, 1910. 11:3010. O C & 100  
 174th st, s s, 50 e Longfellow av, 25x100, vacant. Joseph Breunig to Pasquale Gervasini, 80 W 40th st. Mt \$2,000. Nov 17. Dec 13, 1910. 11:3010. nom  
 176th st, No 850 | s e cor Vineyard pl, 64.6x50x70x50, except part Woodruff av | for East 176th st, vacant. Merle I St John to Vineyard pl | Chas W Thorne, 42 Bay View av, Rosebank, S I. Mt \$2,500. Dec 12. Dec 13, 1910. 11:2958. O C & 100  
 176th st, No 878 | s w cor Waterloo pl, 70x70, except part for Waterloo pl, No 1835 | 176th st, 2-sty fr dwg. Theresa Koehler INDIVID & EXR David M Koehler to Jno McNulty, 3058 Bain-bridge av. Mt \$5,750. Nov 28. Dec 10, 1910. 11:2958. 7,250  
 177th st, s s, abt 155 w Montgomery av, 50x100, vacant. Michl J Kelly to Francis J Mulgannon, at Hempstead, L I. 1/2 part. Mt \$1,650 & all liens. Oct 31. Dec 15, 1910. 11:2877. 100  
 179th st, n s, 290 w Anthony av, 18x85, vacant. Robt N Cleverdon & Lillie B his wife, to Margt M Cleverdon, 205 E 179th st. Q C. Dec 12, 1910. 11:2812. nom  
 184th st, No 11, n s, 71.5 w Walton av, 25x68.10x25x71.5, 2-sty fr dwg. Lillian K Burke to Amy V Wilkinson, 2425 Jerome av. Mt \$5,500. Dec 14, 1910. 11:3188. O C & 100  
 184th st, No 208, s e s, 6.7 s w Fordham rd, 69x46, 4-sty bk dwg. Central Holding Co to Francis E McKiernan, 325 E 69th st. Mt \$24,000. Dec 15, 1910. 11:3234. nom  
 186th st, n s, 100 e Park av, 50x100, vacant. L Napoleon Levy to Arthur Wriedt, 4 W 184th st. Dec 12, 1910. 11:3040. nom  
 201st st, No 326, late Suburban st, s w s, 94 n w Marion (Hull) av, runs s w 26.6 and 45 x n w 71.3 x n e 137.8 to st, x s e 57.11 to beg, 2-sty fr dwg & vacant. Drake V Smith to the Mount Morris Co-operative B & L Assoc, 147 E 125th st. B & S & Cor-rection deed. All liens. Oct 21. Dec 15, 1910. 12:3292. nom  
 207th st | s w cor Perry av, runs w 180.1 x s 100 x e 50 x n 25 x e Perry av | 96.3 to w s Perry av x n 82.3 to beginning, bk church & 2-sty bk rectory. Release mt. Louise N Bristow to Church of St Brendan, 207th st & Perry av. Dec 10. Dec 13, 1910. 12:3342. 100  
 \*216th st, late 2d av | n w s, at w s 5th st, or av, 30x89, Wakefield. 5th av | Damiano Pizzo to Vincenzo Pizzo, 217 For-syth st. Mt \$900. Dec 5. Dec 12, 1910. O C & 100  
 \*219th st late | s w cor White Plains rd, late 3d av, 27x100x34x 5th st | 100, Wakefield. Jno R Peterson to Eugene L White Plains rd | Brisach, 761 E 219th st. Dec 5. Dec 9, 1910. O C & 100  
 \*219th st, late 5th av or st, s s, 505 e 5th av, lot 156 map (No 143 in Westchester County) of Wakefield, 100x114. City Equity Co to Chas E Porteous, 4130 Boyd av, & Wm Dodds, 4130 Boyd av, & Robert Dodds, Mt Vernon, N Y. Mt \$2,500. Dec 12. Dec 14, 1910. nom  
 \*223d st late 9th st or av, n s, 380 e 3d av or st, 25x114, Wake-field. Frank T Bergan, 439 E 141st st, et al to Henry Seebeck, 3219 Parkside pl. Dec 2. Dec 9, 1910. 100  
 \*230th st (16th av), s s, 355 w 4th st or av & being e 1/2 of w 1/2 lot 549 map of Wakefield, 25x114. Saml Forbes to Jno Fenn, 4229 Park av. Mt \$3,500. Dec 8. Dec 9, 1010. O C & 100  
 \*232d st, n s, 110 e Paulding av, 50x89.9. T Edwards Clark to John Schweigen, 397 E 153d st. All liens. Nov 7. Dec 12, 1910. nom  
 \*233d st, n e s, 143.3 n w Bronxwood av, 25x100, Edenwald. Con-sent to release of mt. Jos Egan Sr to Michl J Cain & Margt his wife, 861 East 228th st. Dec 13. Dec 14, 1910. nom  
 \*233d st, n e s, 143.3 n w Bronxwood av, 25x100. Release mt. Julie C Tompkins EXTRX Julie Coombe to Michael J & Margt Cain, both at 861 E 228th st. Nov 30. Dec 14, 1910. 600  
 \*Same property. Michael J Cain & Margt his wife to Michael Mc-Connell, 1666 Bussing av. Dec 13. Dec 14, 1910. O C & 100  
 237th st, s s, 150 w Keppler av, 50x100, 2-sty fr dwg. Chas Miller to Gertrude E wife Chas Miller, Bronx. All liens. July 30. Dec 13, 1910. 12:3371. O C & 100  
 Arthur av | s w cor 189th st, 14.11x111, 2-sty fr dwg & str & 189th st | 2-sty fr dwg. Wm F Schreiber et al by Fredk A Camp GUARDIAN et al to Francesco Cimillo, 2475 Arthur av. All title. B & S. Dec 10. Dec 12, 1910. 11:3066. 860  
 Same property. Margt Toomey et al to same. Dec 8. Dec 12, 1910. 11:3066. 100  
 Same property. Francesco Ciamillo to Concetta wife Francesco Camillo, 2475 Arthur av. Dec 10. Dec 12, 1910. 11:3066. 100  
 Aqueduct av E, No 2350, e s, 80.11 s 184th st, 20.4x56.4x20.1x 53.1, 2-sty fr dwg. Aqueduct Const Co to Anna Aldhous, 601 W 137th st. Mts \$4,500 & all liens. Nov 23. Dec 12, 1910. 11:3209. 100  
 Anthony av, e s, 178.10 s 173d st, 98.11x96x104.5x101.6, 3-sty fr dwg & vacant. Anthony Avenue Constn Co to Associate Con-tractors & Bldrs, Inc, a corpn, 87 Nassau st. Mt \$65,000. Dec 9. Dec 15, 1910. 11:2888. nom  
 Bergen av, No 599, w s, 150 s 152d st, late Rose st, 25x100, 4-sty bk tnt. Simon Katzenstein to Harry, Milton & Bertha Katzen-stein, all at 827 Union av. Mts \$13,000. Dec 8. Dec 15, 1910. 9:2362. O C & 100  
 Bergen av, Nos 610 & 612 | s e cor 152d st, late Rose st, 51.4x 152d st, No 500 | 100, 2-sty fr bldg. Henrietta Katzen-stein to Sally wife of Louis Cohen, 598 Bergen av, & Harry Milton & Bertha Katzenstein, 827 Union av. All liens. Dec 8. Dec 15, 1910. 9:2361. O C & 100  
 Briggs av, w s, 200 n 196th st, 100x94.10x100x93, five 3-sty bk dwgs. Geo E Buckbee to Nathan B Levin Co, 1910 Webster av. Correction deed. Dec 15, 1910. 12:3301. O C & 100  
 Briggs av, w s, 200 n 196th st, 20x93.5x20x93, 3-sty bk dwg. Re-lease mt. Excelsior Mortgage Co to Nathan B Levin Co, 1910 Webster av. Dec 15, 1910. 12:3301. O C & 100  
 Broadway, w s | all lands and interests of parties 253d st, W, s s | 1st part to all real estate at Riv-erdale av, e s | erdale Van Cortlandt & Mosholu Spuyten Duyvil Parkway, n s | and being a part of the lands in-cluded within above area. Jno B Dash & Jno R & Edw C Del-afeld all at Riverdale, to Parkway Heights Co, 25 Broad st. Mts \$120,000. Dec 7. Dec 15, 1910. 13:3415. O C & 100



- Bathgate av, w s, 210 s 172d st, 50x120, except part for av, vacant. Thomas Murphy to Stephen McBride, 2904 Valentine av. Dec 9. Dec 12, 1910. 11:2913. 100
- Brook av, No 151, on map No 153, w s, 25 s 135th st, 25x90, 5-sty bk tnt & str. Emma Hilbring to Saml R Waldron, at Rockville Centre, L. I. Mt \$15,300. Dec 12, 1910. 9:2262. O C & 100
- Bryant av | s e cor 179th st, old lines, 100x100, except part for 179th st | sts, vacant. Thos J McLaughlin to Mary F O'Connor, 714 Union av. Nov 28. Dec 13, 1910. 11:3136. O C & 100
- Same property. Mary F O'Connor to Otto J Bloss, 535 Willoughby av, Bklyn. Mt \$15,000. Nov 28. Dec 13, 1910. 11:3136. O C & 100
- Beekman av, Nos 347 & 349, w s, 25 n Oak Terrace, 50x100, 5-sty bk tnt. Saml F Manges to Henrietta Ebb, 1223 Market st. St Louis, Mo. Q C. All liens. Dec 5. Dec 13, 1910. 10:2555. O C & 100
- Same property. Henrietta wife of & Coleman Ebb to Geo A Steinmuller, 1957 Grand Boulevard & Concourse. All liens. Dec 5. Dec 13, 1910. 10:2555. 100
- Crotona av, No 1412, e s, 75.3 n 170th st, 22.6x100, 2-sty & b fr dwg. Charlotte Bartels to Paula Novomesky. Mt \$5,000. Apr 24, 1901. Rerecorded from Apr 25, 1901. Dec 13, 1910. 11:2937. R S \$3.00. 7,800
- Crotona av, e s, 150 n 183d st, 50x100, vacant. Amelia Furrer, 1202 Av W, Bklyn, N Y, to Furrer Const Co, 141 Bway. Mt \$5,500. Nov 17. Dec 9, 1910. 11:3102. O C & 100
- \*Castle Hill av, w s, 197 n Westchester av, & being part lot 416 map Unionport, begins at line bet lots 415 & 416, 25x108, except part for av. Arthur C Palmateer to Alice Duff, 371 E 135th st. Dec 13. Dec 14, 1910. 100
- Crotona av, w s, 200 n 183d st, 37.6x80, 4-sty bk tnt. Release mt. Kellwood Realty Co to T J Cunningham Co, 815 Hunts Point av. Dec 12. Dec 14, 1910. 11:3103. 2,000
- Same property. Release mt. N Y Trust Co to same. Dec 12. Dec 14, 1910. 11:3104. O C & 100
- \*Columbus av, s s, 26.4 w Van Buren st, strip 0.3x92.2. Release mt. Wm H Deady to John B Marion. Q C. Nov 8, 1906. Dec 14, 1910. nom
- Creston av, late Av B (closed), e s, 45.5 n 181st st, runs n along av, 100 x w 50 to w s Av B (closed) x s 100 x e 50 to beg, vacant. Saml Campbell to John H & Francis W Wallace, 1230 South Broad st, Phila, Pa. B & S. Dec 9. Dec 14, 1910. 11:3162. O C & 100
- Courtlandt av, Nos 814 & 816, e s, 50 s 159th st, 48.5x92, 5-sty bk tnts & str. Celeste B Levy to Fannie Krause, 201 E 115th st. All liens. Dec 13. Dec 15, 1910. 9:2405. nom
- Decatur av, No 3150, e s, 313.4 s 205th st, 25x112.6, 2-sty fr dwg. August G Cook to Barbara Ehrhart, 312 E 207th st. Dec 9. Dec 12, 1910. 12:3353. nom
- Decatur av, No 3150, e s, 313.4 s 205th st, 25x112.5, 2-sty fr dwg. Barbara Ehrhart, 312 E 207th st, to Amelia E Cook, 3150 Decatur av. Dec 9. Dec 14, 1910. 12:3353. nom
- Decatur av | e s, 34.3 s 193d st, 86x92.7 to Webster av x100x104.1. Webster av | Decatur av, w s, 134.9 s 193d st, 150x78.8x150x73.6. Decatur av, w s, 24.10 n Kingsbridge road, 67.2x80.6x65.8x82.8, vacant. Francis E McKiernan to Central Holding Co, 2 Rector st. Mt \$32,010. Dec 15, 1910. 12:3275. nom
- Decatur av | e s, 34.3 s 193d st, 86x92.7 to Webster av x100x104.1. Webster av | vacant. Sarah Langan to Francis E McKiernan, 325 E 69th st. All liens. Dec 10. Dec 15, 1910. 12:3275. nom
- \*Ellsworth av, e s, 100 s Fairmount av, 25x81.8. Edw B Teichman to Jennie E Teichman, 147 Morton pl, Bronx. Oct 10. Dec 12, 1910. 1,000
- Fulton av | w s, 175 s 171st st, 100x146.9 to e s Crotona pl, x100.1 Crotona pl | x141.11, vacant. Lillian G Sullivan to Jno C Giese, 75 Neptune av, New Rochelle, N Y. Mt \$16,500. Dec 13. Dec 15, 1910. 11:2927. nom
- Fulton av, No 1199, w s, 133 s 168th st, runs w 200 x s 95 x n e 9 x s 6.6 x e 191 to av, x n 100 to beg, 2-sty fr dwg & vacant. Helen McCartney INDIVID & EXTRX Jas McCartney to Wahlig & Sonsin Co, 1322 Southern Boulevard. Mt \$6,000. Nov 30. Dec 15, 1910. 10:2609. O C & 2,000
- Hughes av, No 2128, e s, 69.4 n 181st st, 16.10x85.3x16.10x85, 2-sty bk dwg. FORECLOS, Feb 9, 1910. Francis A Dugro ref to Noah A Stancliffe. Mt \$5,374.05. Feb 18. Dec 15, 1910. 11:3082. 1,150
- Same property. Noah A Stancliffe to Jno J Donovan, 59 W 109th st. B & S. Mt \$5,375. Oct 1. Dec 15, 1910. 11:3082. nom
- Hughes av, No 2126, e s, 52.8 n 181st st, 16.8x85x16.8x84.10, 2-sty bk dwg. FORECLOS, Feb 9, 1910. Francis A Dugro ref to Noah A Stancliffe. Mts \$5,374.05. Feb 18. Dec 15, 1910. 11:3082. 1,150
- Same property. Noah A Stancliffe to Jno J Donovan, 59 W 109th st. B & S. Mt \$5,375. Oct 1. Dec 15, 1910. 11:3082. nom
- Intervale av, Nos 1324 & 1326, e s, 212.5 n Freeman st, 50x88.9x 50.9x100.3, 5-sty bk tnt. Jennie Wormser & ano to Frida Epstein, 520 E 164th st. Mts \$49,692 & all liens. Dec 9. Dec 10, 1910. 11:2976. O C & 100
- \*Kingsbridge road, s s, 25.3 w Doon av, 50.7x100.10x50x108.5, Edenwald. Florella G Gore to Francesco Scala, 333 E 112th st. Dec 14. Dec 15, 1910. O C & 100
- Lafontaine av, No 2017, w s, 150 n 178th st, 37.6x100, 5-sty bk tnt. Valentine Const Co to Paul C Uhlig, at Cranford, N J. Mt \$27,500. Dec 8. Dec 9, 1910. 11:3061. O C & 100
- Lafontaine av, Nos 2017 & 2021, w s, 150 n 178th st, 75x100, two 5-sty bk tnts. John La Spina et al to Valentine Const Co, 1616 Crosby av. Q C & correction deed. Nov 19. Dec 9, 1910. 11:3061. nom
- Lafontaine av, w s, 97.5 s 179th st, 37.6x100, 5-sty bk tnt. Release mt. Rockland Realty Co to Valentine Const Co, 1616 Crosby av. Dec 7. Dec 9, 1910. 11:3061. 6,625
- Same property. Release mt. Enoch C Bell to same. Dec 7. Dec 9, 1910. 11:3061. 18,625
- Longfellow av | s e cor Lowell st, runs e along s s Lowell st 331 Whitlock av | to w s Whitlock av x n e along Whitlock av 61 x Lowell st | w along n s Lowell st 342.3 to e s Longfellow av x s 60 to beginning. Release mt. Mutual Life Ins Co of N Y to City of N Y. Sept 23. Dec 9, 1910. 10:2755 & 2757. nom
- Longfellow av, No 1301 | n w cor Freeman st, 25x100, 5-sty bk tnt. Freeman st | FORECLOS, Dec 8, 1910. Wm A McQuaid, ref. to Victor Gerhards, 1418 Clinton av. All liens. Dec 12. Dec 14, 1910. 11:2999. 1,200
- \*Lyon av | s e cor Parker av, 25x100, Westchester. Alice Duff to Parker av | Arthur C Palmateer, 1237 St Lawrence av. Morts \$5,500. Dec 13. Dec 14, 1910. O C & 100
- Montgomery av, w s, abt 173 n 176th st, 25x100, 2-sty fr dwg. Mary H Rohrig to Geo W Short, 2041 5th av. Mt \$4,000. Nov 22. Dec 14, 1910. 11:2877. O C & 100
- \*Middletown rd, s s, 25.3 w Plymouth av, 50.6x107.9x50x114.6. Anna A Pierson to Ferdinand C Bamman, 436 W 154th st. Mt \$1,400. Dec 12. Dec 14, 1910. O C & 100
- \*McGraw av, n s, 50 w Saxe or Leland av, 50x100. Saml R Waldron to Emma Hilbring, 851 Union av. Mt \$7,000. Dec 1. Dec 12, 1910. O C & 100
- \*Magenta av | s e cor Magenta pl, 75x100. Magenta pl | Magenta av, s s, 50 w Pine av, 25x100. Donato Pizzutiello to Maria A wife Donato Pizzutiello, 3370 Cruger av. B & S. Oct 20. Dec 9, 1910. nom
- Morris av, No 1871 | s w cor Mt Hope pl, 32.7x95, 2-sty fr dwg. Mt Hope pl | Mt \$7,000. Echo pl, No 230, late Buckhout st, s s, 300 w Anthony av, old line, 50.8x100, 2-sty fr dwg. Mt \$9,000. Thekemer Realty Co to Ernest R Eckley, 230 Echo pl. Dec 14. Dec 15, 1910. 11:2809, 2827. O C & 100
- Martha av | n w cor 241st st, 100x100, vacant. Mt \$3,700. 241st st | Katonah av | n e cor 241st st, 100x100, vacant. Mt \$4,500. 241st st | Ernst Keller to Jno C Giese, 75 Neptune av, New Rochelle, N Y. Dec 14. Dec 15, 1910. 12:3394, 2390. O C & 100
- Martha av, No 4370 | n e cor 240th st, 25x100, 2-sty fr dwg. 240th st, No 401 | Ernst Keller to Gilbert Van der Smissen, 2081 Bathgate av. Mt \$5,500. Dec 14. Dec 15, 1910. 12:3394. O C & 100
- Martha av, No 4384 | s e cor 241st st, 25x100, 2-sty fr dwg. Ernst 241st st, No 400 | Keller to Lillian G Sullivan, 596 E 169th st. Mt \$5,500. Dec 14. Dec 15, 1910. 12:3394. O C & 100
- Morris or Monroe av (abandoned), begins at point where land of Archer adjoins land of Ludlow, as mentioned in l 542 p 72 of deed recorded Aug 10, 1864, in Westchester Co, runs n e 475 & 318 x n w to c l of new road from Tremont to Fordham being said abandoned avs, x s 318 & 475 to land of Buckhout, x e — to beg, being all title in said road. Mary E L Hoyt to David Kraus, 246 W 129th st. All title. Nov 22. Dec 15, 1910. 11:3160, 3169, 2808, 2813, 3161, & 3180. O C & 100
- Same property. Rolland B Archer to same. All title. Q C. Oct 15. Dec 15, 1910. 11:3160, 3169, 2808, 2813, 3161 & 3180. 100
- \*Nereid av | s w cor Matilda st or av, 50x100. Augusta M de Pey-Matilda st | ster et al to Harry McGlade, 450 E 144th st. Dec 13. Dec 15, 1910. nom
- Perry av, No 3049, w s, 350 s Woodlawn road, 25x100, 3-sty fr tnt. Paul C Uhlig to Valentine Const Co, 99 Nassau st. Mts \$10,500. Nov 15. Dec 9, 1910. 12:3334. O C & 100
- Park av, No 4229, w s, 281 n Morris st, now Tremont av, 25x150, except part for av, 2-sty fr dwg. Jennie A wife Chas H Hall to John Fenn, 4229 Park av. Q C. Dec 5. Dec 9, 1910. 11:3027. nom
- Same property. John Fenn to Saml Forbes, 2060 Valentine av. Mt \$4,500. Dec 8. Dec 9, 1910. 11:3027. O C & 100
- Pelham av | n e cor Hughes av, 101.10x134.11x100x154.4. Hughes av | Hughes av, e s, 154.4 n Pelham av, 75x87.6, vacant. Mary Simon to Rudolph Simon, 559 W 140th st. Mt \$20,000. Dec 13. Dec 14, 1910. 12:3273. O C & 100
- Ryer av, No 2098, e s, 181.6 n 180th st, 18.6x103.8x18.6x103.10, 3-sty bk dwg. Mary Bauer to Jas S Byrne, 2524 Maclay av. All liens. Dec 14, 1910. 11:3149. nom
- Ryer av, w s, 202.11 n 181st st, strip 0.6x97.3x0.6x97.2. Jno J Donovan to Thos P Howley, 421 E 34th st. Q C. Dec 7. Dec 10, 1910. 11:3157. 100
- Ryer av, No 2181, w s, 202.11 n 181st st, 16.9x98.10x16.8x97.2, 3-sty fr tnt. Release mt. Title Guarantee & Trust Co to Thos P Howley, 421 W 34th st. Nov 30. Dec 12, 1910. 11:3157. 3,250
- St Anns av, No 141, w s, 26.6 n 134th st, 24.6x100, 5-sty bk tnt & str. Henrietta wife of & Coleman Ebb to Saml F Manges, 76 W 86th st. Q C. Nov 30. Dec 12, 1910. 9:2262. O C & 100
- Sherman av | w s, 214.7 n 167th st, 125x93.9 to e s Sheridan av x128 Sheridan av | x121.5, vacant. 101st St Co to Edw J Koellsted, 819 E 223d st. Mt \$1,200. Nov 21. Dec 13, 1910. 9:2453. nom
- Southern Boulevard, No 1326, e s, 300 s Jennings st, 33.4x100, 5-sty bk tnt. Southern Boulevard, No 1322, e s, 333.4 s Jennings st, 33.4x100, 5-sty bk tnt. Wahlig & Sonsin Co to Helen McCartney, 41 W 84th st. Mts \$60,000. Dec 1. Dec 15 1910. 11:2980. 80,000
- Teller av, Nos 1067 to 1073, w s, 239.5 n 165th st, 80x100.1x80x 99.6, 4 3-sty bk dwgs. Louvre Realty Co to Louis Schwartz, 823 E 168th st. All liens. Dec 14. Dec 15, 1910. 9:2428, 2433. O C & 100
- Topping av (Lafayette av), e s, 100 n Belmont st, & at s w cor lot 94, runs e 116 x n 42 x w 121.1 to av x s 58 to beginning, being part lot 94 map Mt Hope, except part for av, vacant. Samuel E A Stern & ano TRUSTEES Benj G W Lichtenberg to Anna M Kleinman, 315 Belmont st. Mt \$5,000. Dec 12, 1910. 11:2790. 7,000
- Tremont av, Nos 755 & 757, or 177th st | n w cor Prospect av, 44x95, Prospect av, No 1961 | 1-sty fr str & 2 & 3-sty fr tnt & str. John Becker et al HEIRS Mary Becker to Frank & Philip Becker, both at 755 East Tremont av; also HEIRS Mary Becker. Q C. Nov 19. Dec 13, 1910. 11:3093. O C & 100
- Tremont av, n s, 100 w Anthony av, late Prospect av, 25x100, except part for av, vacant. Edw P Mimnaugh to Westchester Av Realty Co, 150 Nassau st. Mt \$2,000. Dec 7. Dec 12, 1910. 11:2809. nom
- \*Tremont av, s s, abt 40 e 7th st, 116x24x100x—, & being lot 151 151 map of Unionport, except part for Tremont av. Alex F Walsh to Alice Duff, 371 E 135th st. Mt \$3,000. Dec 10. Dec 14, 1910. O C & 100
- Tremont av, n s, 100 w Anthony av, late Prospect av, 25x100, except part for av, vacant. Westchester Avenue Realty Co to Alex Anderson, 25 E 131st st. Mt \$4,000. Dec 10. Dec 14, 1910. 11:2809. O C & 100
- \*Tremont av, s s, abt 40 e 7th st, 116x24x100x—, & being lot 151 map (No 29) in Westchester Co of Unionport, except part for Tremont av. Alice Duff to Lillian E Kern, 1922 E 177th st. Mt \$3,000. Dec 13. Dec 15, 1910. 100
- Union av, Nos 1189 & 1191 | s w cor 168th st, 41x91.1, 5-sty bk tnt 168th st, No 800 | & str. FORECLOS, Dec 8, 1910. Chas A Oberwager referee to Caroline Stern, 361 W 120th st. Dec 9. Dec 12, 1910. 10:2672. 40,000
- Union av, No 995, w s, 220.7 s 165th st, 45.7x164.5, 5-sty bk tnt. Louise Sussmann to Francis Realty Co, 462 Fulton st, Bklyn. Mt \$42,000. Dec 9. Dec 10, 1910. 10:2669. O C & 100
- \*Valentine av, e s, 100 s Baisley av, 100x100. Chas E Devermann to Patk Sheridan, 352 E 86th st. Mt \$1,120. Nov 3, 1910. Corrects error in issue of Nov 5, when location was Valentine av, e s, 100 s Barsley av, &c. O C & 100



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Valentine av, No 2896, s e s, 455.9 n e 198th st, late Travers st, 25x97.10x25x97.11, 2-sty bk dwg. Stephen McBride to Thos Murphy, 2896 Valentine av. Mt \$7,000. Dec 9. Dec 12, 1910. 12:3302. O C & 100

Verio av, Nos 4271 to 4279 n w cor 235th st, 110.2x131.1x100x84.11, 235th st five 2-sty bk dwgs. John E Schar-smith to Verio Land Co, 60 Wall st. Mt \$29,750 & all liens. Dec 8. Dec 12, 1910. 12:3384. O C & 100

Woodycrest av, w s, abt 560 s 172d st, 50x108.9x50x112, vacant. August G Cook to Barbara Ehrhart, 312 E 207th st. Dec 9. Dec 12, 1910. 11:2873. nom

\*Wickham av, w s, 700 s Nereid av, 25x97.6. Julius E Machlett, to Robt H Machlett, 143 E 23d st. Mt \$525. Dec 5. Dec 12, 1910. 100

Walton av, e s, 117.1 s Burnside av, 75x100, vacant. Maurice Stransky to Flora Stransky. Mt \$5,000. Mar 24. Dec 10, 1910. 11:2829. O C & 100

Wilkins av, Nos 1464 to 1474, e s, 262.6 n 170th st, 237.6x100, six 5-sty bk tnts. M F Const Co to Joseph Cohen, 1051 Home st. All liens. Dec 9, 1910. 11:2966. O C & 100

Webster av, n s, 125 w Woodlawn rd, late Scott av, 50x120, vacant. Harry Harris to Sadie H Jacobs, 848 Manida st. All liens. Nov 22. Dec 14, 1910. 12:3331. nom

Washington av, new, w s, abt 196.11 s 183d st, at continuation of s line lot 128 partition map heirs Thos Bassford at Fordham, a strip, runs w — to w s old line of av x n — to s s land conveyed by Guggolz to Schumacher, Apr 17, 1895, x e — to new w s of av x s — to beg. Wm H Schumacher to Sophia Guggolz, now Halpin, 2314 Bathgate av. Q C. Oct 1. Dec 13, 1910. 11:3038. nom

Washington av, new, w s, 152.4 s 183d st, & at line in continuation of line bet lots 124 & 125, same map, a strip, runs w — to w s old line of av x s 44.7 x e — to new w s of av x n — to beg. Wm H Schumacher et al to Adolph Newman, 240 E 58th st. Q C. Oct 1. Dec 13, 1910. 11:3038. nom

Westchester av, n s, 272.5 e Tinton av, 33.9x111x25x88.3, vacant. Rose Deutz to Wm Oppenheim, 1018 E 163d st. All liens. Dec 14. Dec 15, 1910. 10:2655. O C & 100

Westchester av, No 690, s s, 190.2 w Wales av, runs s 124.11 x s w 30.2 x n w 22.3 & n 131.11 to av, x e 45 to beg, 5-sty bk tnt & str. Jno C Giese to Ernst Keller, 4384 Martha av. Mt \$48,000. Dec 9. Dec 15, 1910. 10:2644. O C & 100

\*Westchester av s w cor 173d st & being lots 162 & 163, amended 173d st map (No 1081) portion of Gleason property, 51.5 x — x 97. Ferd C Bamman to Jos Pierson, 78 Westchester sq. Mt \$5,000. Dec 12. Dec 14, 1910. O C & 100

Woodycrest av, w s, abt 560 s 172d st, 50x108.9x50x112, vacant. Barbara Ehrhart to Amelia E Cook, 3150 Decatur av. Dec 9. Dec 14, 1910. 11:2873. nom

3d av, No 2493, w s, 25 n 136th st, 25x99.8x25x99.7, 5-sty bk tnt & str. John W Yohe to James Russell. Q C. July 27. Dec 9, 1910. 9:2320. nom

\*Plot begins 340 e White Plains road at point 870 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. Mary wife Paul Reiling to Frank L Cotier & Mary A his wife tenants by entirety, 231 E 100th st. Mt \$3,300. Dec 8. Dec 9, 1910. O C & 100

9th st, No 8 W, all. The Securities Co to Ione Walker, cor Frank-lin & Monroe sts, Chicago, Ill; 3 yrs, from Oct 15, 1910. Dec 13, 1910. 2:572.....3,000

13th st, No 249, n s, 92.6 w 2d av. Assign lease. Abraham Bodian to Hyman D Weiss, 169 Starr st, Bklyn. Nov 9. Dec 12, 1910. 2:469.....nom

13th st, No 140 E, all, furnished. Albert E Smith to Henry Bennett, 140 E 13th st; 1 yr, from Oct 1, 1910. Dec 9, 1910. 2:558.....3,600

19th st, No 49 W, all. Henry Corn to David Friedman; 10 1-12 yrs, from Dec 1, 1910, with 5 years renewal at \$4500. Dec 13, 1910. 3:821.....4,000 to 4,500

23d st, No 505 W, all. Cath M Donnelly to Louis J Kopins; 3 yrs, from May 1, 1909. Dec 9, 1910. 3:695.....1,000

Same property. Assign lease. Louis J Kopins to Mary E Kelly, 505 W 23d st. Sept 20, 1910. Dec 9, 1910. 3:695.....nom

24th st, No 442, s w s, 340 s e 10th av, 20x80. Assign lease. Anna J Connell, 451 W 21st st, to David H Monroe, 525 W 160th st. Dec 12, 1910. 3:720.....3,200

Same property. Consent to assign lease. Mary M Sherman to both parties as above. Dec 12, 1910. 3:720.....

32d st, Nos 533 to 539 W, 2d & 3d floors. Assign lease. John P Sjoberg to N Y State Realty & Terminal Co, at Grand Central Terminal, s w cor 45th st & Lex av. Dec 8. Dec 9, 1910. 3:704.....O C & 100

59th st, No 28 E | s w cor Madison av, store. John D Crimmins Madison av | to Huylers, a corpn, 64 Irving pl; 5 yrs, from Feb 1, 1911, Dec 15, 1910. 5:1294.....3,300

47th st, No 343 E. Assign lease. John Niederauer to Adam Glockner, 343 E 47th st. Dec 10. Dec 13, 1910. 5:1340.....nom

57th st, No 24, s s, 400 w 5th av, 50x100.5, all. West 57th St Co to Alice M & Jas M Dunstan, 28 W 34th st; 20 1/2 yrs, from Nov 1, 1910. Dec 9, 1910. 5:1272.....21,000 & 24,000

77th st, Nos 166 to 172 s s, 125 w 3d av, 125x102.2. Assigns 2 leases. Siegmund T Meyer & ano to The Hebrew Orphan Asylum of City N Y, 1546 Ams av. Dec 15, 1910. 5:1411.....8,000

106th st, No 344 E, all. Maria Colucci & ano to Jas Varallo; 3 yrs, from July 1, 1910. Dec 15, 1910. 6:1677.....1,440

107th st, No 316 E. Assign lease. Giorgetta Luciano to Antonio Carapella. Nov 30. Dec 9, 1910. 6:1678.....nom

110th st, No 129 E, all. Minnie A Thomas to Bessie Claman, 171 E 111th st; 4 5-12 yrs, from Dec 1, 1910. Dec 9, 1910. 6:1638. 480 & 540

143d st, No 615 W, all. Florette Const Co to Berkley S Ketcham, 615 W 143d st; 5 yrs, from Nov 1, 1910. Dec 13, 1910. 7:2090. 10,400

Av A, No 257, store floor & part cellar. Mary Scheu EXR, &c, Philip Scheu to Patk J O'Brien; Aug 5, 1910, 5 yrs, from May 1, 1911. Dec 12, 1910. 3:947.....1,200

Av A, No 1565 n w cor 83d st, store floor & part basement. 83d st | Fredericka Fennell et al EXRS Geo Fennell to Jos B Seckel, 196 Manhattan av, Bklyn, & ano; 5 yrs, from Jan 1, 1911. Dec 12, 1910. 5:1563.....1,200

Av A | n w cor 8th st, store &c. Assign lease. Jacob Zucker to 8th st | Selig Falk, 400 E 8th st. Dec 5. Dec 10, 1910. 2:436. nom

Same property. Assign lease. Selig Falk to Arthur Jost, 160 W 136th st. Dec 5. Dec 10, 1910. 2:436.....nom

Amsterdam av n w cor 145th st 25x100, all. Alva S Walker 145th st | TRUSTEE Benj F Hooper to Wm Hobson, 2436 Morris av; 4 yrs, from Oct 1, 1910, at \$9,000, & additional 6 7-12 yrs at \$12,000 per annum. Dec 12, 1910. 7:2077.... 9,000 & 12,000

Amsterdam av, No 949, store & basement. John Sasse to Milton Schwartz, 400 W 55th st; 5 yrs & 1 1/2 months, from Nov 15, 1910. Dec 12, 1910. 7:1861.....1,800

Amsterdam avs w cor 125th st, store, &c. Assign lease. Louis 125th st | Geil's to Jas P Droogan. Mt \$8,200. Dec 20. 1907. Dec 12, 1910. 7:1979.....nom

Amsterdam av, No 1340 n w cor, store floors & part basements. Manhattan st, No 65 | Morris Weinstein to Thomas Malone, 370 W 58th st; 6 4-12 yrs, from Jan 1, 1911. Dec 13, 1910. 7:1982.....2,500 & 2,700

Amsterdam av No 720, cor store & part basement. Hugh Dough-erty to Fred Uhlemann; 10 yrs, from May 1, 1909. Dec 13. 1910. 4:1243.....2,600

Amsterdam av, No 720. Assign lease. Fredk Uhlemann to Carl R Eberth, 200 W 95th st. Dec 10. Dec 14, 1910. 4:1243.....nom

Broadway store and basement in New Circle Theatre. David 60th st | Schulum to Regal Drug Co, 1825 Bway. Aug 10, 1909. Dec 13, 1910. 4:1112.....nom

Broadway, No 142 | s e cor Liberty st, store lying bet the 2 stoops. Liberty st | United Theatre Ticket Co to Monroe Stern, 561 W 147th st, & H J Canton, 929 Whitlock av; from Nov 15, 1910 to May 1, 1919. Dec 9, 1910. 1:48.....5,000

Broadway | s w cor Manhattan st, stores 7 & 8, with space Manhattan st | 32x45.3 in rear. Charter Const Co to Wm Mum-brauer; 5 2-12 yrs, from Nov 1, 1910. Dec 12, 1910. 7:1995. 2,800 to 3,500

Broadway, No 633, store, basement and sub basement. Almy G Gal-latin to Huylers, a corpn; from Feb 1, 1911, to Feb 1, 1916. Dec 15, 1910. 2:523.....6,000

Columbus av, No 981, store. Assign lease. John Bauer to John Niederauer, 343 E 47th st. Dec 5. Dec 9, 1910. 7:1844.....nom

Same property. Consent to assign lease as above, also as to ex-tension for 3 yrs, from May 1, 1911, at \$2,550, & 1 1/2 yrs more at \$2,700. Frank & Margt Demuth with same. Dec 5. Dec 9, 1910. 7:1844.....nom

East End av, No 75, store & basement. Agreement amending lease so same will expire Jan 1, 1917, at rental of \$81 & \$83 monthly. Paul Wolffsohn to Mathias Muller, 75 East End av. Dec 13. Dec 14, 1910. 5:1590.....nom

Greenwich av, No 57, store & basement.....

Perry st, No 1, 1-sty extension. Mareus Franklin, Phila, Pa to August Kreith, 63 Perry st; 3 5-12 yrs, from Dec 1, 1910. Dec 14, 1910. 2:613.....1,200

St Nicholas av, No 1451, 4th store, from s w cor 183d st, store and part basement. Napoleon Constn Co to Adolph L Weiss, 1451 St Nicholas av; 5 yrs, from Jan 1, 1911. Dec 15, 1910. 8:2165. 1,000 to 1,500

2d av, No 1834, north store. Jacob C Louis & ano to Santo Maggio; 3 4-12 yrs, from Jan 1, 1911. Dec 14, 1910. 5:1557..360

2d av, Nos 2461 & 2465 | all. Henry H Jackson to Louis Savares, 126th st, No 249 E | 2110 3d av; 5 yrs, from Jan 1, 1911. Dec 14, 1910. 6:1791.....10,000

## 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.

December 9, 10, 12, 13, 14 and 15.

### BOROUGH OF MANHATTAN.

Broome st, No 318. Agreement as to option, &c, for extension of lease. Sarah Goldstein with Davis Shaffer, 318 Broome st. Dec 1. Dec 12, 1910. 2:419.....nom

Clinton st, Nos 188 & 190, apartments 2 & 3. Julius Tishman to Dr M Rasnick, on premises; 5 yrs, from Jan 1, 1910. Dec 13, 1910. 1:314.....744

Canal st, Nos 202 & 204, store, basement & sub-basement. P Derby & Co to Mark H Rogers, 602 W 157th st; from Nov 1, 1910, to Apr 1 1914. Dec 9, 1910. 1:200.....4,800

Centre st, No 247 (157), n w s, 142.10 s w Broome st, 21.3x64.8 x20x65, the land. Winthrop C Rutherford INDIVID, EXR, &c, Lewis M Rutherford to Wilhelmina, Josephine & Robt Trenkmann EXRS, &c, August Trenkmann; 21 yrs, from Sept 1, 1910, with renewal. Dec 15, 1910. 2:472.....taxes, &c, & 1,100

Forsyth st, No 115, first floor. Lena Weiss to Benj Meyers, 148 Bowery; 1 yr, from Dec 6, 1910. Dec 10, 1910. 2:419.....720

Jackson st, No 6, all. Fredk H Beach EXR, &c, Peter O Halsey to Herman Fischer, 6 Jackson st; 3 yrs, from May 1, 1909. Dec 12, 1910. 1:265.....720

Madison st, No 116. Assign lease. Arthur G Freeland to David Pomeranz, 77 Mad st. All title. Mt \$1,315. Dec 8. Dec 12, 1910. 1:276.....nom

Mulberry st, No 243, store, &c. Francesco Urgo to Giovanni Ci-rella; 3 yrs, from May 1, 1910. Dec 9, 1910. 2:495.....540

Rutgers st, No 23, basement, parlor floor & floor above. Jere McSweeney to Chas J Mark, 23 Rutgers st; 3 5-12 yrs from Dec 1, 1910. Dec 10, 1910. 1:271.....960

Stanton st, No 266. Surrender lease. Joseph Welzer to Leopold Levine, 46 E 3d st. Dec 3. Dec 9, 1910. 2:335.....nom

Stanton st, No 266, all. Leopold E Levine to Harris Goodman, 266 Stanton st; 3 yrs, from Dec 1, 1910. Dec 9, 1910. 2:335 ..2,750

Washington st, No 731, store & basement. Herman Schwartz & ano to Lawrence Banks, 744 9th av; 3 yrs, from Nov 30, 1910. Dec 13, 1910. 2:634.....720

West st, No 186, all. Mary R Callender to Edw W Dolphin, 186 West st; 7 yrs, from May 1, 1910. Dec 15, 1910. 1:139....4,100

3d st, No 306 E, all. Mindel Leichtig to Lena Fensterheim, 306 E 3d st; 5 1-12 yrs, from Oct 1, 1910. Dec 9, 1910. 2:372.....4,800 to 5,100



# DENNIS G. BRUSSEL

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3d av, No 666, all. Jacob Morch EXR, & Anna M Rothmann to Frank Schnittjer, 666 3d av; 4 yrs, from May 1, 1911. Dec 14, 1910. 5:1297.....2,220  
 3d av, No 600 n w cor 39th st, store & basement. Henry Hof to 39th st | Panayote A & Adam A Christofides, 838 3d av; 8 4-12 yrs, from Jan 1, 1911. Dec 12, 1910. 3:895.....1,500 & 1,620  
 3d av, No 1114, w s, 40.5 n 65th st. Assign lease. Abraham P Krakaur to Edw L Meierhof, 1140 Mad av. Nov 5. Dec 9, 1910. 5:1400.....nom  
 3d av, No 451. Assign lease. John J Flanagan to Adolph Kuhlman, 424 4th av. Dec 2. Dec 9, 1910. 3:912.....nom  
 3d av, No 78, store, &c. Jas Kerns to Morris Rosenzweig, 78 3d av; 3 yrs, from Nov 9, 1910. Dec 15, 1910. 2:556.....1,000  
 Same property, all. Jno Heim to Jas Kerns, 78 3d av; 3 yrs, from Nov 9, 1910; 5 yrs, renewal. Dec 15, 1910. 2:556.....1,700  
 5th av, No 383, e s, 49.11 s 36th st, 24.5x125, all, new bldg to be erected by lessee. Haliburton Fales to Isaac H Peller, 29 W 96th st; 2 1/2 yrs, from Aug 1, 1911. Dec 15, 1910. 3:865.....taxes, &c, & 20,000 & 22,000  
 6th av | s w cor 39th st, 98.9x100. Agreement that the net rental 39th st | for 21 yrs, from Feb 1, 1911, shall be \$22,500. Henry G & Walter P Silleck TRUSTEES of Henry G Silleck (the elder) decd et al with Wm McDonald, 151 W 96th st. Nov 7. Nov 22, 1910. Corrects error in issue of Nov 26, when location was 6th av, s e cor 39th st. 3:814.....nom  
 6th av, No 757 | nw cor 43d st, str & basement. Francis Draz & Co 43d st | to Max Loeb, on premises; from Dec 15, 1910, to Sept 30, 1917. Dec 15, 1910. 4:996.....6,000 to 8,000  
 8th av, No 192, s e s, 50 s w 20th st, 25x100, the land. Kath T Moore to Moritz Israel, 192 8th av; 21 yrs, from May 1, 1911, with option for renewal. Dec 15, 1910. 3:769.....taxes, &c, & 1,240  
 8th av | n w cor 19th st, 50x100. Assign lease and sale of bldgs. 19th st | Mary A Bosworth, 14 W 53d st to Clement C Moore, 52 E 42d st. All title. Nov 1, 1910. Dec 14, 1910. 3:743.....8,750  
 8th av, No 414. Assign lease. John A Harrahill to Allen C Thompson, 206 W 95th st, & ano. Dec 1. Dec 9, 1910. 3:780.....nom  
 11th av | n e cor 30th st, 31.6x128.4, the land. Marie M I De Cour-30th st | val, of Paris, France, to Noonan & Price Co; Jan 6, 1909, 21 yrs, from Jan 1, 1909, with renewal. Dec 9, 1910. 3:702.....taxes, &c, & 1,500 & 2,250  
 Pier New 34, East River, with bulkheads north & south. The City of N Y to N Y C & H R R R Co, at Grand Central Terminal, 10 yrs, from Jan 1, 1911. Dec 9, 1910. 1:241.....26,250  
 Pier 34, East River, an extension of w s of said pier, bulkhead, &c. The City of N Y to N Y C & H R R R Co; 10 yrs, from Jan 1, 1911. Dec 9, 1910. 1:241.....1,562.25

### BOROUGH OF THE BRONX.

151st st, Nos 245 & 247 E, use of hall 1 night each week, also every day until 6 p m except Sundays. Simon Buttner to Chas R Salerno; 2 yrs, from Aug 1, 1910. Dec 14, 1910. 9:2441.....600  
 Brook av, No 192, n e cor 136th st, store & basement. Cream City Holding Co to Geo I Robinson, 192 Brook av; 5 yrs, from Dec 1, 1910. Dec 14, 1910. 9:2264.....720 to 900  
 \*Bronxdale av, No 1919 | cor Matthews av, 2 stores & 1st floor above. Matthews av | Thos J McDonough to Ignazio Milone, on premises; 4 yrs, from Jan 1, 1911. Dec 12, 1910.....600 & 660  
 Brook av, No 452 | n e cor 145th st. Assign lease. Hermann 145th st | Nienstaedt to Wm Deaken, 475 E 145th st. Mts \$3,800. Dec 7. Dec 12, 1910. 9:2272.....nom  
 Brook av, No 1376, south store floor. Joseph Flaucher to John Sparegno; 5 yrs, from Sept 1, 1910. Dec 12, 1910. 11:2894.....300 & 360  
 Clinton av | n w cor 169th st, ——. Assign lease. Fridolin C 169th st | Mehler to Michl Moody, 148 W 13th st, & James Curtin, 151 W 10th st. Dec 3. Dec 9, 1910. 11:2933.....nom  
 St Ann's av, No 765, store & part cellar. Louis Cohen to George Pfeuffer; 5 yrs, from May 1, 1910. Dec 9, 1910. 9:2360.....780  
 Tremont av, No 794. Assign lease. Annie Klinger to Joseph Hess, 794 Tremont av. Dec 5. Dec 9, 1910. 11:2956.....nom  
 Tremont av, No 400 E | s e cor Webster av, all. John S Bush to Webster av | Chas Delecker, on premises; 4 9-12 yrs, from Apr 1, 1911. Dec 15, 1910. 11:2900.....2,400  
 \*Van Nest av | s w cor Taylor st. Subordination of lease to mt Taylor st | for \$8,500. Angelo Guastaferro & ano with Theo J Chabot, 1208 Washington av. Nov 26. Dec 15, 1910.....nom  
 Wilkins av, No 1327, two stores. David Herman Constn Co to Alfonso Apuzzo, on premises; 10 yrs, from Jan 1, 1911. Dec 15, 1910. 11:2976.....1,440 to 1,620  
 Wilkins av, No 1337, w s, cor Intervale av, store. Same to Fredk Diekroger on premises; 5 yrs, from Dec 1, 1910. Dec 15, 1910. 11:2976.....1,800 & 2,000  
 \*Westchester av, or 240th st | n w cor White Plains av, Wakefield, White Plains av | the fr bldg. Josephine Tpepfer to Francesco P Cerami, 564 Robbins av; 5 yrs, from Dec 1, 1910. Dec 9, 1910.....420 to 540  
 Willis av, No 237 | n w cor 138th st, all. Fredk H Marjenhoff to 138th st | Henry F Bassen, 237 Willis av; 10 yrs, from May 1, 1911. Dec 12, 1910. 9:2301.....6,000  
 Westchester av, No 810, store & part basement. Anna A Fisher to Joseph Hart, 2066 2d av; 3 yrs, from Dec 15, 1910. Dec 12, 1910. 10:2616.....840  
 Willis av, No 518 n e cor 148th st, 2d floor. Richard Siegman to 148th st | Peter Londis, 228 2d av, & ano; 5 yrs & 4 1/2 months, from Dec 15, 1910. Dec 13, 1910. 9:2293.....1,200 & 1,500

## MORTGAGES

NOTE.—The arrangement of this list is as follows: The first name is that of the mortgagor, the next that of the mortgagee. The description of the property then follows, then the date of the mortgage, the time for which it was given and the amount. The general dates used as headlines are the dates when the mortgage was handed into the Register's office to be recorded.

Whenever the letters "P. M." occur, preceded by the name of a street, in these lists of mortgages, they mean that it is a Purchase

Money Mortgage, and for fuller particulars see the list of transfers under the corresponding date.

The first date is the date the mortgage was drawn, the second the date of filing; when both dates are the same, only one is given.

Mortgages against Bronx property will be found altogether at the foot of this list.

December 9, 10, 12, 13, 14 and 15.

### BOROUGH OF MANHATTAN.

Adirondack Cottage Sanitarium, a corp'n, with Edw H Rogers, 518 W 150th st. 172d st, Nos 507 & 509, n s, 143.9 w Ams av, 43.9 x94.6. Extension of \$25,000 mt until Dec 1, 1915, at 5%. Nov 24. Dec 13, 1910. 8:2129.....nom  
 Abeles, Pauline to PUBLIC BANK, 89 Delancey st. 17th st, No 421, n s, 294 e 1st av, 25x92. Prior mt \$——. Dec 13, 1910, demand, 6%. 3:949.....3,000  
 Assets Holding Corp'n to Packard & Co. Riverside Drive, Nos 528 & 529, e s, 452.2 s 127th st, runs s 80 x e 95 x n 57 x w 9 x n 23 x w 86 to beg. Asst of rents. Dec 14. Dec 15, 1910. 7:1994.....2,000  
 Abrahms, Hiram, 72 Straitton av, Arverne, L I, to Geo W Dibble, 275 North Fulton av, Mt Vernon, N Y, trustee Susie H Dibble. 8th av, No 2075, w s, 50.8 n 112th st, 25.2x100. Dec 14, due Jan 1, 1915, 5%. Dec 15, 1910. 7:1847.....32,000  
 Same to Wm Kleeman, 2745 Creston av. Same property. Prior mt \$32,000. Dec 14, 3 yrs, 6%. Dec 15, 1910. 7:1847.....5,000  
 Ashley, Saml J with UNION TRUST CO, 80 Bway. 125th st, No 46, s s, 472.6 w 5th av, 15.7x100.11. Subordination agreement. Dec 14. Dec 15, 1910. 6:1722.....nom  
 BOWERY SAVINGS BANK with Chas & Sophie Schuler. 120th st, No 225 W. Extension of mt for \$15,000 to Dec 7, 1915, at 4 1/2%. Nov 18. Dec 15, 1910. 7:1926.....nom  
 Barney Estate Co to TITLE INS CO of N Y, 135 Bway. St Nicholas av, w s, 101.4 s 145th st, runs w 131.10 x s 99.11 to n s 144th st, x e 73.5 x s w 302.1 x w 0.2 x s 113.9 x e 119.11 to St Nicholas av, x n 519.5 to beg. Dec 14, 1 yr, 6%. Dec 15, 1910. 7:2050.....85,000  
 Same to same. Same property. Certificate as to above mort. Dec 14. Dec 15, 1910. 7:2050.....  
 Bloch, Lena wife Louis, 416 W 122d st, to Julius Goebel, 120 E 95th st. Bradhurst av, No 220, e s, 39.11 s 153d st, 39.11x100. Dec 15, 1910, due, &c, as per bond. 7:2046.....30,000  
 Bruhns, Chas A, 152 Ams av, to North Eastern Dispensary. 222 E 59th st, No 227, n s, 375 e West End av, 25x100.5. P. M. Dec 13. 2 yrs, 5%. Dec 15, 1910. 4:1158.....11,000  
 Same to Carrie F McMullin, 319 W 95th st. Same property. Prior mt \$11,000. Dec 13, 2 yrs, 6%. Dec 15, 1910. 4:1158.....2,000  
 Braue, Jno D, 17 Sutton pl, to Julius Levy, 285 Central Park West. 1st av, No 1108, e s, 75.5 n 60th st, 25x100. P. M. Dec 15, 1910, due Jan 1, 1916, 5%. 5:1455.....15,000  
 Same to same. Same property. Prior mort \$15,000. Dec 15, 1910, due Jan 1, 1916, 5%. 5:1455.....9,000  
 Banks, Lawrence to Lion Brewery, at s w cor 108th st & Col av. Washington st, No 731. Saloon lease. Nov 26, demand, 6%. Dec 13, 1910. 2:634.....2,159  
 Borg, Myron I, Sydney C & Fred M Stein with Fleischmann Realty & Const Co, 507 5th av. 8th av, Nos 2726 & 2728, s e cor 145th st, Nos 274 & 276, 40x100. Extension of \$65,000 mt until Dec 9, 1915, at 5%. Dec 12, 1910. 7:2030.....nom  
 Brewer, Geo E, 61 W 48th st, with UNION DIME SAVINGS BANK. Park av, s w cor 74th st, 102.2x40. Extension of \$125,000 mt until Dec 1, 1911, at 5%. Dec 5. Dec 12, 1910. 5:1388.....nom  
 Bueren, Helen M to Isidor Wormser, Jr, 26 W 54th st. 11th st, No 32, s s, 550.10 e 6th av, 22x94.10. Dec 9, 5 yrs, 5%. Dec 13, 1910. 2:574.....21,000  
 Same to Martha A Reade, 101 W 131st st. Same property. Prior mt \$21,000. Dec 9, 2 yrs, 6%. Dec 13, 1910. 2:574.....4,000  
 Brown, Elizabeth to TITLE GUARANTEE & TRUST CO, 176 Bway. 132d st, No 258, s s, 251 e 8th av, 17x99.11. Dec 9, 1910, due, &c, as per bond. 7:1937.....4,500  
 Barney Estate Co to TITLE INS CO of N Y, 135 Bway. St Nicholas av, n w cor 186th st, 114.10x100. Dec 8, 1 yr, 4 1/2%. Dec 9, 1910. 8:2166.....42,000  
 Same to same. Same property. Certificate as to above mt. Dec 8. Dec 9, 1910. 8:2166.....  
 Blackwood Realty Co to Mildred B Ehr Gott, 202 W 103d st. 65th st, No 12, s s, 180 w Central Park W, 20x100.5. Dec 8, due &c as per bond. Dec 10, 1910. 4:1117.....4,000  
 Same to same. Same property. Certificate as to above mt. Dec 6. Dec 10, 1910. 4:1117.....  
 Bozeman, Celesta M wife Nathan G to BANK FOR SAVINGS, 280 4th av. 71st st, No 162, s s, 200 w 3d av, 16.3x100.5. Dec 14, 1910, 3 yrs, 5%. 5:1405.....3,000  
 Barrett, Geo H, 222 W 59th st, to Wm R Morgan, of Old Beach road, Newport, R I, & ano exrs Wm R Morgan et al. Central Park West, Nos 19 & 20, s w cor 62d st, No 2, 100.5x100. P. M. Dec 13, 5 yrs, 5%. Dec 14, 1910. 4:1114.....350,000  
 Congregation Hope of Israel (Michoeh Israel), of Harlem, 122 W 129th st, to Max Kobre, 48 E 123d st, & ano. 129th st, No 122, s s, 225 w Lenox av, 25x99.11. Prior mt \$——. June 15, 1 yr, —%. Dec 9, 1910. 7:1913.....2,000  
 Cirelli, Giovanni or John to Lion Brewery, at s w cor Col av & 108th st. Mulberry st, No 243. Saloon lease. Dec 7, demand, 6%. Dec 9, 1910. 2:495.....1,349.84  
 Colby, Fanny C wife of & Gardner Colby of East Orange, N J, to Nellie C Van Reypen, 1021 15th st, Washington, D C. Church st, No 281, s e cor White st, Nos 35 & 37, 25x75; Leonard st, No 86, s s, 205 w Bway, 25x100. 1-18 part. Dec 5, due May 1, 1913, 6%. Dec 12, 1910. 1:173 & 175.....3,500  
 Cowen, Bernard W, 746 St Nicholas av, to TITLE GUARANTEE & TRUST CO, 176 Bway. 11th st, No 624, s s, 293 e Av B, 25x94.8. Nov 30, due, &c, as per bond. Dec 12, 1910. 2:393. 20,000  
 Centre Realty Co, 381 4th av, to METROPOLITAN LIFE INS CO, 1 Mad av. 157th st, n w cor Audubon pl, runs w 306.9 to s e s Riverside Drive x n e 229.7 to Audubon pl x s e 203.5 to beginning. Building loan. Dec 12, 1910, due Apr 1, 1915, 6% until completion of bldg, & 5 1/2% thereafter. 8:2134.....600,000  
 Same to same. Same property. Certificate as to above mt. Jan 3. Dec 12, 1910. 8:2134.....  
 Same & Sound Realty Co, 128 Bway, with same. Same property. Subordination agreement. Dec 8. Dec 12, 1910. 8:2134.....nom



# HECLA IRON WORKS

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- Costello, Patk J to Eliz J Haynes, 122 W 49th st. 71st st. No 328, s s, 275.6 w West End av, 17.6x100.5. Dec 12, 4 yrs, 5%. Dec 13, 1910. 4:1182. 18,000
- Chapin Home for the Aged & Infirm, a corp'n, 151 E 66th st, to N Y LIFE INS & TRUST CO, 52 Wall st. 67th st, s s, 170 e Lex av, 170x200.10 to 66th st. Dec 13, 1910, 2 yrs, 4½%. 5:1401. 280,000
- City Real Estate Co with Howard Conkling, 157 E 70th st. 70th st, No 157 E. Extension of \$26,000 mt until Dec 12, 1915, at 4½%. Dec 12, Dec 14, 1910. 5:1405. nom
- Colantuono, Angelo with TITLE INS CO of N Y, 135 Bway. 116th st, No 325, n s, 283 e 2d av, 17x100.11. Subordination agreement. Dec 14, Dec 15, 1910. 6:1688. nom
- Capozzi, Antonio to TITLE INS CO of N Y, 135 Bway. 116th st, No 325, n s, 283 e 2d av, 17x100.11. Dec 14, 5 yrs, 5%. Dec 15, 1910. 6:1688. 8,000
- Cockerill, Gertrude T with Robt J Eidlitz. 90th st, No 309 W. Extension of mt for \$10,000 to Feb 28, 1912, at 4½%. Mar 4, 1907. Dec 15, 1910. 4:1251. nom
- Dobroczyński, Oscar with Walter Aronstein, 72 & 74 2d av, et al. 6th st, No 415, n s, 178.7 e 1st av, 21.10x90.10. Subordination agreement. Dec 10, Dec 13, 1910. 2:434. nom
- De Witt, Josiah H guardian Helen A De Witt with Geo C Boldt. Bway, No 440, e s, abt 60 n Howard st, 30.5x98x30x98. Extension of \$80,000 mt until Mar 14, 1914, at 5%. Feb 3, 1909. Dec 13, 1910. 1:232. nom
- Ehrenberg, Max, 238 E 105th st, with August Ruff, 52 W 120th st, & Albert Hochster, 60 W 120th st. 140th st, No 66, s s, 110 e Lenox av, 40x100. Extension of \$14,000 mt until June 1, 1912, at % as per bond. Aug 10, 1909. Dec 12, 1910. 6:1734. nom
- Fluri Const Co to City Real Estate Co, 176 Bway. St Nich av, s e cor 177th st, 99.11x100. Dec 12, due, &c, as per bond. Dec 13, 1910. 8:2133. 175,000
- Same to same. Same property. Certificate as to above mt. Dec 12, Dec 13, 1910. 8:2133.
- Fluri Const Co to Edgar N Sidman, at South Orange, N J. St Nich av, No 1320, n e cor 176th st, 99.11x100. Prior mt \$175,000. Dec 12, installs, % as per bond. Dec 13, 1910. 8:2133. 5,000
- Same to same. Same property. Certificate as to above mt. Dec 12, Dec 13, 1910. 8:2133.
- Farley, Jas A, 26 E 48th st, to Mary G G Duffy, 260 W 78th st. 45th st, No 12, s s, 208.7 w 5th av, 16.5x100.5. P M. Prior mt \$30,000. Dec 9, 1910, due Feb 1, 1911, 5½%. 5:1260. 20,000
- Falk & Fine to Coney Island Const Supply Co. 14th av, s w cor 44th st, 100.2x90, Rklyn. Consent, certificate & resolution as to mt on above for \$3,000. Dec 5, Dec 9, 1910. File.
- Farrell, Edw D to EMIGRANT INDUSTRIAL SAVINGS BANK, 51 Chambers st. 14th st, No 324, s w s, 262.6 s e 2d av, 22.6x103.3. Dec 8, 3 yrs, 5%. Dec 10, 1910. 2:455. 15,000
- Faggelle, Antonetta, 46 Gregory st, Jersey City, N J, to Anna Jackson, 1065 Prospect av. 117th st, No 304, s s, 105 e 2d av, 20x100.11. P. M. Prior mt \$—. Nov 30, due Mar 10, 1911, 6%. Collateral mt. Dec 10, 1910. 6:1688. 447
- Farrell, Edw D to EMIGRANT INDUSTRIAL SAVINGS BANK, 51 Chambers st. Bowery, No 14, w s, 50.1 s Pell st, 25.6x101.7x 23x101.2. Dec 8, 3 yrs, 5%. Dec 10, 1910. 1:162. 18,000
- Frank, David, 449 W 24th st, with Jno M MacDonald, at Belleville, N J. 42d st, No 548 W. Extension of mt for \$5,000 to Dec 1, 1913, at 5%. Dec 10, Dec 15, 1910. 4:1070. nom
- Froma Realty Co to Jos C Koenigsberg, 276 Delancey st. Greenwich st, Nos 760 & 762, w s, 81.11 s Bank st, runs w 33.4 x — 25.3 x n 60 to s s Bank st, Nos 108 & 110 x w 31.3 x s 88.5 x s e 34 to Greenwich st x n e 34.10 to beginning. Bldg loan. Dec 6, 1 yr, 6%. Dec 12, 1910. 2:634. 30,000
- Same to same. Same property. Certificate as to above mt. Dec 6, Dec 12, 1910. 2:634.
- Same to C N Shurman Investing Co, 43 Exchange pl. Same property. Prior mt \$59,750. Dec 6, due, &c, as per bond. Dec 12, 1910. 2:634. 16,750
- Fannon, Emilia, also known as Amelia P G Fannon, Cecilia J or Cecile G Morris, Ethel L K Clark individ & as exrs, &c, Cecilia Keppler to EMIGRANT INDUSTRIAL SAVINGS BANK, 51 Chambers st. 59th st, No 127, n s, 265 e Park av, 20x100.5. Dec 13, 3 yrs, 5%. Dec 14, 1910. 5:1394. 18,000
- Goldenkranz, Mary to Solomon Goldenkranz, 68 St Marks pl. St Marks pl, No 68 (8th st), s s, abt 205 w 1st av, 25x89.6, with all title to strip in front of above, being 25x8. Prior mt \$—. Nov 2, 2 yrs, 6%. Dec 9, 1910. 2:449. 4,000
- Goldberg, Meyer, 157 E 74th st & Abraham Greenberg, 51 E 97th st to EMIGRANT INDUSTRIAL SAVINGS BANK, 51 Chambers st. 58th st, No 440, s s, 40 e 10th av, 25x100.5. Dec 9, 5 yrs, 5%. Dec 10, 1910. 4:1086. 10,000
- Same & Henry H Jackson, 63 E 92d st with same. Same property. Subordination agt. Dec 9, Dec 10, 1910. 4:1086. nom
- Greenlie-Halliday Co to UNION TRUST CO, 80 Bway. Water st, No 499, s s, 290.11 e Pike slip 25.1x160 to South st, No 253. 25.4x160. Dec 12, 1910. 5 yrs, 5%. 1:248. 14,000
- GREENWICH SAVINGS BANK with Sixty-Seventh St Atelier Bldg, a corp'n, 33 W 67th st. 67th st, Nos 29 to 33 W. Extension of \$180,000 mt until May 15, 1915, at 4½%. Dec 5, Dec 12, 1910. 4:1120. nom
- Glass (Jno) Jr, Const Co to Barbara L Glass at Sound Beach. Fairfield Co, Conn. 178th st, No 580, s s, 100 w Audubon av. 75x94.11. Prior mt \$70,000. Oct 14, 2 yrs, 6%. Dec 12, 1910. 8:2133. 10,000
- Same to same. Same property. Certificate as to above mt. Oct 14, Dec 12, 1910. 8:2133.
- Greenlie-Halliday Co to UNION TRUST CO, Water st, No 499, & South st, No 253. Certificate as to mt dated Dec 12, 1910. Dec 12, Dec 13, 1910. 1:248.
- Gillig, John G to Jane Delaney, 602 W 47th st. 84th st, No 215, n s 152.6 e 3d av, 25.5x102.2. Dec 6, 3 yrs, 5%. Dec 14, 1910. 5:1530. 17,000
- Greenhut-Siegel Cooper Co, Inc, to CENTRAL TRUST CO, 54 Wall st, as trustee. 6th av, Nos 288 to 304, n e cor 18th st, Nos 25 to 65, runs e 510 x n 92 x w 50 x n 92 to s s 19th st, Nos 34 to 70, x w 460 to e s 6th av x s 184 to beginning; the following parcels, portion of the above premises, are leasehold: 6th av, No 288, n e cor 18th st, No 65, runs e 45 x n e 82.5 x e 6 x n e 5.4 x s w 92.4 to av x s 67.9 to beginning; 18th st, Nos 59 & 61, n s, 45 e 6th av, runs e 64.11 x n 67.6 x w 26 x s 77.11 to beginning; 6th av, Nos 298 to 304, s e cor 19th st, runs e 160 x s 92 x w 62.9 x s w — to point 85.8 e 6th av & 116.3 s 19th st x w 85.8 to e s 6th av x n 116.3 to beginning; 6th av, Nos 289 to 303, s w cor 19th st, Nos 100 to 120, runs w 303.8 x s 100 x w 171.2 x s 84 to 18th st, Nos 101 to 143, x e 475 to 6th av x n 184 to beginning; the following parcels, portion of above premises, are held under leasehold: 6th av, Nos 295 to 303, s w cor 19th st, Nos 100 to 108, runs w 152.10 x s 122.6 x e 150 to w s 6th av x n 118.9 to beginning; 6th av, Nos 289 to 293, n w cor 18th st, Nos 101 to 107, 65.3x100x62.9x100; 17th st, Nos 249 to 255, n s, 475 w 7th av, runs w 97.11 x n 92 x e 1.6 x n — to 18th st, Nos 236 to 242, x e 97.7 x s 184 to beginning, fee. Prior mt \$3,200,000. Dec 1, due July 1, 1935, 6%. Dec 14, 1910. 3:767-794 & 820. gold bonds, 6,000,000
- Same to same. Same property. Certificate as to above mt. Dec 12, Dec 14, 1910. 3:767-794 & 820.
- Golding, Jos Realty Co, 637 Lenox av, to Adolph D Bendheim, 42 W 89th st. Lenox av, Nos 629 & 631, w s, 79.11 s 142d st, 40x100. Dec 14, 5 yrs, 5%. Dec 15, 1910. 7:2010. 45,000
- Same to same. Same property. Certificate as to above mort. Dec 14, Dec 15, 1910. 7:2010.
- Same to Isidor Blumenkrohn, 569 W 150th st. Same property. Prior mt \$45,000. Dec 14, 3 yrs, 6%. Dec 15, 1910. 7:2010. 9,000
- Golding (Jos) Realty Co, 637 Lenox av, to Henrietta Pappenheimer, 981 Madison av. Lenox av, Nos 625 & 627, w s, 119.11 s 142d st, 40x100. Dec 14, 5 yrs, 5%. Dec 15, 1910. 7:2010. 45,000
- Same to same. Same property. Certificate as to above mort. Dec 14, Dec 15, 1910. 7:2010.
- Same to Isidor Blumenkrohn, 569 W 150th st. Same property. Prior mt \$45,000. Dec 14, 3 yrs, 6%. Dec 15, 1910. 7:2010. 9,000
- Same to same. Same property. Certificate as to above mt. Dec 1, Dec 15, 1910. 7:2010.
- Golding (Jos) Realty Co, 637 Lenox av, to Henry Bendheim, 42 W 89th st. Lenox av, Nos 633 & 635, w s, 37.11 s 142d st, 40x 100.11. Dec 14, 5 yrs, 5%. Dec 15, 1910. 7:2010. 45,000
- Same to same. Same property. Certificate as to above mt. Dec 14, Dec 15, 1910. 7:2010.
- Golding (Jos) Realty Co, 637 Lenox av, to Isidor Blumenkrohn, 569 W 150th st. Same property. Prior mt \$45,000. Dec 14, 3 yrs, 6%. Dec 15, 1910. 7:2010. 12,000
- Same to Sophie Marx, 419 Convent av. Lenox av, Nos 621 & 623, n w cor 141st st, No 101, 39.11x100. Dec 14, 5 yrs, 5%. Dec 15, 1910. 7:2010. 65,000
- Same to same. Same property. Certificate as to above mort. Dec 14, Dec 15, 1910. 7:2010.
- Same to same. Same property. Prior mt \$65,000. Dec 14, 3 yrs, 6%. Dec 15, 1910. 7:2010. 12,500
- Golding (Jos) Realty Co to American Mortgage Co, 31 Nassau st. Lenox av, Nos 637 & 639, s w cor 142d st, No 100, 39.11x100. Dec 14, 3 yrs, 5%. Dec 15, 1910. 7:2010. 65,000
- Same to same. Same property. Certificate as to above mt. Dec 14, Dec 15, 1910. 7:2010.
- Same to same. Same property. Prior mt \$65,000. Dec 14, 3 yrs, 6%. Dec 15, 1910. 7:2010. 12,500
- Same to same. Same property. Certificate as to above mt. Dec 14, Dec 15, 1910. 7:2010.
- Glauber, Saml S, 242 E 79th st, with Virginia S Mackay-Smith, 251 S 22d st, Philadelphia, Pa. 95th st, No 337 E. Agreement as to ownership in bond & mt. Dec 7, Dec 15, 1910. 5:1558.
- Golding (Jos) Realty Co, 100 W 142d st, with Alexander Pfeiffer, 50 East 96th st. Lenox av, s w cor 142d st. ——. Lenox av, n w cor 141st st. ——. Agreement as to asst of rents to secure \$6,000 at 6%. Dec 14, Dec 15, 1910. 7:2010. nom
- GERMANIA LIFE INS CO with Jrdson Lawson, 362 Riverside Drive, Hamilton pl, Nos 134 to 140, n w cor 143d st, Nos 501 & 503, 108.6x132.7x99.11x99.2. Extension of mt for \$175,000 to Feb 1, 1914, at 5%. Dec 6, Dec 14, 1910. 7:2075. nom
- Golding (Jos) Realty Co to Isidor Blumenkrohn, 569 W 150th st. Lenox av, Nos 633 & 635, w s, 39.11 s 142d st, 40x100; Lenox av, Nos 629 & 631, w s, 79.11 s 142d st, 40x100; Lenox av, Nos 625 & 627, w s, 119.11 s 142d st, 40x100. Certificate as to 3 mortg. Dec 14, Dec 15, 1910. 7:2010.
- Heller, Helene & Jennie Cohn to Zacharias Bendheim, 1104 Park av, 45th st, No 555, n s, 100 e 11th av, 25x100.5. Prior mt \$17,000. Dec 13, 2 yrs, 6%. Dec 15, 1910. 4:1074. 350
- Harris, Ernestine & Esther Lengel, 166 W 141st st, with TRUST CO of AMERICA trustee Kath P Pierz, 35 Wall st. 100th st, No 317, n s, 260 e 2d av, 40x100.11. Agreement as to share ownership in mt. Nov 1, Dec 14, 1910. 6:1672.
- Hamburger, Bessie to Jacob Bess, 49 Lenox av, 14th st, Nos 526 & 528, s s, 371 e Av A, 50x103.3. Prior mt \$19,000. July 2, 2 yrs, 4½%. Dec 15, 1910. 2:407. 3,000
- Horne, John & Kate, 75 E 121st st, with Seymour Schussel, 37 W 74th st, exr Alex Schussel, 121st st, No 75 E. Extension of \$10,000 mt until Jan 14, 1914, at 5%. Dec 10, Dec 14, 1910. 6:1747. nom
- Harvey Revben C to Rufus L Scott, 420 Greene av, Rklyn, N Y. 228th st, late Terrace View av, w s, 100 s Marble Hill av, late Kingsbridge av, runs w 100 x s e 3.2 x e 97.2 to av x — 83.1 to beginning. Dec 10, due May 1, 1912, 6%. Dec 14, 1910. 13:3402. 680
- Hess, Maria exr George Hess to whom it may concern. Attorney st, Nos 5 & 7. Estoppel certificate. Dec 10, Dec 13, 1910. 1:314.
- Hermann, Henrietta with Wm Rotstein, Madison st, Nos 77 & 79. Extension of \$14,000 mt until Mar 12, 1913, at 6%. Mar 12, Dec 13, 1910. 1:277. nom
- Hershfield, David with Augusta Pincus, 86 W 119th st. 113th st, No 7, n s, 150 e 5th av, 25x100.11. Subordination agreement. Dec 12, 1910. 6:1619. nom
- Hershfield, David to Augusta Pincus, 86 W 119th st. 113th st, No 7, n s, 150 e 5th av, 25x100.11. Prior mt \$—. Dec 12, 1910. 3 yrs, 6%. 6:1619. 1,500
- Isaacs, Heiman S to TITLE GUARANTEE & TRUST CO, 176 Bway. 8th av, No 2436, e s, 75 n 130th st, 24.11x100. Dec 9, 1910, due, &c, as per bond. 7:1936. 15,000



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Jacobs, I Randolph, 160 Bway, with Lawyers Realty Co, 160 Bway. 21st st, Nos 48 to 52 E. Agreement as to share ownership in bond & mt. May 4. Dec 6, 1910. 3:849. Corrects error in last issue, when location was 20th st, Nos 48 to 52 E. —

Jones, Oliver L, of Cold Spring Harbor, L I, to LAWYERS TITLE INS & TRUST CO, 160 Bway. 31st st, No 54, s s, 80 e 6th av, 20x63. Dec 5, 3 yrs, 5%. Dec 15, 1910. 3:832. 50,000

Keppler, Martin, of Borough of Richmond, N Y, to EMIGRANT INDUSTRIAL SAVINGS BANK, 51 Chambers st. Dyckman st, n e cor Vermilyea av, 100x125. Dec 14, 1910, 3 yrs, 5%. 8:2233. 18,000

Klingenstein, Jacob with John A Brown, Jr, of Newtown Township, Delaware Co, Pa. Cannon st, No 110, & Stanton st, No 286. Extension of \$38,500 mt until Dec 1, 1913, at 5%. Oct 20. Dec 14, 1910. 2:330. nom

Kaskel, Max, at Hotel Plaza, 5th av & 59th st, with Saml & Theresia Stiller, 217 E 7th st. 7th st, No 217 E. Extension of \$6,000 mt until May 1, 1916, at 5%. Dec 14, 1910. 2:390. nom

Keppler, Martin to EMIGRANT INDUSTRIAL SAVINGS BANK. 51 Chambers st. Ams av, No 65, e s, 50 n 62d st, 25x75. Dec 14, 1910, 3 yrs, 5%. 4:1134. 18,500

Keppler, Martin to EMIGRANT INDUSTRIAL SAVINGS BANK. 51 Chambers st. 183d st, n s, at e s Bway, late Kingsbridge road, old line. 102x74.11x w — to road x s — to beginning. Dec 14, 1910, 3 yrs, 5%. 8:2164. 13,500

Kommel, Robt, 1240 Mad av, Jacob Rubin, 1516 54th st, Bklyn, N Y, to Cornelia G Chapin, 11 W 49th st. Willett st, No 49, w s. abt 45 n Delancey st, 25.1x88 to alley 10 ft wide, with use of alley. Dec 14, 1910, 5 yrs, 5%. 2:338. 30,000

Karnack Realty Co, 605 W 151st st, & Kirby Const Co, 135 Bway, with METROPOLITAN TRUST CO, 49 Wall st. 156th st, s s, 100 e Bway, 125x½ blk. Subordination agreement. Dec 9, 1910. 8:2114. nom

Karnack Realty Co, 605 W 151st st, to METROPOLITAN TRUST CO, 49 Wall st. 156th st, s s, 100 e Bway, 125x99.11. Dec 9, 1910, 1 yr, 6%. 8:2114. 140,000

Same to same. Same property. Certificate as to above mt. Dec 9, 1910. 8:2114. —

Same & State Realty & Mortgage Co, 11 Pine st, with same. Same property. Subordination agreement. Dec 8. Dec 9, 1910. 8:2114. nom

Klocke, Herrmann with Esther Jacobs, 59 W 8th st. 98th st, No 67 E. Extension of \$20,000 mt until Dec 1, 1913, at 5%. Dec 8. Dec 9, 1910. 6:1604. nom

Kuhlmann, Adolph to Lion Brewery, at s w cor 108th st & Col av. 3d av, No 451. Saloon lease. Dec 2, demand, 6%. Dec 9, 1910. 3:912. 4,000

Kaplan, Esther, 32 Pike st & Annie Kowarsky, 79 Av D with J Blackburn Miller at New Windsor, Orange Co, N Y. Division st, No 79. Subordination agt. Dec 1. Dec 10, 1910. 1:282. nom

King (Jos) Const Co, 56 E 87th st, to Alexander Pfeiffer, 50 E 96th st. 187th st, n s, 100 w Ams av, 175x94. Prior mt \$190,000. Dec 10, demand, 6%. Dec 12, 1910. 8:2159. 5,000

Same to same. Same property. Certificate as to above mt. Dec 9. Dec 12, 1910. 8:2159. —

Kelly, Robt E to TITLE GUARANTEE & TRUST CO, 176 Bway. 44th st, Nos 213 & 215, n s, 186.8 e 3d av, 43.4x100.5. Dec 9. due, &c, as per bond. Dec 13, 1910. 5:1318. 27,500

King, Joseph, 56 E 87th st, to Chas H Blohm, 286 Central av, Jersey City, N J. 94th st, No 21, n s, 83.11 w Mad av, 19.11x100.8. Prior mt \$40,000. Dec 12, due Apr 12, 1911, 6%. Dec 13, 1910. 5:1506. 6,050

Leikens, Jos G to LAWYERS TITLE INS & TRUST CO, 160 Bway. Lex av, No 787, e s, 40.5 n 61st st, 20x80. P M. Dec 9, 1910. 5 yrs, 5%. 5:1396. 20,000

Labarem Realty Co, 115 Bway to Associate Owners, 258 Bway. Mad av, Nos 137 to 141, e s, abt 100 s 32d st, runs e 130 x s 98.9 to n s 31st st, No 23 to 27 x w 52 x n 24.8 x w 78 to av x n 74. Leasehold. Bldg loan. Dec 8. Installs, 6%. Dec 9, 1910. 3:861. 300,000

Lipfeld, Sarah B, 50 W 77th st to Wilgro Realty Co, 309 Bway. 125th st, No 543, n s, 175 e Bway, 25x99.11. P. M. Dec 9, 3 yrs, 6%. Dec 10, 1910. 7:1980. 2,500

LAWYERS TITLE INS & TRUST CO with Paul Chopak, 250 W 137th st. 12th st, No 529, n s, abt 270 w Av B, 25x103.3. Extension of mt for \$26,000 to Dec 9, 1915, at 5%. Dec 9. Dec 10, 1910. 2:406. nom

Lippmann, Rose wife Leopold J Lippmann to American Mortgage Co, 31 Nassau st. Greenwich st, No 526, w s, abt 115 n Spring st, 23.3 to alley x81x23.3x—, with all title to alley. Dec 12, 1910. 3 yrs, 5%. 2:596. 8,000

Levy, Lazarus to PUBLIC BANK, 79-81 Delancey st. Ridge st, No 89, w s, 127.11 s Rivington st, 25x75. Prior mt \$12,500. Dec 12, 1 yr, 6%. Dec 13, 1910. 2:343. 11,000

LAWYERS TITLE INS & TRUST CO, 160 Bway, with Stratford-Avon Co, 3787 Bway. St Nicholas av, s e cor 174th st, 100x100. Extension of \$150,000 mt until Dec 9, 1915, at 5%. Dec 9. Dec 12, 1910. 8:2130. nom

Levy, Annie R to Ernest Levy, 121 Clinton av, & ano. 86th st, No 238, s s, 126.8 w 2d av, 26.8x102.2. Prior mt \$21,000. Oct 6, due, &c, as per bond. Dec 14, 1910. 5:1531. 1,250

LAWYERS TITLE INS & TRUST CO with J Perry Stoltz, address not given. 22d st, No 440, s s, 350 w 9th av, 25x98.8. Extension of \$15,000 mt until Dec 9, 1915, at 5%. Dec 9. Dec 13, 1910. 3:719. nom

Lilienthal, Ida C, 60 W 129th st, with Emilie Salberg, 2074 5th av. 125th st, No 442, s s, 250 e Ams av, 25x100.11. Extension of \$4,000 mt until Oct 1, 1911, at 6%. Dec 13, 1910. 7:1965. nom

Levy, Morris to Mayer Rothstein. Henry st, No 49. All title. Assign lease by way of mt to secure chattel mt. Aug 5. Dec 15, 1910. 1:280. nom

Levett, Alexander to N Y COUNTY NATIONAL BANK, 79 8th av. Grand st, Nos 10 to 14, n s, 122.8 e Varick st, 66 to alley, x72 x66x83. Prior mort \$65,000. Dec 14, due 4 mos from notes dated Oct 10, 1910, —%. Dec 15, 1910. 2:477. notes 37,000

Lewinson, Sydney to Frank W Savin, at Portchester, N Y. 57th st, No 12, s s, 250 w 5th av, 25x100.5. P M. Dec 15, 1910. due, &c, as per bond. 5:1272. 140,000

Meyer, Christian D with TITLE GUARANTEE & TRUST CO, 176 Bway. 44th st, Nos 213 & 215 E. Subordination agreement. Nov 30. Dec 13, 1910. 5:1318. nom

Munroe, David H, 525 W 160th st, to Mary Connell, 305 8th st, Troy, N Y. 24th st, No 437, n s, 340 s e 10th av, 20x80. Leasehold. Dec 12, 1910, 6 yrs, 6%. 3:720. 2,200

Miller, Mary, Chas J & Joseph exrs, &c, Anthony Miller with Isaac Greenblatt, 41 Attorney st. Orchard st, No 186. Extension of \$30,000 mt until Apr 1, 1916, at 5½%. Dec 5. Dec 12, 1910. 2:412. nom

Munch (Ferdinand) Brewery, a corpn to Anna A O'Reilly, 428 N Broad st, Elizabeth, N J. 36th st, No 553, n s, 200 e 11th av, 25x98.9. Dec 9, 3 yrs, 5%. Dec 10, 1910. 3:708. 13,000

Meyer, Sophie wife Angelus, 275 W 145th st to Herbert F Schwarz, 255 W 108th st. St Nicholas av, No 962, e s, 127.1 s 159th st, 25.5x113.9x25x118. Dec 7, 5 yrs, 5%. Dec 10, 1910. 8:2108. 30,000

Margarten, Ignatz to Lillian L Doelger, 11 W 75th st. Lex av, No 2131, n e cor 128th st, Nos 143 & 145, 99.11x30. Dec 8, due Sept 14, 1914, 6%. Dec 9, 1910. 6:1777. 5,000

Niederauer, Jno to Lion Brewery at s w cor Col av & 108th st. Col av, No 981. Saloon lease. Dec 5, demand, 6%. Dec 9, 1910. 7:1844. 3,500

Napier, Margt E to Jennie Kuretsky, 1369 Intervale av. 163d st, No 444, s s, 162.6 e Ams av, 37.6x112.6. P M. Prior mt \$36,500. Nov 29, 5 yrs, 6%. Dec 12, 1910. 8:2110. 8,600

Noonan & Price Co to Conroy Bros, Inc. 11th av, No 318, n e cor 30th st, No 559, 31.6x128.4. Leasehold. Sept 12, due, &c, as per bond. Dec 9, 1910. 3:702. 12,067.50

N Y LIFE INS CO with Wm H Wingate, 306 W 93d st. 93d st, No 306 W. Extension of \$72,500 mt until Jan 1, 1912, at 5%. Dec 6. Dec 14, 1910. 4:1252. nom

N Y LIFE INS CO with Bernard Epstein, 1185 Lex av, exr Moses Gardner. Canal st, Nos 55-59, n w cor Orchard st, ——. Extension of \$40,000 mt until Jan 1, 1916, at 4½%. Dec 6. Dec 14, 1910. 1:299. nom

Nomen Realty Co to Annie S Arnold, of Islip, N Y. Houston st, Nos 426 & 428, n e cor Av D, No 2, 44.9x70. Certificate as to extension of mt. Nov 23. Dec 14, 1910. 2:357. —

Newington, Margt B to Harry M Newington, 323 W 106th st. 69th st, No 74, s s, 30 e Columbus av, 35x100.5. P M. Dec 13, 3 yrs, 5%. Dec 15, 1910. 4:1121. 20,000

Neppert, Emma L, 572 W 173d st, to Julie E Cameron, 31 E 38th st. South st, Nos 226 & 227, n s, 126 e Market slip, 40x80. Dec 15, 1910, due, &c, as per bond. 1:249. 17,000

Same to Harmon W Hendricks, 10 E 44th st. Same property. Prior mt \$—. Dec 15, 1910, 2 yrs, 6%. 1:249. 2,000

Olds, Wm C to Theo E Tomlinson at Ansonia Hotel, 73d st & Bway. Bennett av, e s, 654.8 n 187th st, 37.3x100.3x37.2x100.3. P M. Dec 12, 2 yrs, 6%. Dec 15, 1910. 8:2180. 3,000

O'Donnell Restaurant Co to Geo Ehret, 1197 Park av. Broadway, Nos 1845 & 1847. Leasehold. Prior mts \$55,000. Dec 14, demand, 5%. Dec 15, 1910. 4:1113. 6,000

Same to same. Same property. Certificate as to above mort. Dec 14. Dec 15, 1910. 4:1113. —

O'Connor, John, 1127 Park av, to Anne H Byrd, 69 Park av, & ano exrs Geo H Byrd. 7th av, No 1945, e s, 41 n 117th st, 40x100. Dec 14, 1910, 5 yrs, % as per bond. 7:1902. gold, 50,000

Pullman Realty Co, 141 Bway to Surety Realty Co, 100 Bway et al. Mad av, No 17, e s, 74 n 24th st, 24x100. Bldg loan. Prior mt \$59,625. Dec 9, 1910, due June 9, 1911, 6%. 3:854. 50,000

Same to same. Same property. Certificate as to above mt. Dec 9, 1910. 3:854. —

Potter, Fredk & Clarence H Kelsey trus to TITLE GUARANTEE & TRUST CO, 176 Bway. Astor pl, Nos 8 to 20 on map Nos 2 to 20, s e cor Bway, Nos 740 to 744, runs s 92.11 x e 97.1 x s 2.1 x e 158.11 to Lafayette st, Nos 436 to 444 on map Nos 436 to 450 x n 202.3 to pl x w 295.6 to beg. Prior mt \$1,500,000. Bldg loan. Dec 8, due May 1, 1915, 5% until completion of bldg & thereafter at 4½%. Dec 10, 1910. 2:545. 245,000

Pearsall, Chas B, of Swansboro, N C, D Anjou Pearsall, Nora E P Bergmann & Margt S Humphrey to Arthur E Klee, 136 W 111th st. 59th st, Nos 47 to 51, n s, 140 e Mad av, 50x100.5. Prior mt \$105,000. Oct 22, 2 yrs, 6%. Dec 12, 1910. 5:1374. 10,000

Prentice, Maud B to J Lawrence Degnan, 211 Carlton av, Bklyn. 10th st, No 355, n s, 168 e Av B, 25x94.9; 10th st, No 357, n s, 193 e Av B, 25x94.9; 10th st, No 359, n s, 218 e Av B, 25x94.9. Prior mt \$84,000. Dec 13, 1910, 2 yrs, 6%. 2:393. 14,000

Phelps, Ethel M, 29 E 29th st, with Nellie White, 391 E 149th st. 99th st, No 136, s s, 400 e Ams av, 25x87x25x86.10. Extension of \$3,000 mt until Nov 27, 1912, at 5½%. Nov 27. Dec 12, 1910. 7:1853. nom

Plunkett, Margt with J G Wm Pilgrim, 68th st, No 306, s s, 150 w West End av, 25x100.5. Extension of \$12,500 mt until May 25, 1915, at % as per bond. Dec 13, 1910. 4:1179. nom

Palazzo, Rocco J with John A Brown, Jr, of Newtown Township, Delaware Co, Pa. 117th st, No 453 E. Extension of \$14,000 mt until Dec 10, 1913, at 5%. Oct 20. Dec 14, 1910. 6:1711. nom

Passarelli, Alfonso to American Mortgage Co, 31 Nassau st. 2d av, No 2240, n e cor 115th st, Nos 301 & 303, 20.10x80. 5 yrs, 5%. Dec 15, 1910. 6:1687. 15,000

Passarelli, Alfonso to Giuseppe D'Allesio, 2030 1st av. 2d av, No 2240, n e cor 115th st, Nos 301 & 303, 20.10x80. Prior mt \$15,000. Dec 15, 1910, due, &c, as per bond. 6:1687. 2,000

Queen Mab Co to Wm J Casey, 308 W 107th st. Aud av, No 280, n w cor 179th st, No 551, 50x100. P M. Dec 13, 1 yr, 5½%. Dec 14, 1910. 8:2153. 28,000

Russo, Rocco, 52 Spring st, to Anna E Schmidt, 24 E 80th st, et al exrs, &c, Henry W Schmidt. Elizabeth st, No 190, e s, abt 92 n Spring st, 25x100. Dec 12, due Dec 1, 1915, 5%. Dec 13, 1910. 2:492. 20,000

Roossin, Louis, 416 & 418 Grand st, to Eliz H Gates, 540 Park av, et al trustees Chas O Gates. Attorney st, Nos 5 & 7, w s, 66 n Grand st, 50x100. Dec 13, 1910, 5 yrs, 4½%. 1:314. 50,000

Same & Marie Hess, 65 Linden st, Bklyn, extrx Geo Hess with same. Same property. Subordination agreement. Dec 10. Dec 13, 1910. 1:314. nom

Renwick, Harold S to Margt B Baldwin, at Highland Park, N J. Park row, No 31, s e s, 82.10 s w Beekman st, 24x108.6x26.1x97.7. ½ part. Prior mt \$50,000. Dec 15, due, &c, as per bond. Dec 13, 1910. 1:90. 7,000

Reed, Chas, 5 W 24th st, to La Banque Provinciale Du Canada, 7 Place d'Armes, Montreal, Can. 24th st, No 5, n s, 677.6 e 6th av, 24x98.9. Prior mt \$25,000. Dec 10, due June 10, 1911, 6%. Dec 12, 1910. 3:826. 27,248.51



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- Rubinger, Chas to Jos L Buttenwieser, 233 Lenox av. 12th st, Nos 137 to 151, n s, 325 e 7th av, 125x103.3. Prior mt \$— Nov 19, due June 1, 1911, 6%. Dec 9, 1910. 2:608. 20,000
- Rich, Berthold A to Packard & Co, 97 Nassau st. 6th av, No 323. Assignment of rents. Dec 14. Dec 15, 1910. 3:796. 2,000
- Reese, Augusta E with Max Blau, 57 W 114th st. 114th st, No 57 W. Extension of mt for \$21,000 to Feb 2, 1911, at 5%. Dec 12. Dec 15, 1910. 6:1598. nom
- Repetti, Louise M to UNION TRUST CO, 80 Bway. 125th st, No 46, s s, 472.6 w 5th av, 15.7x100.11. Dec 14, 5 yrs, 5%. Dec 15, 1910. 6:1722. 38,000
- Rockfall Apartments, a corpn, 545 W 111th st, to Rockfall Realty Co, 601 W 111th st. Broadway, Nos 2860, n e cor 111th st, runs n 75.8 x e 75 x n 25.3 x e 150 x s 100.11 to st, x w 225 to beg. P M. Prior mt \$700,000. Dec 15, 1910, 5 yrs, 5%. 7:1883. 225,000
- Schaefer, Albert with Elias Schlomowitz, of Brooklyn, N Y. 2d av, No 2095, n w cor 108th st, No 241, 25x100. Extension of \$22,000 mt until Oct 3, 1913, at 5%. Oct 11. Dec 14, 1910. 6:1658. nom
- Schultz, Christoph with Jane E Oothout, 218 Madison av. 92d st, No 153 W. Extension of \$8,000 mt until Dec 1, 1913, at 4½%. Dec 12. Dec 15, 1910. 4:1223. nom
- Steermann, Clara with First United Presbyterian Church, 16 W 108th st. 101st st, No 64, s s, 200 e Col av, 25x100.11. Extension of \$4,000 mt until Sept 29, 1913, at 6%. Dec 13. Dec 15, 1910. 7:1836. nom
- Scheiber or Sheiber, Philip to Rachel Shenfield, 103 E 106th st. 75th st, No 227, n s, 280 w 2d av, 25x102.2. Prior mt \$— Dec 8, due June 5, 1914, 6%. Dec 9, 1910. 5:1430. 2,000
- Schimmer, Chas to Esther Herrman, 59 W 56th st et al exrs Henry Herrman. 79th st, No 220, s s, 245 e 3d av, 20x102.2. Dec 7, due & as per bond. Dec 9, 1910. 5:1433. 11,000
- Stone, Abraham with Saml Woolverton at Scarsdale, N Y trus Ann E Cairns. Mad av, No 1587 s e cor 107th st, No 50, 25.5x81. Extension of \$24,000 mt until Dec 9, 1915, at 4½%. Dec 9, 1910. 6:1612. nom
- Scholle Bros with Jonas Weil. 75th st, No 36 E. Extension of mt for \$30,000 to Dec 1, 1915 at 4%. Dec 1. Dec 10, 1910. 5:1389. nom
- Seckel, Jos B, 196 Manhattan av, Bklyn, & Fred Guenther, 518 E 6th st, to Henry Elias Brewing Co, 403 E 54th st. Av A, No 1565. Saloon lease. Dec 10, demand, 6%. Dec 12, 1910. 5:1563. 4,000
- Schaffler, Louis to Adolf Mandel, 261 Central Park West. Av D, Nos 8 to 12, e s, 37.2 s 3d st, runs e 70 x s 18.11 x e 20 x s 37.2 x w 90 to av x n 56 to beginning. Prior mt \$46,200. Dec 9, 1 yr, 6%. Dec 12, 1910. 2:357. 20,000
- Schnabel, Kath, 419 E 50th st, to Julia E Cameron, 31 E 38th st, 43d st, No 339, n s, 73.9 w 1st av, 26.3x75. Dec 12, due, & as per bond. Dec 13, 1910. 5:1336. 16,000
- Schmitt, Gustav, 505 W 178th st, with Julia E Cameron, 31 E 38th st. 43d st, No 339, n s, 73.9 w 1st av, 26.3x75. Subordination agreement. Dec 8. Dec 13, 1910. 5:1336. nom
- Star Bohemian Real Estate Assoc to Ludwig Kohout, 68 East End av, & ano. 81st st, No 518, s s, 273 e Av A, 25x102.2. Dec 1, 3 yrs, 6%. Dec 13, 1910. 5:1577. 3,700
- Same to same. Same property. Certificate as to above mt. Dec 6. Dec 13, 1910. 5:1577. —
- Sherry, Christopher J to Chas W Coleman, 350 W 88th st. 108th st, No 11, n s, 175 e 5th av, 17x100.9. P M. Prior mt \$11,500. Dec 9, 3 yrs, 6%. Dec 13, 1910. 6:1614. 3,500
- Shady, John, at Ronkonkoma, N Y, to Isidor H Kempner, 343 W 87th st, et al. 9th av, s e cor 23d st, No 368, 74x29. Dec 13, 1910, 3 yrs, 6%. 3:746. 5,000
- St Nicholas Av Realty Co with City Real Estate Co, 176 Bway. St Nich av, s e cor 177th st, 99.11x100. Subordination agreement. Dec 12. Dec 13, 1910. 8:2133. nom
- Schnabel, Kath, 419 E 50th st, to Edwd Herrmann, 207 E 71st st. 50th st, No 419, n s, 175 e 1st av, 20x100.5. Prior mt \$— Dec 13, demand, 6%. Dec 14, 1910. 5:1362. 1,500
- Siris, Sophie & Fannie Malzman to Edw J Wheeler, at Albany, exr Albina Y Wheeler & ano. Chrystie st, Nos 61 & 63, w s, abt 105 s Hester st, 50x100. P M. Dec 14, 1910, 5 yrs, 4½%. 1:303. 45,500
- Same to Gerson Krimsky, 260 Grand st. Same property. P M. Prior mt \$45,500. Dec 14, 1910, due Mar 15, 1914, 6%. 1:303. 12,000
- Sirico, Raffaello to Michele Masucci, 1981 1st av. 121st st, Nos 430 & 432, s s 250 w Pleasant av, 39x100.11. P M. Prior mt \$10,000. Dec 14, 1910, due, & as per bond. 6:1808. 2,000
- Schneiwind, Heinrich, Jr, to St Lukes Hospital, a corpn, Ams av & 113th st. 70th st, No 45, n s, 285 e Col av, 20x100.5. Dec 13, due Jan 1, 1916, 5%. Dec 14, 1910. 4:1123. 30,000
- Shannon, Gertrude E with Maud B Prentice. Elizabeth st, No 295, w s, 135 n Houston st, 27x82.8x27x83.1. Extension of \$27,000 mt until June 29, 1912, at 5%. June 21, 1909. Dec 13, 1910. 2:521. nom
- Shannon, Gertrude E with Maud B Prentice. Elizabeth st, No 295, w s, 162 n Houston st, 27x81.11x27x82.8. Extension of \$27,000 mt until June 29, 1912, at 5%. June 21, 1909. Dec 13, 1910. 2:521. nom
- Tower, Albert E, of Poughkeepsie, N Y, to NATIONAL SURETY CO, 115 Bway. Bway, No 691, w s, abt 85 s 4th st, 36x200 to Mercer st, No 254. Dec 7, due, & as per bond. Dec 9, 1910. 2:535. 50,000
- Thomann, Fredk W, 63 Hawthorne st, Bklyn, N Y, to Rosa Thomann, 63 Hawthorne st, Bklyn, N Y. 84th st, No 117, n s, 184.5 e Park av, 25.6x102.2. P M. Prior mt \$16,000. Nov 11, 5 yrs, 6%. Dec 12, 1910. 5:1513. 4,000
- TITLE GUARANTEE & TRUST CO, 176 Bway, with Fredk Potter, at Ossining, N Y, & Clarence H Kelsey, at East Orange, N J, as trustees under deed of trust. Astor pl, Nos 2 to 20, s e cor Lafayette st, Nos 436 to 450, runs s w 202.6 x w 158.5 x n w 56.8 x e 8.8 x n 28.4 x w 19.8 x n 43 to Astor pl x n e 219.6 to beginning. Extension of 2 mts, aggregating \$700,000 until May 1, 1915 at 4½%. Dec 8. Dec 12, 1910. 2:545. nom
- TITLE GUARANTEE & TRUST CO, 176 Bway, with Fredk Potter, at Ossining, N Y, & Clarence H Kelsey, at East Orange, N J, trustees under deed of trust. Bway, Nos 740 & 742, e s, 41.3 s Astor pl, 51.1x116.1x54.5x96.9. Extension of \$140,000 mt until May 1, 1915, at 5%. Dec 8. Dec 12, 1910. 2:545. nom
- TITLE GUARANTEE & TRUST CO, 176 Bway, with Fredk Potter, at Ossining, N Y, & Clarence H Kelsey, at East Orange, N J, as trustees under deed of trust. Astor pl, Nos 2 to 20, s e cor Bway, Nos 740 to 744, runs s 92.11 x e 97.1 x s 2.1 x e 158.11 to Lafayette st, Nos 436 to 450, x n 202.3 to s s Astor pl x w 295.6 to beginning. Agreement as to extension of \$215,000 mt until May 1, 1915, & that same is a collateral mt. Dec 8. Dec 12, 1910. 2:545. nom
- TRUST CO OF AMERICA trustee Kath R Tierz with Emil Harris, Jos Lengel & Saml Lorber. 100th st, No 317 E. Extension of \$36,000 mt until June 30, 1913, at 5%. Nov 2. Dec 13, 1910. 6:1672. nom
- Talbot, John M to STANDARD TRUST CO, 25 Broad st. Water st, No 394, n s, abt 25 w Catherine slip, 20x41.1x—x40.1 w s. Dec 8, 3 yrs, 5%. Dec 13, 1910. 1:251. 5,000
- TRUST CO OF AMERICA with Eli M Cohen. 103d st, No 320 E. Extension of \$30,000 mt until Nov 3, 1913, at 5½%. Nov 21. Dec 13, 1910. 6:1674. nom
- Toker, Joseph, of Elizabeth, N J, & Saml Cantor, of Bklyn, N Y, with Jno A Brown, Jr, of Newtown Township, Delaware Co, Pa. Rivington st, Nos 322 & 324, & Goerck st, Nos 84 & 86. Extension of \$42,000 mt until Jan 10, 1913, at 4½%. Nov 8. Dec 14, 1910. 2:324. nom
- Terry, Chas A to TITLE GUARANTEE & TRUST CO, 176 Bway. 105th st, No 310, s s, 177 w West End av, 19x100.11. Dec 13, due, & as per bond. Dec 15, 1910. 7:1891. 22,500
- Ughetta, Adele R & Gabriel L to CENTRAL TRUST CO, 54 Wall st. Columbus av, No 825, e s, 50.5 n 100th st, 25.3x100. Dec 15, 1910, 3 yrs, 4½%. 7:1836. 15,000
- U S TRUST CO trustee for Annie E Morfit with Henry M Toch. 123d st, No 50 E. Extension of \$18,000 mt until Nov 1, 1915, at 5%. Nov 17, Dec 13, 1910. 6:1748. nom
- Ughetta, Casper B to CENTRAL TRUST CO, 54 Wall st. Ams av, No 641, n e cor 91st st, No 169, 27.11x100. Dec 9, 1910, 5 yrs, 4½%. 4:1222. 40,000
- Van Norden, Warner to MUTUAL LIFE INS CO or N Y, 34 Nassau st. 62d st, No 52, s s, 116.8 w Park av, 16.8x100. Prior mt \$—. Dec 9, due & as per bond. Dec 10, 1910. 5:1376. 5,500
- Vanderpoel, Frank with Isaac Berlin. 1355 Wash av. 103d st, Nos 306 & 308 E. Extension of \$34,000 mt until Nov 3, 1915, at 5%. Nov 9. Dec 14, 1910. 6:1674. nom
- Vollman, Morris to American Mortgage Co, 31 Nassau st. 181st st, s s, 25 e Audubon av, runs e 75 x s 119.6 x w 100 to av x n 19.6 x e 25 x n 100 to beginning. Dec 14, 1910, 3 yrs, 5½%. 8:2152. 35,000
- Wetzstein, Max to Letitia A Tyson. 47 W 51st st, & ano, exrs Henry H Tyson. 10th av, No 514, e s, 24.9 s 39th st, 24.8x100. Dec 14, 5 yrs, 4½%. Dec 15, 1910. 3:736. 12,000
- Willets, Howard at New Marlboro, Mass, Henry R Hoyt, 2 E 75th st, & Frank L Hall, 618 5th av, trustees for J Macy Willets with Jacob Prenowitz, 8418 21st av, Brooklyn. 56th st, No 318 E. Extension of mt for \$32,000 to Dec 10, 1915, at 5%. Dec 8. Dec 15, 1910. 5:1348. nom
- Watson, Henry R C to LAWYERS TITLE INS & TRUST CO, 160 Bway. 88th st, No 127, n s, 324 w Columbus av, 18x100.8. Dec 15, 1910, 5 yrs, 5%. 4:1219. 15,000
- Watson, Henry R C to LAWYERS TITLE INS & TRUST CO, 160 Bway. 88th st, No 125, n s, 305 w Columbus av, 19x100.8. Dec 15, 1910, 5 yrs, 5%. 4:1219. 15,000
- Winston Holding Co to Sender Jarmulowsky, 16 E 93d st. 7th av, No 1800, n w cor Cathedral Parkway, No 201, 70.11x100. Prior mt \$86,400. Dec 15, 1910, 1 yr, 6%. 7:1826. 125,000
- Same to same. Same property. Certificate as to above mt. Dec 15, 1910. 7:1826. —
- Weisman, Louis or Luis & Mechel Landesbaum to Felicitas de Schneken, at Bruex, Bohemia, Austria. 9th st, No 315, n s, 200.2 e 2d av, 24.9x92.3x24.8x92.3. Dec 14, 1910, 6 yrs, 5%. 2:451. 2,000
- Same & Lillie Nuhn, 477 Grove st, Bklyn, N Y, with same. Same property. Subordination agreement. Dec 14, 1910. 2:451. nom
- Weissman, Jesse M & Albert L, & Jacob Bass exrs Sarah Weissman to GERMAN SAVINGS BANK, 157 4th av. 80th st, No 2, s s, 100 e 5th av, 25x102.2. Dec 6, 1 yr, 4½%. Dec 13, 1910. 5:1491. 25,000
- Wilgro Realty Co to Chas N Lockwood, 1310 Hill st, Ann Arbor, Mich, trustee John B Pierson. 88th st, No 176, s s, 117 w 3d av, 17.6x100.8. Dec 12, 1910, 4 yrs, 5%. 5:1516. 11,000
- Same to same. Same property. Certificate as to above mt. Dec 12, 1910. 5:1516. —
- WARWICK SAVINGS BANK of Warwick, N Y, with Josef Preiser, 123d st, No 113 E. Extension of \$18,000 mt until Dec 16, 1914, at 5%. Nov 23. Dec 12, 1910. 6:1772. nom
- White, Wm A & Sons. 62 Cedar st, with Jacob Hirsh. Bway, s w cor 153d st, No 600, 99.11x150. Agreement by party 2d part not to foreclose 1st mt for \$41,538 before 3d mt made by party 1st part for \$3,250 has been paid. Dec 7. Dec 10, 1910. 7:2099. nom
- Winkler, Louis & Abram Shultz to J Blackburn Miller at New Windsor, Orange Co, N Y. Division st, No 79 on map Nos 79 79½, s s, abt 12 e Eldridge st, 25x66.3x25x66.1. Dec 9, 5 yrs, 5½%. Dec 10, 1910. 1:282. 28,000
- Same to Gertrude Hershfield, 55 E 107th st & Hannah Silverstone, 55 E 107th st with same. Same property. Subordination agt. Dec 8. Dec 10, 1910. 1:282. nom
- Winkle, Bartley to Lion Brewery at s w cor 108th st & Col av. 9th av, s e cor 51st st. Saloon lease. Dec 7, demand, 6%. Dec 9, 1910. 4:1041. 1,000
- Wiener, Henry, 227 N 18th st, Philadelphia, Pa, with Mary T Casey, 352 W 46th st. 8th av, No 2085, s w cor 113th st, No 300, 25.5 x100. Extension of \$40,000 mt until Dec 21, 1913, at 4½%. Dec 2. Dec 9, 1910. 7:1847. nom
- Wolowitz, Moses B & Ida his wife & Harry Baron & Rebecca his wife of Bklyn to TITLE GUARANTEE & TRUST CO, 176 Bway. Av C, No 68, s e cor 5th st, No 700, 24x83. Dec 7, due as per bond. Dec 9, 1910. 2:374. 38,000
- Watson, Helen & Archibald M Maclay extrs & exr trus Geo W Watson & Margt K Watson to KNICKERBOCKER TRUST CO, 358 5th av. Mad av, No 315, s e cor 42d st, Nos 26½ to 28, runs e 118.6 x s 74 x w 18.6 x s 4.2 x w 5 x n 52.6 x w 95 to av x n 25.9 to beginning. Prior mt \$166,666.66. Dec 8, due, & as per bond. Dec 9, 1910. 5:1276. 6,666.66



**THE GEORGE A. JUST CO.****239 VERNON AVENUE  
LONG ISLAND CITY****NEW YORK****IRON WORK****FOR  
BUILDINGS**

Wetzstein, Max, 213 W 106th st, to Susie C Faulhaber, — Newtown av, Westport, Conn, et al. 9th av, No 767, w s, 75.5 n 51st st, 25x100. P M. Dec 14, 1910, 5 yrs, 4½%. 4:1061. 20,000  
Zodikow, Henrietta to UNION TRUST CO, 80 Bway. Stanton st, No 328, n s, 59.8 e Goerck st, 19.11x70. Dec 14, 1910, 5 yrs, 5%. 2:325. 7,000

**BOROUGH OF THE BRONX.**

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

Anderson, Alexander to Westchester Ave Realty Co, 150 Nassau st. Tremont av, n s, 100 n w Anthony av, late Prospect av, 25 x100, except strip for av. Prior mt \$—. Dec 10, 1 yr, 6%. Dec 14, 1910. 11:2809. 900

Arena, Giuseppe to Saml Eckstein, 332 E 103d st. Washington av, w s, abt 218 s 164th st, & at s e cor lot 12, runs s w 25 x n w 100 x n e 25 x s e 100 to beg, being part of lot 9 map Morrisania, except part for av. Prior mt \$—. Dec 10, 1 yr, —%. Dec 12, 1910. 9:2385. 900

August, Jacob Const Co, 2000 Morris av, to Alice G Schwegler, 2983 Marion av. Jackson av, s e cor 160th st, 54.2x87.6. Prior mt \$40,000, 3 yrs, 6%. Dec 15, 1910. 10:2647. 9,000

Same to same. Same property. Certificate as to above mt. Dec 15, 1910. 10:2647.

Bergen, Wm C to Alice C Holden, 323 Riverside Drive. Andrews av, w s, 195.5 n 181st st, 50x100. Dec 14, 5 yrs, 5%. Dec 15, 1910. 11:3224. 15,000

Bailey, Wm A, 3051 Perry av, to Franklin Society for Home Bldg & Savings, a corpn. 1 Beekman st. Perry av, w s, 325 s Woodlawn rd, 25x100. Dec 15, 1910, installs, 6%. 12:3334. 3,000

Busher, Eugene J to DOLLAR SAVINGS BANK, 2808 3d av. 149th st, n s, 250 e Courtlandt av, 25x80. Dec 15, 1910, due Dec 1, 1911, 5%. 9:2328. 5,500

\*Brisach, Eugene L, 761 E 219th st to Railroad Co-operative Bldg & Loan Assn, 103 Park av. Willet av, s w cor 219th st, 25.3x 100x33.7x100. P. M. Dec 8, installs, 6%. Dec 9, 1910. 5,000

Berney Realty Co to Emil Gabler, 326 E 124th st et al trus Emma E Wigand. Simpson st, e s, 361.11 s Westchester av, 40x100. Dec 9, due Jan 1, 1914, 5%. Dec 10, 1910. 10:2725. 30,000

Same to same. Same property. Certificate as to above mt. Dec 8. Dec 10, 1910. 10:2725.

\*Braconeri, John to Henry Eibel, 942 Union av. 2d st, n s, 349 w Av C, 50x103, Unionport. Dec 3, 3 yrs, 5½%. Dec 12, 1910. 3,500

Buchbinder, Abraham, 525 E 135th st, to Elsie V Friend, 981 Park av. 135th st, No 525 E. Extension of \$15,000 mt until Dec 9, 1915, at % as per bond. Dec 9. Dec 12, 1910. 9:2263. nom

Bufano, Filumena to Simeon C Bradley, 2702 Marion av, & ano. Villa av, e s, 475 n 204th st, late Potter pl, 25x124.11. Dec 7, 3 yrs, 6%. Dec 12, 1910. 12:3311. 1,000

Becker, Philip & Frank to EMIGRANT INDUSTRIAL SAVINGS BANK, 51 Chambers st. Tremont av, Nos 755 & 757, or 177th st, n w cor Prospect av, No 1961, 44x95. Dec 13, 1910, 5 yrs, 5%. Dec 13, 1910. 11:3093. 4,000

Cunningham (T J) Co to Anna L Bachmann, 32 Central av, Tompkinsville, S I. Crotona av, w s, 200 n 183d st, 37.6x80. Dec 10, 3 yrs, 5%. Dec 14, 1910. 11:3103. 18,000

Same to same. Same property. Certificate as to above mt. Dec 9. Dec 14, 1910. 11:3103.

Cohen, Max, 1185 Fulton av, with Georgia L Spence, 136 E 119th st. Crotona av, s e cor Crotona Park South, No 910, 107.1x21.1 x100.7x22.1. Subordination agreement. Dec 5. Dec 13, 1910. 11:2937. nom

Cimillo, Concetta to Magdalene M Klingenstein, 1200 Mad av. Arthur av, No 2479, s w cor 189th st, 25x118.4x25x118.6; Arthur av, No 2477, w s, abt 20 s 189th st, 25x118.6x25x118.7, except part for av. Prior mt \$—. Dec 9, due, &c, as per bond. Dec 12, 1910. 11:3066. 4,000

Church of St Brendan, a corpn, to EMIGRANT INDUSTRIAL SAVINGS BANK, 51 Chambers st. Perry av, s w cor 207th st, 137.1x123.9x125x180.1. Dec 6, 3 yrs, 5%. Dec 12, 1910. 12:3342. 55,000

Cleland, Henry to Wm A Larned, of Summit, N J. Briggs av, n e cor 198th st, 103.8x25x97x25.11. Nov 10, 1 yr, 6%. Rerecorded from Nov 11, 1910. Dec 12, 1910. 12:3296. 27,000

Diehl, Jno to Manhattan Mort Co, 200 Bway. Bathgate av, No 1632, e s, 155 n 172d st, 25x90.7. Prior mt \$—. Dec 9, 1910, due &c as per bond. 11:2920. 10,000

\*DeCarlo, Vito A, 752 E 215th st to Jno Muller, 1609 St Peters av. 215th st, No 768 E (1st av), s s, 25x125. Prior mt \$—. Dec 9, due Feb 8, 1911, 6%. Dec 10, 1910. 1,000

\*East Rahway Land Co with Francis S Phraner at Summit, N J, & ano exrs Delia S Clarke. St Lawrence av, No 1235. Subordination agreement. Dec 13. Dec 14, 1910. nom

EMIGRANT INDUSTRIAL SAVINGS BANK with Philip & Frank Becker, 755 E Tremont av. Tremont av or 177th st, n w cor Prospect av, 44x95. Extension of \$16,000 mt until Dec 13, 1915, at 5%. Dec 12. Dec 13, 1910. 11:3093. nom

Eckley, Ernest R, 230 Echo pl, to Frank Ritter, 369 East av, Rochester, N Y. Morris av, s w cor Mt Hope pl, 32.7x95; Morris av, n s, 80 e Walton av, 45x125; Buchhout st, s s, 300 w Anthony av, old line, 50.8x100. Prior mt \$22,250. Dec 14, installs, 6%. Dec 15, 1910. 11:2809 & 2827. 12,000

Froma Realty Co to Isaac Weil, 86 W 119th st. Westchester av, n w s, 74.5 n e Jackson av, 25.6x67.7x29.11x50.4. Prior mt \$—. Dec 12, 2 yrs, 6%. Dec 14, 1910. 10:2645. 3,000

Same to same. Same property. Certificate as to above mt. Dec 12. Dec 14, 1910. 10:2645.

Same and Wm C Cox with same. Same property. Subordination agreement. Dec 14, 1910. 10:2645. nom

Fudji, Geo E, 2350 Valentine av, to Tommaso Giordano, 864 E 180th st. 172d st, s s, 100 w Fulton av, 31.2x100.4x40.11x100; Valentine av, e s, 75 s Clark st, 25x85. P M as to 1st parcel. Dec 10, 1 yr, 5%. Dec 12, 1910. 11:2929 & 3146. 6,500

Fusco, Giuseppe to Mary E Hopkins, at Leonia, N J. 151st st, n s, 200 w Morris av, 50x118. Dec 12, 5 yrs, 5%. Dec 13, 1910. 9:2441. 12,500

Same to same. 151st st, n s, 250 w Morris av, 25x100. Dec 12, 5 yrs, 5%. Dec 13, 1910. 9:2441. 6,500

\*Fisher, Jno C to Lemuel Skidmore, at Summit, N J, trus for Laura A Maclay. Tremont av, s s, 105 w Av A, 58x100. Dec 9, 1910, 2 yrs, 6%. 4,500

Feiser Realty & Constn Co, 201 E 40th st to Henry H Glass, 367 W 120th st. Coster st, e s, 240 s Spofford av, two lots, each 20x100. Two mort, each \$6,000. Dec 9, 3 yrs, 5%. Dec 10, 1910. 10:2764. 12,000

Same to same. Same property. Two certificates as to above mts. Dec 9. Dec 10, 1910. 10:2764.

Same to Mary E Kennedy, 55 E 65th st. Coster st, e s, 280 s Spofford av, two lots, each 20x100. Two mts, each \$6,000. Dec 9, 3 yrs, 5%. Dec 10, 1910. 10:2764. 12,000

Same to same. Coster st, e s, 280 s Spofford av, 40x100. Certificate as to two mts for \$6,000 each. Dec 9. Dec 10, 1910. 10:2764.

Same & Hunts Point Estates, 165 Bway with same. Same property. Subordination agt. Dec 1. Dec 10, 1910. 10:2764. nom

Same with same. Coster st, e s, 280 s Spofford av, 20x100. Two subordination agts. Dec 1. Dec 10, 1910. 10:2764. nom

Same with Henry H Glass. Coster st, e s, 240 s Spofford av, 20x 100. Two subordination agts. Dec 1. Dec 10, 1910. 10:2764. nom

Same with same. Coster st, e s, 260 s Spofford av, 20x100. Subordination agt. Dec 1. Dec 10, 1910. 10:2764. nom

Gallen, Celia S wife David N Gallen with Agency Realty & Mortgage Co, 31 Nassau st. 169th st, No 899 E. Agreement as to share ownership in mt. Nov 10. Dec 12, 1910. 11:2973. nom

Graham, Margt J, 4221 Park av, to HARLEM SAVINGS BANK, 124 E 125th st. Park av, w s, 146.9 n Tremont av, 58x129.10. Dec 12, 1910, 5 yrs, 5%. 11:3027. 11,000

\*Gass, Frank, 2248 Powell av, to Wm Seitz, 1063 Clay av. Powell av, s s, 280 w Havemeyer av, & at line bet lots 263 & 264, runs s 108 x e 125 x n 108 to av x w 125 to beginning, being part lots 264 & 265 map Unionport. Dec 3, 2 yrs, 5½%. Dec 12, 1910. 3,500

Gamble, James to Tremont Building & Loan Ass'n, 1931 Washington av. Hull av, s s, 313.7 e Woodlawn road, 50x100. Dec 13, installs, 6%. Dec 14, 1910. 12:3349. 1,000

Guggolz (Wm) Construction Co to Geo P Morell, Inc, 116 W 164th st. Park av, e s, 150 s 182d st, 25x141. Prior mt \$19,750. Dec 12, due, &c, as per bond. Dec 14, 1910. 11:3037. 2,000

Same to same. Same property. Certificate as to above mt. Dec 12. Dec 14, 1910. 11:3037.

Higgins & Stanton Construction Co to Clinton S Harris, address not given. Macy pl, s w cor Hewitt pl, runs s 90 x w 50 x n 90 x e 50. Certificate as to mt for \$42,000. Dec 2. Dec 9, 1910. 10:2695.

\*Hoctor, Anna M, 1630 Overing st & Mary B M Lawrence, 1744 Bway with KNICKERBOCKER TRUST CO, 358 5th av, Washington av, e s, 132 s West Farms rd, 75x100. Subordination agt. Dec 4. Dec 10, 1910. nom

Handy, Michl, of Irvington, N Y, to Mary A Bailey, at Somers, N Y. Kirk pl, late 2d st, s w cor Creston av, late Av B, 62.6x 100, except part for Creston av. Dec 8, due as per bond, 6%. Dec 9, 1910. 11:3172. 3,000

Howley, Thos P, 421 W 34th st, to Hannah R Hawley & ano, 121 W 96th st. Ryer av, No 2181, w s, 202.11 n 181st st, 16.9x98.10 x16.8x97.2. Nov 18, 3 yrs, 5½%. Dec 12, 1910. 11:3157. 5,000

Hynes, Nellie to Eliz Kuhn, 508 W 142d st. 206th st, n s, 314.11 w Perry av, 25x100. Dec 14, 3 yrs, 6%. Dec 15, 1910. 12:3342. 1,000

Howe, Lottie, 1040 Faile st, to Fredk T Hoffmann, at s e cor Grand Boulevard & Concourse & 192d st. Boston rd, n w s, abt 237 n e 168th st, & at line bet lots 114 and 123, runs n w 166.3 x n e 50 x s e 167 to rd, x s w 50 to beg, being part lot 114 map Morrisania. Dec 12, due, &c, as per bond. Dec 13, 1910. 10:2615. 5,000

Jacobs, Sadie H to Antonia Hegeman, 1010 Stebbins av, guardian Henry Bartels. Webster av, n s, 125 w Woodlawn road, late Scott av, 50x120. Dec 12, 3 yrs, 6%. Dec 14, 1910. 12:3331. 4,000

Klemann, Anna M, 315 Belmont st, to Saml E A Stern, 435 Riverside Drive, & ano trustees Benj G W Lichtenberg. Topping av (Lafayette av), e s, 100 n Belmont st, & at s w cor lot 94, runs e 116 x n 42 x w 121.1 x s 58 to beginning, being part lot 94 map Mt Hope, except part for av. P M. Dec 12, 1910, due, &c, as per bond. 11:2790. 5,000

Kurzman, Anna, 48 W 75th st, with Ernst Hippe, 1826 Crotona av, Crotona av; No 1826. Extension of \$8,500 mt until Dec 1, 1915, at 5%. Dec 9. Dec 12, 1910. 11:2949. nom

Keller, Ernst to August Lauter, 616 E 161st st. Martha av, No 4374, e s, 50 n 240th st, 25x100. Prior mt \$4,750. Dec 10, due, &c, as per bond. Dec 12, 1910. 12:3394. 1,000

Same to same. 240th st, No 415, n s, 150 e Martha av, 25x100. Prior mt \$4,000. Dec 10, due, &c, as per bond. Dec 12, 1910. 12:3394. 1,000

Koellsted, Edw J to One Hundred and First Street Co., 103 Park av. Sherman av, w s, 214.7 n 167th st, runs n 125 x w 93.9 x s w 128 to e s Sheridan av, x e 121.5 to beg. P M. Prior mt \$1,200. Nov 21, due July 1, 1912, 6%. Dec 15, 1910. 9:2453. 2,550

Keller, Ernst to Jno C Giese, 75 Neptune av, New Rochelle, N Y, Westchester av, No 690, s s, 190.2 w Wales av, runs s 124.11 x s w 30.2 x n w 22.4 x n 131.11 to av, x e 45 to beg. P M. Prior mt \$48,000. Dec 14, 2 yrs, 6%. Dec 15, 1910. 10:2644. 8,000

Levin (Nathan B) Co to COMMONWEALTH SAVINGS BANK, 2007 Ams av. Briggs av, w s, 200 n 196th st, 20x93.5x20x93. Dec 15, 1910, due Feb 1, 1913, 5%. 12:3301. 7,000

Same to same. Same property. Certificate as to above mt. Dec 14. Dec 15, 1910. 12:3301.

Same & Geo E Buckbee with same. Same property. Subordination agreement. Dec 15, 1910. 12:3301. nom

L & S Constn Co, 1834 Clinton av, to Julia L Butterfield, Cold Spring, N Y. Washington av, No 1632, e s, 80.4 n 172d st, 50x 109.10. Dec 14, 5 yrs, 5%. Dec 15, 1910. 11:2914. 38,000

Same to same. Same property. Certificate as to above mt. Dec 1. Dec 15, 1910. 11:2914.

Same to Jas M Anderson, 128 W 2d st, Mt Vernon, N Y, trustee Jas W Anderson. Washington av, e s, 30.4 n 172d st, 50x109.10 x50x109.9. Dec 14, 5 yrs, 5%. Dec 15, 1910. 11:2914. 38,000

Same to same. Same property. Certificate as to above mt. Dec 1. Dec 15, 1910. 11:2914.

Levy, Louis E, 1216 Boston rd, to Geo H Coutts, 144 Joralemon st, Brooklyn, N Y. 3d av, w s, abt 200 s 173d st, being lot 205 map Central Morrisania, part Bathgate farm, 50.1x80.6x50x85.5. Dec 13, 1910, due, &c, as per bond. 11:2920. 12,000





You are cordially invited to visit the instructive display of surface finishes in our Booth No. 266, New York Cement Show

**VULCANITE PORTLAND CEMENT CO., Fifth Avenue Building, New York**

- Lynch, Kath J T to Lion Realty Co, 44 Court st, Bklyn. Fairmount pl, n e s, 68.6 w Clinton av, 21.6x100. Given to secure chattel mt. Dec 6, due May 6, 1911, 6%. Dec 12, 1910. 11:2951.  
note, 200
- Lavelle, Cath A to Margt Knox, 478 Mott av. Southern Boulevard, s w cor 176th st, 53.10x122.2x49x100. Prior mt \$50,000. Dec 1, 3 yrs, 6%. Dec 12, 1910. 11:2958. 10,000
- Lichtenstein, Bernhard, 141 W 121st st, with Julius Lichtenstein, 27 E 95th st. College av, s e cor 165th st, runs e 27 x s 28.1 x w 0.7 x s 50.11 x w 26 to College av x n 77.3 to beginning; College av, e s, 77.3 s 165th st, 1x—1x26. Agreement as to share ownership in mt. Nov 10, Dec 12, 1910. 9:2432. nom
- Lemien, Wm to TITLE GUARANTEE & TRUST CO, 176 Bway. Morris av, No 1521, w s, 400 s Walnut st, 25x100, except part for av. All title to triangular plot lying bet w s 2d av as on map Mt Eden & w s Morris av as legally opened & s boundary line of above premises if same were extended easterly to Morris av. Dec 14, 1910, due, &c, as per bond. 11:2820. 2,300
- Moody, Michl & Jas Curtin to Lion Brewery, Col av & 108th st. Clinton av, n w cor 169th st. Saloon lease. Dec 3, demand, 6%. Dec 9, 1910. 11:2933. 3,000
- McAllister, Margt, 583 E 134th st to HARLEM SAVINGS BANK, 124 E 125th st. 134th st, n s, 148 e St Anns av, 17x100. Dec 9, 1 yr, 5%. Dec 10, 1910. 10:2547. 4,000
- McNulty, Jno to Theresa Koehler exr David M Koehler, 1239 Mad av. 176th st, No 878, s w cor Waterloo pl, No 1835, 70x70, except part for 176th st. P. M. Nov 28, due &c as per bond. Dec 10, 1910. 11:2958. 5,750
- Mountain Constn Co to Belle Secular, 576 Schenck av, Bklyn, N Y. 187th st, No 517, n s, 140 w Bathgate av, 24x90. Prior mt \$8,000. Dec 8, 2 yrs, 6%. Dec 10, 1910. 11:3057. 2,000
- Same to same. Same property. Certificate as to above mt. Dec 8, Dec 10, 1910. 11:3057.
- Same to same. 187th st, No 521, n s, 100 w Bathgate av, 20x90. Prior mt \$7,680. Dec 8, 2 yrs, 6%. Dec 10, 1910. 11:3057. 1,500
- Same to same. Same property. Certificate as to above mt. Dec 8, Dec 10, 1910. 11:3057.
- Same to same. 187th st, No 519, n s, 120 w Bathgate av, 20x90. Prior mt \$7,500. Dec 8, 2 yrs, 6%. Dec 10, 1910. 11:3057. 1,500
- Same to same. Same property. Certificate as to above mt. Dec 8, Dec 10, 1910. 11:3057.
- McBride, Stephen to Thomas Murphy, 2896 Valentine av. Bathgate av, w s, 210 s 172d st, 50x120, except part for av. P. M. Dec 10, due June 1, 1913, 5%. Dec 12, 1910. 11:2913. 4,500
- \*McLaughlin, Julia to A Woodruff Halsey, 41 King st, & ano exrs Francis R Lithgow. 5th st, s s, 205 e Av D, runs s 216 to n s 4th st x e 200 x n 108 x w 75 x n 108 to 5th st x w 125 to beginning, Unionport. P. M. Dec 12, 3 yrs, 5%. Dec 13, 1910. 7,500
- \*Marinero, Filomeno to Lillie Wilkens, 533 W 183d st, & ano. Melville av, w s, 450 s Van Nest av, 25x100. Dec 1, due, &c, as per bond. Dec 13, 1910. 4,000
- \*Same to Eliza O'Kennedy, 2330 Andrews av. Same property. Dec 1, due, &c, as per bond. Dec 13, 1910. 900
- Meemor Realty Co to John S Lyle, at Tenafly, N J. Simpson st, e s, 226 s 167th st, 38x100. Dec 13, 3 yrs, 5%. Dec 14, 1910. 10:2727. 31,000
- Same to same. Same property. Certificate as to above mt. Dec 13, Dec 14, 1910. 10:2727. nom
- \*Melrose Realty Co, 2775 Webster av, to Edw McK Whiting, 606 W 116th st, gdn John Sutherland & ano. 223d st, n s, 125 w Laconia av, 25x109.6; 223d st, n s, 200 w Laconia av, 50x109.6. Dec 14, 1910, 3 yrs, 6%. 1,500
- \*Same to same. Same property. Certificate as to above mt. Dec 14, 1910. nom
- \*McGlade, Harry, 450 E 144th st, to Augusta M de Peyster, 11 E 86th st. Nereid av, s w cor Matilda st, 100x50. P. M. Dec 13, 3 yrs, 5%. Dec 15, 1910. 2,150
- \*Masiello, Annie R with Theresa L Mennona & Albert Poppiti, 449 E 116th st. Beach av, No 1443. Prior mt \$2,000. Dec 2, due Dec 2, 1913, —%. Secures dowry. Dec 15, 1910. 500
- McCahill, Danl W with Jane E Oothout, 218 Madison av. Bathgate av, No 1740. Extension of \$3,500 mt until Dec 1, 1913, at 5%. Dec 9, Dec 15, 1910. 11:2922. nom
- Nuovo (G) Construction Co & Jos Butterworth, John T Dunbar & Martin L Henry with Mary S Croxson, 39 Pierrepont st, Bklyn, N Y. Hughes av, e s, 337.10 s Pelham av, 25x87.6. Subordination agreement. Dec 10, Dec 14, 1910. 11:3078. nom
- Noe, Paul to Henry Youngling, 245 E 71st st. Kossuth pl, e s, 250 n 210th st, 25x100. Dec 9, due, &c, as per note. Dec 12, 1910. 12:3327. 350
- \*Nothacker, Albert J, of Bklyn, N Y, to Thos J O'Neill, 153 Kingsbridge road. Hill av, w s, 100 n Jefferson av, 50x100; also land in Kings Co, N Y. Prior mt \$21,550. Dec 10, 1 yr, 6%. Dec 12, 1910. 1,300
- Novomesky, Ludwig to TITLE GUARANTEE & TRUST CO, 176 Bway. Crotona av, No 1412, e s, 75.3 n 170th st, 22.6x100. Dec 12, due, &c, as per bond. Dec 13, 1910. 11:2937. 3,000
- O'Connor, Mary F, 714 Union av, to Thomas J McLaughlin, 274 W 73d st. Bryant av, e s, old line, at s s 179th st, old line, runs s w 100 x e 100 x n e 100 to 179th st x w 100 to beginning. P. M. Nov 28, 3 yrs, 5%. Dec 13, 1910. 11:3136. 15,000
- Olsen, Ole H, 1558 Crotona Park E to Danl Seymour, No 2 Dunwoodie st, Yonkers, N Y & ano exrs & c H Louisa Mulford. Vyse av, s w cor 173d st, 75x100. Dec 9, 1 yr, 6%. Dec 10, 1910. 10:2989. 8,000
- \*O'Connell, Nicholas to Mary C Bischoff, 1225 Webster av. Glover st, e s, 100 n Lyon av, 50x130. Jan 4, 1 yr, 6%. Dec 10, 1910. 200
- Oppenheim, Wm to American Mortgage Co, 31 Nassau st. Westchester av, n s, 272.5 e Tinton av, runs w 88.3 x n 25 x e 111 to Westchester av, x s w 33.9 to beg. Dec 15, 1910, 5 yrs, 5%. 10:2655. 18,000
- Pape, Jno P to Herman Hohns, 444 W 162d st, gdn Henrietta T Hohns. Katonah av, n w cor 236th st, 25x60. Dec 15, 1910, 5 yrs, 5%. 12:3377. 5,000
- \*Pierson, Jos to Ferd C Bamman, 436 W 154th st. Westchester av, s w cor 173d st, 51.5x—x—x97, and being lots 162 & 163 amended map No 1081, of portion Gleason property. P. M. Prior mt \$5,000. Dec 12, 2 yrs, 6%. Dec 14, 1910. 2,000
- Proffen, Frank B of Newburgh, N Y to TITLE GUARANTEE & TRUST CO, 176 Bway. Crotona av, No 1988, e s, 75 n 178th st, 25x100. Dec 5, due &c as per bond. Dec 10, 1910. 11:3092. 4,000
- \*Pletscher, Martin, 2352 Lyon av to Carrie Doll, 1827 Amethyst st. Seddon st, n e cor Raymond av, 97.8x108.5. P. M. Prior mt. \$2,500. Dec 6, due June 7, 1912, 6%. Dec 8, 1910. Corrects error in last issue when size of lot was 87.8x108.5. 2,000
- \*Paonessa, Raffaella, 1025 Boston road, to Ralph Hickox, 3832 White Plains av. Cedar av, w s, 175 s Bartholdi av, 38.6x118.6 x27.2x118. Sept 26, 3 yrs, 6%. Dec 9, 1910. 600
- Polans, Saml & Isidor Polinsky to Georgia L Spence, 136 E 119th st. Crotona av, s e cor Crotona Park South, 107.1x21.1x100.7x 22.1. Prior mt \$11,000. Dec 12, 3 yrs, 6%. Dec 13, 1910. 11:2937. 2,000
- Phelan Bros Constn Co, 1910 Webster av, to Barbara Fick, 17 E 87th st. Bassford av, No 2250, e s, 229.1 n 182d st, 35x74.11x 35x73.10. Dec 8, due &c as per bond. Dec 9, 1910. 11:3050. 17,000
- Same to same. Same property. Certificate as to above mt. Dec 7, Dec 9, 1910. 11:3050.
- \*Reiss, George, 1845 Cruger av to Wm Grosspeter, 69 Castleton av, West New Brighton, S I. Bear Swamp road, w s, at land now or formerly John Hitchcock, runs s — to s s Bronx Park pl, x w 91.6 x s 200 to n s Reiss pl, x w 150 x n — to Bronx Boulevard, x e 147.11 to beg, Bronxdale. Prior mt \$35,000. Dec 1, 3 yrs, 6%. Dec 14, 1910. 5,000
- Ridley, Caroline with Wm C Wheatley, 3206 Woodlawn road. Woodlawn road, e s, 50 n 207th st, 25x100. Extension of \$5,000 mt until Jan 2, 1914, at 5%. Dec 8, Dec 9, 1910. 12:3343. nom
- Ridal, Annie to Mary D Young, 545 W 148th st, extrx Chas C Young. 176th st, No 69, n s, 350 w Morris av, late Mad av, 50x 125. May 7, 5 yrs, 5½%. Re-recorded from Aug 20, 1910. Dec 14, 1910. 11:2851. 5,000
- Same to same. 176th st, n s, 175 w Morris av, late Fleetwood av, 25x125. May 7, 5 yrs, 5½%. Dec 14, 1910. 11:2827. 4,000
- \*Savoy Impt Co, 200 Bway to Savoy Mort Co, 200 Bway. Paulding av, e s, 95 n 217th st, 19.4x100; Paulding av, n e cor 217th st, 95x20; 217th st, n s, 40 e Paulding av, 20x95; 217th st, n s, 60 e Paulding av, 20x95. Dec 14, due Jan 1, 1912, 6%. Dec 15, 1910. 6,500
- \*Stork, Margaretha, 1235 St Lawrence av to Francis S Phraner, of Summit, N J, & ano, exrs, &c, Delia S Clarke. St Lawrence av, No 1235, w s, 193 s Westchester av. Dec 12, due Dec 1, 1915, 5%. Dec 14, 1910. 4,000
- \*Stahl, John, 674 E 240th st, & Henry Stahl, 5132 Spring st, Philadelphia, Pa, to Alva E Belmont, at Huntington, L I, et al trustees Arnie V Smith. Bronx Terrace, n w cor 224th st, late 10th av, 85x162, Wakefield. Nov 10, 3 yrs, 6%. Dec 12, 1910. 3,500
- \*Schweigen, John, 397 E 153d st, to T Edw Clark, 833 South Grant av, Los Angeles, Cal. 232d st, n s, 110 e Paulding av, 50x89.9. Nov 7, 3 yrs, 5%. Dec 12, 1910. 850
- Schultz, Bernard to Martha M Youngs, 812 E 227th st. Webster av, n w cor 181st st, 100x100.1. Dec 12, due, &c, as per bond. Dec 13, 1910. 11:3143. 2,800
- \*Skahen, Wm A, 710 E 219th st, & Thos Skahen, 712 E 227th st, & Jas M Skahen, of Waterbury, Conn, to Wm C Arnold, 30 Bard av, Richmond, N Y. White Plains road, n w cor 219th st, 39.3x 80. Dec 5, 3 yrs, 5½%. Dec 12, 1910. 3,000
- Schnude, Christing to TITLE GUARANTEE & TRUST CO, 176 Bway. Washington av, No 1826, e s, 129.9 n 175th st, 27x120. Dec 12, 1910, due, &c, as per bond. 11:2917. 12,000
- Schattman, Julius to Harvard Realty Constn Co, 128 Bway. 146th st, No 456, s s, 248.4 w Brook av, 33.2x100. P. M. Prior mt \$32,500. Dec 9, installs, 6%. Dec 10, 1910. 9:2290. 3,500
- Same to same. 146th st, No 452, s s, 281.5 w Brook av, 33.6x100. P. M. Prior mt \$32,500. Dec 9, installs, 6%. Dec 10, 1910. 9:2290. 3,500
- Smith, Bertha A of Morris, Conn, with Mary A Langbein individ & as extrx J C Julius Langbein. 3d av, n e cor 138th st, 55.1x 117.1x55x113.9. Extension of \$9,000 mt until Oct 7, 1913 at 6%. Oct 1, Dec 9, 1910. 11:3061. nom
- Sloyan, Jas to FRANKLIN SAVINGS BANK, 656 8th av. Jerome av, No 2437, w s, 112.11 s Fordham rd, 19.5x100. Dec 9, 1910, 5 yrs, 5%. 11:3199. 5,000
- Spencer, Herbert W to TITLE GUARANTEE & TRUST CO, 176 Bway. Kelly st, No 751, w s, 375 n 156th st, 25x100. Dec 14, 1910, due, &c, as per bond. 10:2701. 7,000
- Shea, Margt L to DOLLAR SAVINGS BANK, 2808 3d av. Marion av, e s, abt 200 s 197th st, 50.5x150x50x141.6, except part for Marion av. Dec 12, 1910, 3 yrs, 5%. 12:3283. 5,200
- Same to same. Decatur av, late Prospect av, w s, abt 200 s 197th st, 50x107x50x108.8, except part for Decatur av. Dec 12, 1910, 1 yr, 5%. 12:3283. 2,000
- Trost, Essie L of Rosell, N J to Florence Colgate Speranza, Bedford, N Y. Woodycrest av, w s, 226.9 n 164th st late Kemp pl, 25.2x78.6x25.2x77.11. Dec 8, 5 yrs, 5%. Dec 9, 1910. 9:2512. 4,000
- Traut, Philip to Ahneman & Younkheere, Inc, 3320 Bailey av. Cedar av, e s, 190 n from point which is the west end of corner formed by e s Cedar av with w s Sedgwick av, runs s e 60 x s w 25 x n w 60 to av x n 25 to beginning. Dec 12, 1910, due, &c, as per bond. 11:2881. 1,700
- Turnbull, Margt, 2024 Lafontaine av, to Jacques Lobee, 10 W 93d st. Lafontaine av, e s, 90.7 s 179th st, 24x100. Prior mt \$—. Dec 12, 1910, due as per bond. 11:3068. 400
- Tesorio, Filomena to Almerinda wife of & Luigi Colangelo, 2373 Arthur av. Belmont av, w s, 28.5 n 181st st, 50.2x79.2x50.1x 77.11. Prior mt \$—. Dec 10, 3 yrs, 6%. Dec 13, 1910. 11:3082. 1,500
- Third Avenue Building Co to Max Cohen, 1185 Fulton av. Washington av, Nos 1766-1770, e s, 322.8 s 175th st, 52.8x120, except part for av. Dec 13, due Sept 22, 1911, 6%. Dec 14, 1910. 11:2916. 1,500
- Same to same. Same property. Certificate as to above mt. Nov 22, Dec 14, 1910.
- Tiffany, Sarah M, of Washington, D C, with Mary E Radcliffe gd Albert E Radcliffe. Home (Lyon) st, s w cor Hoe av, 75.8x 28.10x71.11x37.3. Extension of \$2,000 mt until Sept 27, 1913, at 6%. Oct 28, Dec 14, 1910. 10:2745. nom



# EDISON PORTLAND CEMENT

will have no small part in the

## CEMENT SHOW

MADISON SQUARE GARDEN, DECEMBER 14-21

Make a note of the date and be sure to attend

**EDISON PORTLAND CEMENT CO., 1133 Broadway, New York**

Uhlig, Paul C of Cranford, N J to Valentine Constn Co, 1616 Crosby av. Lafontaine av, No 2017, w s, 150 n 178th st, 37.6x100. P. M. Dec 8, due &c as per bond. Dec 9, 1910. 11:3061. 4,500

Same to same. Same property. P. M. Prior mt \$4,500. Dec 8, due &c as per bond. Dec 9, 1910. 11:3061. 1,900

Valentine Constn Co, 1616 Crosby av to Pinkus Nathan, 35 W 86th st. Lafontaine av, w s, 187.6 n 178th st, 37.6x100. Dec 8, due &c as per bond. Dec 10, 1910. 11:3061. 5,000

Same to same. Same property. Certificate as to above mt. Dec 8. Dec 10, 1910. 11:3061.

Westchester Av Realty Co to Edw P Mimnaugh, 217 E 19th st. Tremont av, late Waverly pl, n s, 100 n w Anthony av, late Prospect av, 25x100, except part for Tremont av. P. M. Prior mt \$—. Dec 7, 1 yr, 6%. Dec 12, 1910. 11:2809. 2,000

Wriedt, Arthur, 4 W 184th st, to L Napoleon Levy, 18 W 72d st. 186th st, n s, 100 e Park av, 50x100. P. M. Dec 12, 1910, due, &c, as per bond. 11:3040. 4,700

Westerhouse, Eliz & Eva Badanes, both of 1462 Bryant av. to Benj Simon, 54 E 109th st. Bryant av, e s, 100 n Jennings st, 25x100. Prior mt \$8,000. Dec 10, 3 yrs, 6%. Dec 12, 1910. 11:3000. 1,000

Walter, Magdalena widow to Gotham Mortgage Co. Park av, e s, 174.2 n 166th st, runs n 50.10 x e 200 x s 49.11 x w 212. Prior mt \$6,000. Dec 12, 2 yrs, 6%. Dec 13, 1910. 9:2388. 3,500

Werner, Juliet I wife of & Gustav H Werner to Adolph Stahl, 1296 College av. Teller av, No 1336, e s, 315.9 n 169th st, 16.8 x 82x16.8x82.1. Dec 12, 3 yrs, 6%. Dec 13, 1910. 11:2782. 1,200

Walpole, Mary to Everett L Barnard, 12 Boulevard, New Rochelle, N Y. Lots 190 & 191 map 369 lots of Hunts Point Realty Co. Prior mt \$—. Dec 14, 1910, 2 yrs, 6%. 10:2759; 2762. 6,000

Westrup, Wm H, 23 E 7th st. to Margaretha Werner, 436 E 6th st. 236th st, s s, 72.8 e Verio av, 20x100. Prior mt \$3,500. Dec 14, due Jan 1, 1913, 6%. Dec 15, 1910. 12:3397. 1,700

### JUDGMENTS IN FORECLOSURE SUITS.

Dec. 8.

College av, c l, intersec n s, 165th st, runs w 122.6 x n 22 x e 122.6 x s 22 to beg. Henrietta Shipman agt Jerome Reiss; G Morgan Browne, att'y; S Stanwood Menken, ref. (Amt due, \$9,573.75.)

Prescott av, s e s, 114.2 n e Bolton rd, 75x93.9. Park Mortgage Co agt Walter B Peet; Pettretch & Seybel, att'ys; Geo Burnham, ref. (Amt due, \$5,365.97.)

Dec. 9 and 10.

No Judgments in Foreclosure suits filed these days.

Dec. 12.

Goerck st, No 90. Sophie Bohnet agt Sarah or Sere Davidovitz; George Haas, owner; Louis B Hasbrouck, ref. (Amt due, \$7,326.32.)

155th st, No 274 East. Aaron Moses agt Minnie V Minogue; Edwin C Hamburg, att'y; Saml S Isaacs, ref. (Amt due, \$4,164.49.)

97th st, s s, 51 e 3d av, 49x62.11. Norman S Walker agt Jos Bornstein et al; Miller, King, Lane & Trafford, att'ys; Jas Kearney, ref. (Amt due, \$31,333.33.)

Dec. 13.

109th st, No 327 East. Chas W Endel agt Alfonso Barrata et al; Simon H Glass, att'y; Geo Burnham, ref. (Amt due, \$3,362.41.)

30th st n s, 166.8 w 3d av, 26.8x98.9. Kate Ryan agt Louis H Perlman; Wm C Orr, att'y; Lewis J Conlan, ref. (Amt due, \$26,159.70.)

134th st, Nos 114 & 116 West. W'helmina Kraetsch agt Moses L Frazier; Alfred Waxenbaum, att'y; Roswell C Otheman, ref. (Amt due \$5,123.78.)

Dec. 14.

Madison av, e s, 49.11 n 133d st, 50x72.6. Jno Aspinwall agt 133d Street Realty Co; James, Schell & Elkus, att'ys; Henry M Stevenson, ref. (Amt due, \$34,730.99.)

133d st, n s, 72.6 e Madison av, 37.6x99.11. Same agt same; same att'y; same ref. (Amt due, \$28,601.99.)

### LIS PENDENS.

Dec. 10.

8th av, Nos 2351. Ethelia Realty Co agt Isidore Braveman et al; action to correct and amend lease; att'y, F Colety.

Dec. 12.

25th st, Nos 146 to 150 West. Antonio Mungo et al agt Gibson-Steingart Construction Co; action to foreclose mechanics lien; att'ys, Bowers & Sands.

Brook av, No 459. Hurwitz & Finkelstein Iron Works agt Herman Brand et al; action to foreclose mechanics lien; att'ys, Taylor & Fatt.

Lewis st, s w cor Stanton st, 50x100; two actions. Theodore H Kellogg agt Bernhard Cohn; notices of levy; att'y, not given.

Prince st, No 19. Vincent Farrell et al agt Jos Farrell et al; partition; att'y, H Rogan.

36th st, No 33 West. Percival C Smith agt Dudley S Harde et al; partition; att'y, E P Lyon.

Dec. 13.

Houston st, n s, 25 w Wooster st, 25x75.

7th av, s w cor 30th st, 24.9x75.

10th av, w s, 40.5 n 69th st, 20x65.

25th st, n s, 283.8 e 7th av, 34.6x98.9.

Mary W Garden agt Henry Z Kressler, trustee, et al; partition; att'y, J B Sheehan.

Madison av, Nos 507 to 511. Robert J Mahoney agt Fredk A Richardson; action to declare deed a mortgage; att'y, W I Taylor.

Lawrence st, n s, 89.5 e 127th st, runs n 46.3 to 127th st, x e 33.9 x s 61.10 x w 30 to beg. Wm A Shortt agt Jno Townsend et al; foreclosure of tax lien; att'y, W A Shortt.

Dec. 14.

53d st, s s, 94 e 1st av, 200x126.7. Jno Goerlitz agt Artificial Ice Co et al; action to foreclose mechanics lien; att'y, M Steinert.

Dec. 15.

Claremont av, e s, 300 n 122d st, .02x85. Codae Realty Co agt Tuscan Construction Co; action to recover possession; att'ys, Cahn & Nordlinger.

26th st, n s, 375 w 6th av, 50x98.9. Clark & Co agt Jacob A Zimmerman et al; action to foreclose mechanics lien; att'ys, Eidlitz & Hulse.

40th st, n s, 225 e 9th av, 25.6x98.9. Jno T Brook agt Elizabeth Breuer et al; foreclosure of transfer of tax lien; att'y, W Lustgarten.

3d av, Nos 4065 to 4071. Saml Moskalik agt Rose Spangenthal et al; action to foreclose mechanics lien; att'ys, Pantell & Glickstein.

Dec. 16.

43d st, s s, 158 e 5th av, 20.6x100.5.

43d st, s s, 178.6 e 5th av, 20.6x100.5.

J Rheinfrank Co agt Adeline K Hoag; notice of levy; att'y, W C Relyea.

Same property. Jos A Behan agt same; notice of levy; att'y, A Fullman.

99th st, n s, 400 w Columbus av, 64.10x100.11. Alfred J Johnson agt Wm E Walters et al; foreclosure of transfer of tax lien; att'y, W Lustgarten.

72d st, No 254 West. Mabel Kavanagh agt Daniel Seymour; action to impress trust; att'y, S L Fooks.

38th st, No 308 East. Alfred J Johnson agt Marie L Ganton et al; foreclosure of transfer of tax lien; att'y, W Lustgarten.

### FORECLOSURE SUITS.

Dec. 10.

Grand st, Nos 554 & 556. Mary B Schwab agt Abraham Kassel et al; att'ys, Schenck & Punnett.

125th st, No 551 West. Broadway Savings Institution of the City of N Y agt George Harris et al; att'y, R B Kelly.

129th st, No 3 East. Same agt Katharine J Nagle et al; att'y, R B Kelly.

Lots Nos 213 to 216, map of Adee Park, Bronx. Minnie Hummel agt Geo Bonavia et al; att'ys, L E French.

Dec. 12.

96th st, Nos 312 to 316 East.

96th st, Nos 316 & 318 East.

Two actions. Arnee Oppenheimer agt Mary A Connolly et al; att'ys, Oppenheimer & Arnold.

Amsterdam av, s w cor 187th st, 107.5x100. Broadway Savings Institution of the City of N Y agt Hyman Sarner et al; att'y, R B Kelly.

Dec. 13.

178th st, s s, 150 w St Nicholas av, 50x99.10.

Middletown Savings Bank agt Sidney L Eastman et al; att'ys, Foster & Thomson.

Park av, No 3042. Wm Engel agt Thos N Doutney et al; att'y, L A Goebel.

Intervale av, e s, 212.5 n Freeman st, 50x88.9. Chas T Jaeger agt Frida Epstein et al; att'y, R H Herschman.

Amsterdam av, e s, 150 n 164th st, 56x100. Leo W Vogel agt Jno Rollmann et al; att'ys, Vogel & Vogel.

Lots 115 & 116, map of Tremont Heights, Bronx. Solomon C Lampert agt Hyman Goldberg et al; att'y, S Hellinger.

Minford pl, w s, 200 s 172d st, 103x100. Alfred E Gibson agt Aqueduct Construction Co et al; amended; att'y, H Dubinsky.

25th st, s s, 123 e 6th av, 27.6x98.9. Elizabeth B Grannis agt Alcourt Realty Co; att'y, W G Whaley.

Dec. 14.

Av A, s s, lot 18, map of New Village of New Jerome, Bronx. Nicholas Wapler agt Rosie Amelia et al; att'y, W E Sammis.

224th st, n s, 160 w White Plains rd, 20x114. Anna Young agt David Mayerson et al; att'y, H D Patton.

Logan st, n s, 100.10 w Maple av, 24.2x100. Chas Bjorkesgren agt Antonio D'Angelo; notice of levy; att'ys, Dutton & Kilsheimer.

75th st, No 331 East. Max Rubel agt Lottie H Lion et al; amended; att'ys, M B & D W Blumenthal.

4th st, Av A & 5th st, intersec —x—, Bronx. Albt G Dimmerling agt Geo J Kuhn et al; att'y, E Herrman.

76th st, Nos 435 & 437 East.

Parcel beg at a point 102.2 n 76th st & 100 w Av A, runs n 30.4 x n —x s— x e 50 to beg. Rosa Brock agt Jno Zemek Ass'n; att'y, E Herrmann.

Dec. 15.

Morris Park av, s s, 172.7 w Bronxdale av, 25x100. Francis G Lloyd et al, trustees, agt Amalia Dragnett et al; att'ys, Merrill & Rogers.

13th st, No 624 East. Mary F Martin agt Remmos Construction Co et al; att'ys, Arnstein, Levy & Pfeiffer.

8th av, s w cor 153d st, 40x99.11. Margaret Cameron extrx agt Esther Eisenberg et al; att'y, Quackenbush & Adams.

132d st, No 6 West. Louis Reichardt agt Aaron F Kurzman et al; att'ys, H A & C E Heydt.

138th st, Nos 680 to 702 East. Knickerbocker Trust Co agt Llewellyn Realty Co et al; att'ys, Davies, Auerbach, Cornell & Barry.

Manida st, e s, 191.7 s Spofford av, 15x67.11.

Manida st, e s, 226.7 s Spofford av, 20x73.9.

Victor Gerhards agt Albt Gerhards et al; att'y, T E Clocke.

Amsterdam av, s w cor 189th st, 99.11x100. Cornelia E Scott agt John B Berry Co; att'y, N W Kerngood.

Cannon st, No 52. Alice S Townsend agt Julius Miller et al; att'y, L Wertheimer.

127th st, No 132 East. Solomon Wiener agt Wm Sibbert et al; att'y, A Wiener.

Broome st, No 316. Excelsior Brewing Co agt John Bauer; att'y, Holm, Whitlock & Scarff.

Dec. 16.

Hoe av, w s, 247.3 s Home st, 25x100. Elizabeth H Hoar agt Eastern Crown Realty Co et al; att'y, L S Tenney.

149th st, s s, Morris av, 33.4x86.6. Chas Josephs agt Jno J Donovan; att'y, B L Brandner.

185th st, s s, 150 e Amsterdam av, 50x79.11. Seitz Realty Co agt Hary L Hill et al; att'y, M H Hayman.

Lot 238, Mortgage Map of Arden Property, Bronx. Thos P Howley agt M Beth Mortensen et al; att'y, R D Elder.

85th st, No 219 East. Leo Lesser agt Bernard Lang et al; att'ys, Gross & Sneudaira.

Lot 473, mortgage map of Arden property, Bronx. Thomas P Howley agt M Beth Mortensen et al; att'y, R D Elder.



<p><b>GERMAN AND AMERICAN</b> Sales Offices 45 B'way, N. Y. City WORKS HAWAII - GERMANY ALSEN ON HUDSON RIVER, N. Y.</p>	<p>ANNUAL CAPACITY 3,000,000 BBLs "THE ABSOLUTELY SAFE CEMENT"</p>	<h1 style="font-size: 2em; margin: 0;">ALSEN</h1> <p>SEE PAGE 155 IN "SWEET'S" FOR FULL PARTICULARS</p>	<p><b>This Brand</b> of Portland Cement is too favorably known in EVERY COUNTRY where cement is used to need further descrip- tion.</p>
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**JUDGMENTS**

In these lists of judgments the names alphabetically arranged and which are first on each line are those of the judgment debtor. The letter (D) means judgment for deficiency. (\*) means not summoned. (†) signifies that the first name is fictitious, real name being unknown. Judgments entered during the week and satisfied before day of publication do not appear in this column but in list of Satisfied Judgments. The judgments fled against corporations, etc., will be found at the end of the list.

Dec.	
10 Appel, Barnet—B Edelman	29.65
10 Alton, Arthur M—Elsworth & Armstrong Oil Co.	73.64
10 Argus, Henriette et al—J C Bogert Co.	293.17
12 Amato, Giovanni et al—J A Bernholz et al	423.16
13 Apter, Bernhardt—J M Seidenberg	534.72
13 Anderson, Isaac E et al—T Watson	36.47
13 Adams, Francis A—M S Wynne	1,487.00
13 Anken, Wolf—I Eisenberg	31.41
13 Abrams, Louis—M Som	112.65
14 Altieri, Peter et al—C Gerosa	112.61
15 Arnstein, Bernard—United Electric Light & Power Co.	17.39
15 Ameron, Jacob—Rothacker Press.	53.13
15 Anderson, Bernard—J Jappen	60.49
15 Authenrieth, Edmund—Richardson & Boynton Co.	203.85
15 Albrecht, Adam & Christian—Federal Var-nish Co.	153.78
16 Abrams, Henry—B Abrams	118.32
16 Allen, Wing B—H Landsman et al.	278.41
16 Avis, Wm T—J H Edelman	64.63
16 Alexander, Michael R—Reliance Electric Inspection Co.	136.49
16 Apy, Edw—N Y Telephone Co.	25.57
16 Acer, Frank A—W B Franklin et al.	28,848.01
16 the same—Acker, Merrall & Condit Co.	655.51
10 Banta, Fred B—W L Love	53.40
10 Brown, Mary et al—People, &c.	1,000.00
10 Butensky, Morris—the same	1,000.00
10 Boyer, Jas F—S Crown	108.35
10 Bonague, Vincent et al—A Cullen	379.72
10 Bowman, Jay H F—W M Pack	84.76
10 Bishop, Ina S—Jos Beck & Sons.	113.83
10 Barnes, Jno A et al—Goodman Mfg Co.	1,249.36
10 Blackburne, Albt—the same	1,249.36
12 Blake, Emely A—E G Anthony	67.25
12 Butcher, Wm W—Frank Shepard Co.	34.75
12 Bacchus, Sstockbridge—E F Dunham	127.00
12 Bugus, Ida—S Cohen	22.92
12 Baruch, Sigmund et al—R P Buchner	431.62
12 Bell, Jas A et al—People, &c.	1,000.00
12 Borchard, Paul et al—the same	1,000.00
12 Bradley, Gordon B—J Glorieuz	291.78
2 Brady, Annie—B Weiss.	195.80
12 Beer, Annie et al—Jefferson Bank.	551.91
12 Bowers, Robt A—H C Copeland	30.91
13 Brienza, Felice—F Ciccotelli	37.41
13 Biggs, J Halsey—Queen City Dairy Co.	787.00
13 Bolsum, Charlotte—Jos Beck & Sons.	176.11
13 Bettels, Chas—S Dieckmann	3,011.36
13 Birstler, Daniel & Lizzie—E C Striffler.	1,079.26
13 Bernstein, Freeman et al—M Sussman et al	231.82
13 Blair, Lee S—C Whitson et al.	242.51
13 Blair, Jno B—A D Brink, Jr.	675.50
13 Benze, Jos R—C I Benze	126.78
13 Bohnert, Jos—C Spear	67.49
13 Betzky, Jos & Isaac—W F Clemmons	87.41
13 Benline, Henry C—A Kampfer	401.22
13 Burns, Morris F—S S Zwiending	36.16
13 Brindze, Bernard—L Schiffer	1,859.32
13 Barry, Philip J et al—Ransome Concrete Machinery Co.	2,304.85
14 Bondon, Louis A—A S Bassett	53.17
14 Bennett, Winant—E Prims et al.	111.70
14 Burns, Thos F—S S Zwerdling	38.16
14 Behn, Adam—C E Dieffenheler et al.	133.26
14 Bendix, Anna—W W Henshaw et al.	42.34
14 Backer, Morris, gdn—W B Wilson	558.18
14 Backer, Morris—the same	109.25
14 Brown, Jas R—E Brown	60.00
14 Berrien, Alfred T—Jvy Courts Realty Co.	74.41
14 Burke, Lillian K—F Campagna	231.15
14 Backmuth, Sarah—M Rubinstein	189.52
14 Burrows, Allen—Nassau Bank	449.74
14 Brandenburger, Max J—Nassau Electric R Co	109.72
14 Bendus, Jay V et al—W H Beardsley	260.87
14 Brower, Wm L et al—H Kayser	9,664.65
14 Bough, Alphonso M et al—H A Herold	187.17
15 Broenniman, Edw G—A Garziona	385.02
15 Bean, Wm B—H W Dixon Co.	242.26
15 Berkowitz, Wm F—United Electric Light & Power Co.	31.96
15 Bauman, Jno D—the same	20.00
15 Blum, John et al—United Electric Light & Power Co.	151.21
15 Baxter, Dennison E—L Sheingold	76.05
15 Becker, Hyman—H L Berbert	76.95
15 Baronsky, Max—A Kuflik et al.	136.91
15 Barbier, Eugene—L P Valligny	265.45
15 Burnett, Mary F—W L Banko	845.33
15 Brown, David—United Dressed Beef Co of N Y	153.01
15 Brinn, Jacob—L Popoff	742.32
15 Boriss, Hyman et al—G Brauer	62.86
15 Ballenzweig, Wm—M Weinfeld	35.28
15 Brautman, Mollie gdn—A Gibb et al.	32.65
15 Bloom, Isidor—Collins, Lavery & Co.	84.72
15 Backer, Jonathan or Jno—J C De Sola et al	7,854.63
15 Bernstein, Morris et al—Germania Life Ins Co.	10,237.00

16 Brown, Robt—S R Betts	97.37
16 Birmingham, Thos—M C Squires	57.41
16 the same—C A Squires	87.72
16 Bigall, Wm—S S Zwerdling	76.16
16 Becker, Saml et al—J Lessler	268.20
10 Cohen, Harry—B Hirschhorn et al.	12.41
10 Cornell, Chauncey L—Hires Condensed Milk Co.	131.16
12 Carucci, Antonio et al—Jno Bloch, Inc	1,285.74
12 Cohen, Harry—A Beuckman	69.65
12 Chapaldis, Costas et al—M N Clement	200.00
12 Chabot, Theodore J—Gould Storage Battery Co.	786.61
12 Canero, Anthony et al—David Stevenson Brewing Co.	71.23
13 Cohen, Meyer et al—B Fischer et al.	1,496.19
13 Cushel, Jacob et al—the same	1,496.19
13 Corn, Paul J—F W Dodge Co.	123.28
13* Carnello, Theresa et al—A Ferme	66.47
14 Costabile, Luigi & Alfonsi—E Schoen	70.62
14 Cannavaciolo, Antonio* & Louis—Swift & Co	24.41
14 Chaiman, Gettel—S Chayman	98.78
14 Clancy, Theodore F et al—W H Deacon	410.09
14 Clancy, Theodore F—Lovejoy Granite Co.	96.11
14 Cohen, Bessie—M W Speley	23.26
14 Cooper, Harry—M Feltenstein et al.	191.91
15 Clevan, Saml—F Carrell	508.92
15 Capuano, Jos—O H Wenderoth	151.91
15 the same—W J Smart	217.36
15 Cavallo, Salvatore et al—G Viviano	534.41
15 Cohen, Morris R—R Greenberg	84.72
15 Cohen, Hyman B—United Dressed Beef Co of N Y	89.54
15 Coyne, Jno—A Spalita	98.64
15 Collins, G—Fred Wetzel	373.48
15 Coleman, Jno M et al—J Trimmer	27.41
15 the same—the same	502.41
16 Cebrelli, Antonio et al—P Cerbone et al.	87.10
16 Calligari, Alexis—M Merkowitz	25.75
16 Cocheu, Fred C—C D Folsom et al.	691.44
16 Cohen, Solomon—N Y Telephone Co.	30.94
16 Crook, Harry S—the same	39.85
16 Cantwell, Wm W—Higgins & Higgins	33.25
16 Callender, Wm E—Provident Savings Life Assurance Society of N Y	870.00
16 Cowley, Catherine V—C Q Cohen	308.75
16 Campbell, Maurice—J Junior	113.91
16 Camner, Jos—A Lipkian	156.45
16 Cameron, Julia E—C M Laarson	12,163.98
10 Dillon, Wm—H H Selfridge et al.	142.66
10 the same—N Y Rigging Co.	18.66
10 Demarest, Frances—W Scott	119.91
10 Dayton, Ernest L—J Neuscheler	1,232.90
10 Donaldson, Jas R et al—H L Hunter	73.51
10 De Pascale, or De Pasquale, Antonio et al—A Ciavanni	137.22
12 Dubowick, Abram L et al—T Burger	270.15
12 Di Miceli, Arthur et al—O Ostreicher et al	92.85
12 Dunham, Saml W et al—A Feldmann	1,652.34
12 Davis, Elias I—H Bursgryn	123.24
12* De Geunio, Antonio et al—City of N Y	64.41
12 Deegan, Jas J—Royal Bank of N Y	106.91
12 Doyle, Zelta et al—P Hinchman	76.17
13 Draddy, David D et al—Noonan & Price Co.	3,685.65
13* Dailey, Wm et al—T Watson	36.47
13 D'Angelo, Tony or Antonio et al—G B Raymond & Co.	427.51
13 De Rienzo, Luigi et al—A Ferme	66.47
13 Di Gaetano, Domenico—A Psaduzzi	36.84
13 Donnegan, Jno A—Alcazar Realty Co.	112.56
14 Dillon, Wm H—L A Queen	192.22
14 Doyle, Harry J—Wynkoop, Hallenbeck, Crawford Co.	109.50
14 Doischen, Theodore—L Damrauer	43.55
14 Dixon, Annie E—H E Edelman	35.22
15 Donovan, Jos M—United Electric Light & Power Co.	16.99
15 Devine, Jas et al—the same	66.31
15 De Saules, Jno L—J B Bourcet	106.67
15 the same—the same	27.67
15 Davidson, Herbert E—Paul Ruinart Champagne Co.	25.71
16 Dunn, Jno—National Distributing Co.	142.15
16 De George, Nicholas—Simon Strauss, Inc.	108.21
16 Doherty, Jno L—I Konecky	42.52
16 Delson, Jno—W C Wood et al.	78.31
16 English, Harry A—Westinghouse, Church, Kerr & Co.	588.61
12 Ebstone, Henry A—School Equipment Co.	24.74
12 Emmerich, Chas—Villa Stearns Co.	543.37
13 Eichel, Isaac—W F Clemmons	131.41
13 Esler, Rebecca L—E T Slatery Co.	705.52
14 Elias, Jno—H Adelman	23.25
14 Easton, Geo C et al—M L Lee	49.01
15 Eaton, Chas M—Orient Ins Co.	64.35
15 Einstein, Morris et al—Stanton Live Poultry Co.	113.79
16* Eberhardt, Chas A et al—E Thompson	167.95
16 Entenmann, Laura—J Jaburg et al.	205.61
16 Ely, Mary E—Mercantile Finance Co.	67.84
16 Englander, Max H—W Jonas et al.	26.86
10 Freda, Dominick—F W Baldwin	418.68
16 Flatow, Leo—J Goldmark	33.55
10 Filler, Louis—G Hall Jr et al.	87.66
12 Firman, Louis—F Brooks	25.38
12 Fisk, Mary G—C K Compton et al.	7.41
13 Freeman, Dudley—George Murphy, Inc.	40.44
13 Fischlein, Fred A—W Nagles et al.	310.07
13 Friedman, Ray—D W Biow	199.13
13 Ferry, Georgina et al—P Hinchman	76.17
13 Freedberg, Saml or Sam et al—R T Skillin	178.06
13 Farrell, Jno T et al—E J De Forest et al	695.71
13 Flaherty, Frank & Rose—S P Jones et al	102.17
14 Fernbach, R Livingston—C R Clifford et al	103.41
14 Fasset, Bertha—Chas N Crittenton Co.	108.39

14 Friedlander, Fredk—W L Lee	41.50
14 Fertel, Saml et al—Jos Beck & Sons.	527.06
15 Foody, Jas J & Elizabeth—American Exchange Cigar Co.	65.85
15 Freeman, Jos W—Sprague Electric Co.	523.40
15 Felts, Frank—United Dressed Beef Co of N Y	169.10
15 Flanagan, Bartholomew A—Wm Winterfield Co.	97.41
15 Fink, August D—American Newspaper Pub Assn	173.91
16 Folk, Grace E—L Fischer	52.91
16 Friedheim, Moritz—R M Manley	255.44
16 Fox, Jas F—S Cohn	72.06
16 Flynn, Jas H—S S Zwerdling	112.40
16 Falcier, Antonio—J Pellegrini et al.	403.28
16 Feigenbaum, Nathaniel—P Finkelstein et al	286.48
10 Grummon, Gertrude I—M O'Gorman	557.60
10 Gluck, Jos—D Robson	42.45
10 Graff, Aaron et al—D Bossak et al.	266.55
10 Guddear, Ernest J et al—People &c.	1,000.00
12 Goldfarb, Felix et al—H Burger	270.15
12 Goetz, Chas—T Winnenberg	34.41
12 Graves, Fredk R—W B Vanderpool	141.41
12 Goldberg, Saml E—M Lehman et al.	137.87
12 Gorsch, Arthur—J Russo	30.37
12 Goldberg, Sede—S Halem	42.65
12 Gross, Leopold—P Rivesalles	104.41
12 Gennaro, Lorenzo—L A Keepers	360.41
12 Gerakos, Angelo et al—B Weiss	96.03
12 Griffith, Wm R—M Brock	401.91
12 Grabe, Chas—T Greenebaum	2,490.40
12 Goldberg, Meyer et al—Tenement House Dept	57.00
12 the same—the same	57.00
12 the same—the same	57.00
12* Greenberg, Abraham et al—the same	57.00
12 the same—the same	57.00
12 the same—the same	57.00
12 Genovese, Salvatore—the same	59.72
12 the same—the same	59.72
12 Gillis, Thos J—C E Rudolph, Jr.	114.66
12 Griswold, Chas—D M Roth	35.91
13 Grossman, Herman B—N Lyons	68.72
13 Granger, Edw—C F Boell	79.14
13* Grinberg, David et al—W Lunham et al	216.35
13 Gordon, Harriet et al—P Hinchman	76.17
13 Gellon, Jno et al—Geo Schleicher Co.	59.65
13 Golden, Louis—B Rosenberg et al.	98.65
13 Gregory, Jas & Mary—J Mulhall	244.29
13 Gillis, Florence & Fredk—D J Corzier	49.01
13 Geiger, Herman—F M Patterson	39.51
13 Goss, Kalman—R Jonason	102.41
13 Geronimo, Jas—P Petrone	225.67
13 Gillie, Jos B—B Darrow et al.	335.00
13 Gold, Annie et al—People, &c.	1,000.00
14 Gasparini, Frank—C Manzella et al.	98.69
14 Geoffroy, Nicholas—M H King	1,944.99
14 Grosso, Frank—A J Myers et al.	209.05
14 Gamlein, Wm K—H Herzog	133.59
14 Gordon, Isaac et al—Harlem Wall Paper Supply Co.	42.11
14 Grismer, Edw F—H S Goodspeed	387.72
14 Goldberg, Saml—Only Skirt Co.	69.07
14 Gracauer, Herbert et al—W H Beardsley	260.87
15 Greenberg, Jos et al—Vehicle Apron & Hood Co.	259.32
15 Geller, Louis & Sadie—J B Owens	404.51
15 the same—the same	218.71
15 Grogan, Wm C—Cahn Beit & Co.	263.46
15 Glatzer, Moses—United Dressed Beef Co of N Y	78.51
15 Gersten, Max—the same	44.79
15 Gasparini, Felix—Title Guarantee & Trust Co.	146.59
15 Galef, Hyman et al—G Brauer	62.86
15 Giesler, Jno C—Title Guarantee & Trust Co.	120.90
15* Goldman, Max et al—L Olive	195.91
15* Greenberg, Max et al—the same	195.91
16 Garson, Mamie J—Alliance Bank	580.05
16 Goldberg, Israel—A Kahn	52.65
16 Greenbaum, Jno—H Sacks et al.	219.



# ATLAS PORTLAND CEMENT

## 30 BROAD STREET, NEW YORK

15 Horowitz, Nathan et al—L Olive .....195.91	10 Markey, Peter F—S S Zwerdling.....88.12	13 Peggs, MacDonald—Park Gate Hotel Co.100.01
15 Holmes, Frank C—N S Feldman.....48.90	10 Mariash, Michael—J Narzisenfeld...415.34	13 Percival, Jas—W A Klipstein.....217.41
15 Hyams, Saml et al—Dorsett De Marrais Co.	10 McDermid, Donald—Lincoln Trust Co.869.92	13 Phillips, Jos E—M Cook .....169.70
.....219.81	10 the same—the same .....1,659.42	13 Piser, Augusta* & Jacob—Aldrich & Smith
16 Hyman, Saml M—W R H Martin et al.106.45	10 McKillip, Chas A—Logan Coal & Supply Co.	.....51.70
16 Hicks, Kate L—N Y Telephone Co.....34.39	.....100.09	14 Picony, Jos et al—I I Wolf.....217.25
16 Halporn, Rose et al—R Meyer.....97.81	12 Muller, Louis C & Mary G—M S Lyon.527.15	14*Potter, Geo W et al—Philip House & Co.26.56
16 Henderson, Stewart—R Anderson et al.336.96	12*Morrison, Thos et al—Tenement House Dept	14 Popp, Geo A—A Flechsenhaar et al.....
16 Heddendorf, Wm H—D Buckley.....1,225.18	.....59.65	.....costs, 119.59
16 Hurwitz, Ida—H P Read Lead Works.3,219.52	12 Mashkowitz, Louis et al—the same.....59.65	14 the same—A Flechsenhaar.costs, 109.59
10 Inker, Sam—M Mandel .....41.40	12 Mandel, Edw—the same .....59.72	15 Pelta, Chas & Abram J—B Evans et al.514.55
10 Jacoby, Nathan, Chas & Edw—Cudahy	12 Missall, Christoph & Rosina—L B Lillien-	15 Paris, Abraham—P Bernstein .....115.43
.....456.83	thal .....680.42	15 Pugh, Eugene F—R B Bradley.....29.46
10 Jacobs, Jacob—J Reitman .....17.65	12 Mock, Dudley M—M A Isaacs et al.....227.01	15 Peltyn, David et al—Germania Life Ins Co
12 Johnson, Jno H—D J Dwyer .....64.31	12*Mariash, Michael et al—J Narzisenfeld.415.34	.....7,809.74
12 Jacobs, Aaron—Tenement House Dept.....57.00	12 Mongogna, Antonio et al—J A Bernholz.423.16	16*Peller, Rosea & Benj—F M Heuritt.....167.76
13 Jahl, Richard H—Lebolt & Co.....116.41	12 Magher, Annie I—U Goslin.....costs, 65.80	16 Podgur, Robt et al—E Thompson.....167.95
13 Jacobs, Hyman et al—A Kuflik et al.....73.26	12 Muller, Leo—H L Stroyl.....3,137.25	16 Pucciarelli, Gaetano & Maria G M—G Ferri
13 Jenkins, Geo B—W W Terry .....180.66	12 Mundroff, Jno W—F M Townsends.....59.42	.....215.12
15 Jardine, Wm K—Roseville Building & Loan	12 Madden, Thurman—M Friedman et al.124.15	16 Person, Geo W—M A Barney.....48.41
Assn .....139.40	12 Mendel, Maurice H—S D Wasserman.269.41	16 Pitch, Peter—P G Kemp.....27.41
15 Joline, Adrian H et al recvrs—L Seif.....282.90	12 Manfredoma, Salvatore—A Fisore et al.74.03	16 Peterson, Andrew et al—N Y Telephone Co
15 the same—R Schломowitz.....68.90	12 Morhart, Louis—Chesebro Bros .....645.62	.....43.42
15 Jackson, Nathan—United Dressed Beef Co	12 Matthews, Robt H et al—Grossman Bros &	16 Pfermannand, Gustave—the same .....43.42
N Y .....71.88	Rosenbaum .....321.21	16 Powell, Llewellyn L—W A Hines.....457.36
15 Johns, Jno N—Coal & Iron National Bank	12 McCafferty, Jno C—J Luno .....143.95	16 Perugini, Giovanni—W G Ross.....215.89
of the City of N Y .....4,310.51	12 McMillan, Fred B et al—Savoy Trust Co	14 Quinn, Wm et al—H A Herold.....187.17
16 Joline, Adrian H et al, rec'rs—R Morris.	of N Y City.....1,329.36	10 Reitmayer, Anton—Campbell Supply Co.335.03
.....20,960.14	12 McCoy, Danl J—City of N Y.....59.41	10 Romano, Vincenzo—M Romano et al.....
16 Jones, Lewis W—J Belfi .....412.77	13 Moore, Herman—E H Whiting et al.276.66	.....costs, 126.47
10 Keene, Albt R—Herman Kienzler Co.240.21	13 Multerer, Chas—C F Boell.....48.47	10*Rosenthal, Jno et al—D Bossak et al.266.55
10 the same—the same .....385.39	13 Moses, Sigmund—Manhattan Tin Roofing Co	12 Rouse, Callman—Tenement House Dept.59.72
10 Kramer, Jno—Burnham & Phillips .....67.97	.....39.41	12 Rice, Jas M—W D Tynsdall.....484.27
10 Kern, Adolf et al—D Bossak et al.....266.55	13 Morris, Adolph et al—W Lunham et al.216.35	12 Roberts, Eva—C A Silver.....49.15
10*Katz, Jacob et al—C H Herbst et al.....59.31	13 Mirbach, Sam et al—M Sussman et al.231.82	12 Russo, Pasquale—M Entenman.....costs, 68.36
12 Kershaw, Jno A et al—A Feldman.....1,652.34	13 Miceli, Guisepe or Jos—J De Simone.569.67	12 Rosen, Gussie, gdn—Rodgers & Haggerty
12 Kuck, Elizabeth & Jno—B B Ziegel.....1,042.60	13 Morrison, Richard H—B Aborn et al.28.31	.....costs, 23.26
12*Klein, Jacob et al—M Malbin.....215.71	13 Marlow, Walter D et al—D J De Forest.695.71	12 Renganeschi, Giovanni—E H Sayre et al.....
12*Kinardes, Gus et al—B Weiss.....96.03	13 Maffia, Jno J et al—People, &c.....1,000.00	.....360.99
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13 Knowles, Francis—M F Littmann.....52.32	14 Minuttilo, Luciano et al—Church E Gates	13 Ritchie, Jno W—E Zimmerman.....241.49
13 Kershaw, Wm B & Edw V* et al—Diamond	& Co .....638.69	13*Ritter, Sam et al—A Kuflik et al.....73.26
Rubber Co of N Y.....70.66	14 Mowery, Ira—R L Donnell.....costs, 140.88	13 Rosenstein, Philip—Colton Dental Assn.32.72
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14 Kenney, Jas E et al—Philip Hans & Co.26.56	14 Middlemiss, J Rollo—Lutz & Sheinkman.	.....226.57
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14 Kline, Chas S—E M Bracher et al.....20.41	14 Manter, Philip et al—W H Beardsley.260.87	14 Rosenblatt, May—R Auerbach et al.....84.65
14 Knoch, Wm—Julius Kessler & Co.....178.73	14 McMahon, Jno T et al—D Isseks.....139.15	14 Reynolds, Jas et al—D Isseks.....139.15
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al .....35.76	14 McCormick, Jas—F C Smith.....28.67	.....282.90
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15 Kneeland, Stillman F—A F Smith.....390.36	15 Morse, Jas et al—United Electric Light &	N Y .....42.04
15 Kaplan, Jno et al—United Electric Light &	Power Co.....66.31	15 Rothband, Louis—R R Sebring et al.142.54
Power Co.....151.21	15 Marx, Eugene A—the same .....15.97	15 Reich, Max et al—Vehicle Apron & Hood
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15 Kaidensky, Abraham & Ida—Dorsett De	15 Moses, Moses H—L T Lehmeyer.....805.28	15 Rothschild, Harry S—American Lithographic
Marrais Co.....310.69	15 Marks, Isaac—United Dressed Beef Co of	Co.....565.48
16 Kauze, Gus—M Fellman Distilling Co.139.41	N Y .....277.44	15 Reynolds, Gilbert H—S G Ruth et al.29.23
16 Kelly, Thos J—P Stavrahous.....325.92	15 Mahoney, Michael—J J Wilson.....30.04	16 Robinson, Ressa P—A Gerchtruk.....380.00
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16 Kern, Jos—A Danzig et al.....69.50	15 Manowitz, Jacob et al—I Greenberg.....5,879.87	.....20,960.14
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Hallstead Pennsylvania .....284.17	15 McCoy, Elbra M—United Electric Light &	10 Spiegl, Wm—L Mion .....157.21
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ing Co .....520.23	16 McKeogh, Jno T J—J L Buttenwieser.104.41	.....costs, 106.84
12 Luciano, Sebastino et al—the same.....61.23	12 Naso, Carmelo et al—Tenement House Dept	12 Schlanger, Solomon H—Tenement House
12 Lenihan, Elizabeth admtrx—Foundation Co.	.....59.00	Dept .....59.72
.....costs, 68.18	12 Navarra, Alberto et al—the same.....59.00	12 Stevens, Harry A—F W Robertson.....75.23
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13 London, Albt—E H Rogers.....795.62	14 Nathan, Saml—S Silverstein et al.....299.95	12 Shaw, Jno—C H Sprossig Jr.....194.72
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14 Lacov, Jos et al—M Kershenbluth.....406.05	10 the same—the same .....106.84	.....59.72
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14 Latory, Vinsente et al—C Gerosa.....112.61	N Y .....69.51	13 Spencer, A Bertram—A S Walker.....38.42
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N Y .....47.10	.....costs, 88.93	Varnish Co.....487.04
15 Lasarowitz, Sam—the same .....210.08	14 Orr, Jos K & Frank—H S Orr et al.....	13 Schlessel, Philip & Jos et al—M Greenhaut
15 Linza, Salvatore et al—P Cardomone.230.97	.....costs, 112.19	.....769.02
15 Larsar, Emma—I Scheenhous et al.....46.37	14 the same—J C Orr et al.....costs, 107.79	13 Schlossman, Sam—N Poiletman .....97.62
15 Lupo, Thos B—W Shotwell et al.....10.76	14 the same—F Orr.....costs, 107.79	13*Sommer, Morris et al—S Gross.....64.65
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16 Larsen, Torkel—New Yorker Zeitung.....92.61	16 O'Brien, Jno et al—J Malloy et al.costs, 120.10	14 Sydmet, Louise—Palisade Realty Co.137.34
16 Loccero, Giuseppe A—Swift & Co.....19.11	16 the same—the same .....costs, 98.10	14 Schrier, Jos—E J P Harrison et al.....
16 Lederer, Fredk—D Geller .....29.65	16 the same—the same .....3,794.61	.....costs, 207.05
16 Leibowitz, Jacob—L Wisarantee .....204.19	16 the same—the same .....2,137.94	14 Sperr, Celia—W J Hauser.....costs, 66.47
16 Leonard, Edw—Title Guarante & Trust Co	10 Power, Wm W—S Glantz .....93.49	14 Steonborn, Anna—O Horwitz .....69.65
.....28.15	10 Proviteri, Luigi gdn—J M Bell.....costs, 98.47	14 Salizano, Jno—Schiefelin & Co.....93.74
16 Lewis, Jas H—Hannis Distilling Co.....220.69	10 Peters, Wm H et al—A M Power.....2,724.71	14 Sholes, Zalmoj G adm—C W Seamans.....
16 Leo, Jos J—E H Van Ingen.....138.07	10 Prazer, Wolf—J Landes.....84.69	.....costs, 23.35
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10 Mittel, Sigmund—W J Salomon .....39.88	sociated Breweries Co .....1,028.43	14 Speiser, Annie—City of N Y.....costs, 37.62
10 Modell, Max & Harry et al—H Lewis.91.12	13 Pearlman, David et al—Rosamond Tuck Skil-	14 Slattery, Edw J—Royal Bank of N Y.....80.75
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16 Ullman, Jerome—City of N Y.	27.73
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16 Van Houst, Albt H—the same	108.58
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16 Van Ackerman, Earl—McClure Co.	31.41
16 Vella, Andrew—City of N Y.	36.71

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15 Vonn Bergen, Carl—the same	38.67
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15 Voight, Paul—United Dressed Beef Co of N Y	454.03
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15 Van Pelt, Anna C—City of N Y.	170.42
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10 Wilson, Adeline—D E Griffith.	229.89
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10 Weller, Alfred H & Mary—Tire Life Co.	384.77
12 Wattenberg, Lola—A McCormack.	45.42
12 Wilson, Fred H—R C Kerens.	596.66
12 Warshauer, Bessie—C H May.	29.71
12 Weimann, Max—J Smith et al.	232.19
12 Wolf, Jesse et al—R P Buchner.	431.26
12 Weber, Wm C—W H Heckmann.	111.08
12 Weisberg, Meyer et al—M Malbin.	215.71
12 Wilkes, Powell T et al—Savoy Trust Co of City of N Y.	1,329.36
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16 Walsh, David L—the same	208.34
16 Walsh, Jos W—the same	208.34
16 Waldron, Danl H—the same	208.34
16 Waldron, Jos—the same	208.34
16 Walters, Jerome—the same	208.34
16 Walsh, Danl—the same	208.34
16 Wall, Jas H—the same	208.34
16 Wadsworth, Chas W—the same	208.34
16 Walsh, Wm—the same	208.34
16 Wadsworth, Alfred E—the same	208.34
16 Waite, E P—the same	208.34
16 Wander, Geo—the same	133.55
16 Webster, Fredk—the same	208.34
16 Webster, Wm C—the same	208.34
16 Weismann, Henry—the same	208.34
16 Weiss, John—the same	208.34
16 Weiss, Jacob—the same	208.34
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16 Wesler, Geo—the same	397.94
16 Weiner, Max—the same	208.34
16 Wendel, Fredk C—the same	208.34
16 Wells, Wm A—the same	208.34
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16 Wilson, Edw I—United States Title Guaranty & Indemnity Co.	63.65
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12 Greenstein, Saml—H Cohn	108.25
12 Loughran, Jas P—Wm H Henry & Co.	37.35
13 Os-We-Go Natural Mineral Water Co—S Katz	176.91
13 Vitagraph Co of America—J R Binns	139.44
13 N Y Taxi Cab Co—P Prinz.	700.00
13 the same—A Prinz	300.00
13 Broadway and 43d Street Building Co et al—F Harris et al.	32.67
13 Draddy & Co et al—Noonan-Price Co.	3,685.65
13*Jacobs & Co et al—A Kuflik et al.	73.26
13 Cherry Auto Cab Co—H E Mullikin.	169.31
13 New York Taxi Cab Co—W A Brady.	5,148.39
13 Lincoln Engineering Co—R J Simes, Jr.	202.15
13 Williams Engineering & Contracting Co—Jeffrey Mfg Co.	401.30
14 Willsum Realty & Construction Co et al—M Kershenbluth	521.81
14 the same—the same	406.05
14 Hudson Mantel & Mirror Co et al—the same	521.81
14 J Weinberg & Co—American Paper Co.	2,181.80
14 Metropolitan Leather Paving Co—S Greenwald et al.	750.00
14 Thomas Bingham & Co—People, &c.	799.33
14 Anthony Stokes & Co—Macular Parker Co.	107.53
14 Congregation Beth Hamerdrath Hagadol—S E Piser	30.66
14 Burrell Syndicate—H Booth	164.15
14 Jos Joseph & Bros Co—J S Watson.	113.55
14 Co-operative Construction Co et al—Church E Gates & Co	638.69
14 Hart & Hanken, Inc—Walter Dunn Oyster Co	146.43
14 Equitable Trust Co of N Y—W J Howe.	12.41
14 New York Taxicab Co—F Beranti.	225.00
14 Aqueduct Construction Co—L Marx et al.	321.21
14 the same—the same	230.81
14 Aetna Indemnity Co et al—H Kayser.	9,664.65
15 European Amusement Co—United Electric Light & Power Co.	46.44
15 Jackson Advertising Co—the same.	32.84
15 Saramill Realty Co—the same.	62.21
15 R & J Specialty Co—the same.	19.43
15 Hypotone Co—City of N Y.	36.71
15 Saratoga Holding Co—Perfected Mantel Co.	373.49
15 Billings-Stevens Co et al—I Myers.	993.20
15 A G Schoonmaker Co—Edwards Mfg Co.	176.60
15 Alexander Co—Chelsea Press	64.02
15 Patten Co, N Y, Corp—Gus Guam Co, N Y Corp.	17.91
15 John E Pinkham Musical Bureau Co—Winthrop Press	15.17
15 J B Chasseaud & Co—the same	69.30
15 J F Topley Co—J Kahn	2,349.40
15 Postum Cereal Co Ltd—R J Collier.	50,748.19
15 N Y C & H R R R Co—J A Knieriem.	2,246.33
15 Maiden Lane Realty Co—W H Hays et al.	37,937.95
15 Washington Life Ins Co—Mechanics & Traders Bank	127.75
15 Patten Co, N Y, Corp—Gus Guam Co, N Y Corp.	224.10
15 Monarch Iron Works—M J Bradley.	655.70
15 Middleboro Realty Co et al—Germania Life Ins Co.	2,427.56
15 Brooklyn Cornice & Roofing Co et al—Dorsett De Marrais Co.	219.81
16 Larsen, Peterson Bldg & Contracting Co et al—Press Pub Co	709.77
16 Larsen, Peterson Bldg & Contracting Co Commercial Advertiser Assoc.	86.51
16 the same—the same	62.56
16 Taft & Co—L Kooperstein	103.56
16 New York Taxicab Co—S Valentine	400.00
16 Dick Realty & Bldg Co—E Monahan	111.91
16 Wagner Improvement Co—N Y Telephone Co.	38.13
16 Protective Mfg & Sales Co—the same.	74.31
16 Municipal Filtration Co—J C Sparks	1,358.93
16 Peiham Park R R Co—E Leffler	119.72
16 the same—G Leffler	329.72

### SATISFIED JUDGMENTS.

Dec. 10, 12, 13, 14, 15 and 16.

Apfel, Ignace I & Frances A Harris—R S S Co.	27.65
Abeles, Bertha—S Wolf.	1,782.80
Anthony, Clarence W—Mercantile Finance Co.	74.31
Bjor, Wm L—L Russell.	1,344.04
Same—A H Kayton.	267.30
Bimberg, Bernard K—S H Stone.	991.69
Berkowitz, Abraham—A Mittelman.	3,082.07
Berkowitz, Pauline—A Mittelman.	74.25
Berkowitz, Pauline & Abraham—A Mittelman.	162.35
Bohrar, Morris D—D F Seider.	39.99
Baselice, Amiello—City of N Y.	82.80
Same—same.	1,404.02
Same—same.	1,375.27
Same—same.	1,340.19
Same—same.	1,366.02



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**E. THIELE, Sole Agent,  
99 John St., New York.**

Same—same. 1910	1,343.56
Same—same. 1909	101.30
Same—same. 1909	2,682.44
Same—same. 1908	1,358.96
Same—same. 1909	1,377.83
Barker, Chas S—E M Barker. 1910	94.88
Same—same. 1910	117.43
Badeusz, Bernard—City of N Y. 1910	108.81
Bradbury, Harry B—Sixty Wall Street. 1910	2,420.54
Same—H P Knowles. 1909	375.15
Biard, Wm P & Fidelity & Deposit Co of Md—City of N Y. 1908	165.90
Bidwell, Anna A—Sherman Apartment Hotel Co. 1910	120.38
Buck, Maurice—J D Quinby. 1910	400.00
Bemak, Louis—L S Howard. 1897	250.62
Burkowitz, Julius—M Loeffler. 1910	172.65
Cronin, Hannah M—B Shoninger Co of N Y. 1910	123.95
Crowell, Jane B—A Levy. 1910	2,903.64
Chrisomalis, Theodore P—J A Allen. 1910	284.18
Carnegie, Coleman—J Leonard. 1910	11,652.88
Same—J Leonard. 1910	1,129.38
Cohen, Joe—J Brook. 1910	156.32
*Church, Jos J—U S of America on relation of Jas McAllister. 1902	680.14
Citron, Nathan & Herman—M Friedlander et al. 1910	82.20
Daly, Geo A—G A Amos. 1907	117.20
Doyle, John J—City of N Y. 1908	108.77
De Moyné, Frank—L Schlesinger. 1901	51.50
Eckholdt, Jno—O Heimstadt. 1910	72.88
Elberson, Jos W, Margaret T & Edwin—B Berlow. 1909	104.85
Faude, Jacob—D Leitner. 1910	259.72
Fodor, Sigmund—H Durlich et al. 1895	753.75
Gempler, Frank S—J Bergonzi. 1910	133.27
George Bronn et al—S J Rode et al. 1910	332.84
*Goodfield, Chas H, Edw Goodfield & Chas Burstein—A Falb. 1910	951.78
Goldberg, Geo—A Billow. 1908	68.65
Guenther, Chas V—L H Holton. 1907	215.07
Green, Marion W—L E Griffen. 1910	162.97
Getzler, Ellis—P B Ossusky. 1910	69.46
Goldin, Rosie—J Hoffman. 1910	75.54
Herold, Hieronemus A—K S De Valencia. 1910	67.08
Same—same. 1910	67.08
Holscher, Anthony—M Rosenzweig. 1910	30.91
Heinze, Louise—J Mayer. 1910	1,430.61
Heinze, Ruth N—J Mayer. 1910	1,428.91
Hinkley, Silas—L R Walton. 1910	258.24
*Hemmerich, Anna—Union Dime Savings Institution. 1910	104.13
*Same—same. 1909	94.07
Horowitz, Israel & Tobias Silberman—S Tenenbaum et al. 1910	104.53
Heck, Chas—A J Fisher. 1904	44.31
Harris, Francis A & Lillian B Vogel—M A Seed. 1908	356.15
Harrison, Abraham & Louis Goldberg—D E Marks. 1902	102.56
Same—same. 1903	73.22
Same—same. 1902	335.71
Igoe, Ora E—W H Smith. 1910	173.50
Joline, Adrian H & Douglas Robinson—A Reines. 1910	64.41
Same—C Stupelman. 1910	75.90
Kaufman, Etta & Caroline McCarthy—Consolidated Chandler Co. 1908	118.40
Same—same. 1908	146.42
Kaufman, Theodore—S Kaplan. 1910	38.92
Keys, Wm J—E S Taber. 1903	667.24
Kwiatkowski, Louis F—P O Abbe et al. 1908	118.80
Kaufman, Louis R—A S Iserson. 1910	363.14
Kanze, Gustave—M Rosenfeld et al. 1907	37.04
Kearney, Isabelle—R Insley. 1905	292.37
Kelleher, Frank—H Romer. 1909	90.66
Levin, Morris—J A Taylor. 1910	68.43
Lipschitz, Isaac—C S Rosenthal. 1910	29.65
Leventes, Morris & Joe Pogarille—S Landes. 1910	163.57
Lipshitz, Hyman—H J Cohen. 1910	44.65
*Levy, Hyman—A M Wiegart et al. 1904	1,240.02
Levy, Morris—E Jenkins. 1909	121.31
Lang, Adolph—City of N Y. 1908	37.08
Muller, Adolph, Frank & Oswald—H E Kuhlman. 1910	201.61
Same—same. 1910	493.86
Same—same. 1910	189.66
McCord, Wm—J Collohan. 1909	1,271.30
Minuth, Fredk A—M Schnaier. 1904	264.67
Meisel, Chas—United Dressed Beef Co of N Y. 1910	123.67
Maller, Rudolph J—Mosler S Co. 1909	31.41
Meuch, Philip & Morris Hirsch—S Stwoen. 1909	425.71
Metzger, Julius—Francis H Leggett & Co. 1907	157.39
*Nechamkus, David—L D Waixel. 1907	421.74
Oswald, Jno—I S Frank. 1910	217.28
Pisapid, Gennaro—D Boffa et al. 1908	134.01
Paul, Sam, Nathan Paul & Adolph Markel—S Tischer. 1907	621.45
Palatucci, Luigi—A Delli Paoli. 1909	2,261.73
*Price, Ruel—City of N Y. 1905	109.33
Rice, Nora H—American Radiator Co. 1910	466.30
Rizzuto, Alexander—Michael E Paterno Realty Co. 1910	135.10
Rand, Ezekiel M—Korf Bros Co. 1900	88.59
Reynal, Nathaniel—H P Tappe. 1910	151.89
Same—Udal & Ballou. 1910	1,543.76
Ritter, Julius—888 Union Avenue Co. 1910	69.61
*Roessle, Elwood O—E M Clancy. 1904	400.97
Samuels, Morris G—Central Knitting Mills. 1910	240.32
Slater, Edw G & Fred Dunn—R M Frink. 1910	81.29
Spalckhaver, Wm J—F M Dunne. 1908	195.95
Stoddard, Chas C—L C Pils. 1910	42.79
Shaw, Frank S—H C Isaacs. 1910	83.63
Shapiro, Dora & Morris—A Karpinsens. 1906	123.24
Sugarman, Solomon C—N Y Telephone Co. 1909	24.44
Tonne, Wm—F Hulberg. 1909	102.79
Titus, Arthur W—D C Weber. 1910	74.41

Taggart, Thos J—Bernheim Distilling Co. 1910	232.84
Thomm & Bayley—M G Samuel. 1910	79.03
Wolf, Edwin E—M L Berliner. 1910	651.03
White, Harriet K & Geo E—G F Gentes. 1909	86.27
*Whitridge, Fredk—W R Smith. 1909	5,135.23
Whitridge, Fredk W—H Cruiger. 1910	103.50
Williams, Wm A & Katharine M—A G Todd et al. 1910	209.79
Willet, Henry & Son—Attwood Beverly Decorating Co. 1910	68.90
Weusbot, Isidor, Saml Gluckick & Barnet Laighold—M L Rogell. 1910	578.13
Weisberg, Morris & Jos Stern—E Cohen. 1909	59.65

### CORPORATIONS.

Fidelity & Deposit Co of Md—F W McNeal. 1910	941.95
Gulick, Ernestis Co—F P Durvea. 1910	70.88
Same—same. 1910	3,437.36
Manhattan Mutual Realty Co—Sargent & Co. 1910	463.29
Queens Land & Title Co—J Walter Thompson Co. 1910	5,472.20
Rehbock Construction Co—Tozzini & Co. 1910	258.43
Same—same. 1910	323.03
West Side Construction Co—A Robinson. 1910	5,093.35
*Fidelity & Deposit Co of Md—same. 1902	408.24
Buick Motor Co—Fuchs & Lang Mfg Co. 1910	15,796.01
Froma Realty Co et al—S J Rode. 1910	332.84
Potdevin Machine Co—Bates Machine Co. 1910	61.15
Brown, Geo & Froma Realty Co—S J Rode et al. 1910	320.34
Same—C F Keyes. 1910	318.31
*Interborough Rapid Transit Co—C Naniko. 1910	635.74
Froma Realty Co—M Ravden et al. 1910	2,107.97
New Amsterdam Casualty Co—W H Weiss. 1910	750.00
Seligan, Reuben, Gabriel Cohen & Wm Cohen—E Lassner. 1910	335.90
Interborough Rapid Transit Co—E De Rochemont. 1910	150.00
Degnon Contracting Co—W Purdy. 1910	100.00
Hudson Mantel & Mirror Co—M Kershenbluth. 1910	406.05
Manhattan Oil Co—Cleveland National Bank. 1910	1,511.66
Westchester County Brewery—H W Johns-Manville Co. 1910	923.57
*Fidelity & Deposit Co of Md—N Y Expanded Metal Co. 1904	35.75
*Kreis, Louis J & Fidelity & Deposit Co of Md—E P Beals et al. 1906	306.68
Coleman, Stable Co, John S Coleman, Daniel J Coleman, Jr, & Edward Coleman—London Realty Co. 1910	289.92
Froma Realty Co—A Tozzini et al. 1910	165.66
French American Wine Co—M Kessler. 1910	363.88
Same—same. 1910	96.97
Kluth, Chas R, Louis Gordon, Kluth & Gordon, Inc—H Goldstein. 1910	118.16

\*Vacated by order of Court. \*Satisfied of appeal. \*Released. \*Reversed. \*Satisfied by execution. \*Annulled and void.

### MECHANICS' LIENS

107—So Boulevard, w s, 193.4 s 182d st, 139.11 x135.10xirreg. Harlem River Lumber & Wood Working Co agt Katonah Construction Co	6,205.00
108—Same property. Church E Gates & Co agt Katonah Construction Co, Stephen G Still & Jos Avallone	3,184.64
109—178th st, Nos 586 to 590 West. Alfred Benson agt Jno Glass	655.00
110—119th st, Nos 435 & 437 West. International Fireproofing Co agt Jas Halligan & Kluber & Ryan	2,110.68
111—57th st, n s, 331 e 5th av, 23x105. Peck Bros & Co agt Nineteen East 57th Street Co & Danl W McFadden	523.35
112—Withers st, w s, 100 n Garrison av, 60x100. Hudson Woodworking Co agt Mary Walpole	950.00
113—Hughes av, e s, 150 s 189th st, 25x87.6. Tremont Iron Works agt Amabile & Fratantoni Realty Co	375.00
114—13th st, No 624 East. W M Young agt Remmas Construction Co & Jacob Sommer	325.25
115—Lexington av, No 253. L Moeschgen agt Packard Commercial School Co & Volk House Wrecking Co	2.85
116—Bathgate av, No 1892. Fredk W Worley agt Jno Leonard & Wm E Brooker	84.90
117—Evelyn pl, n e cor Davidson av, 50x100. Antonio D'Angelo agt Frank Ten Brook	3,250.00
118—Hughes av, e s, 150 s 189th st, 25x87.6. Standard Fire Proof Sash & Door Co agt Fratantoni & Amabile Realty Co	100.00
119—So Boulevard, w s, 193.5 s 182d st, 139.6 x110.3. North Sand Co agt Katonah Construction Co	1,515.62
120—So Boulevard, w s, 193.4 s 182d st, 139.11 x135.10. Jacob Armbrust agt Katonah Construction Co	590.50
121—Westchester av, s s, whole front between Fox & Simpson sts, 245.8x106.3. Harbison-Walker Refractories Co agt Henry Acker & Giles & Furhman	228.50

122—3d st, No 308 East. R Fisher et al agt Mindel Leichtag, Harvey L Fleck, Abraham Leichtag, Lena & Mr Feusterheim	1,150.00
123—So Boulevard, Nos 2141 to 2149. Edwin L Ross agt Katonah Construction Co. 1,600.00	1,600.00
124—6th st, No 521 East. Max Mandelman agt Christian Heissner & Jane Simbiddle	16.00
125—Satisfied.	

Dec. 13.

126—So Boulevard, Nos 2141 to 2149. Nicholas F Peterson agt Katonah Construction Co	2,200.00
127—Rivington st, No 158. Jacob Kerner agt Grange Estate & Felix Kunster	1,800.00
128—20th st, No 35 West. Saml Leffler et al agt Maltby Gelston, Theological Seminary of Princeton, Beno Rosenberg & Elias Niebury	240.00
129—165th st, n s, 42 w Summit av, 30x100. Wm G Kinney agt Wm Schlichter, James J Spearing & Jas F Byrnes	87.00
130—Broadway, s w cor 42d st, 51.3x86.2x irregular. Manhattan Sand Co agt Estate of Chas A Coe, Joseph H Flick, No 1405 Broadway Co & C L Gray Construction Co	494.04
131—Broadway, s e cor 43d st, 104.3x193.4. Same agt Mary Fitzgerald, Broadway & 43d Street Building Co, George M Cohan Theatre Co & C L Gray Construction Co	223.59
132—3d av, Nos 4065 to 4071. Saml Moskalik agt Rose Spangenthal, Jno L Guttag, Jacob Cohen, Elias Tager & Jno Katz	200.00
133—28th st, No 45 West. Benj Adler agt M D Kelly & Jacob Paletz & Co	40.29
134—165th st, Nos 470 to 472 West. Leyo Ross agt Jas J Higgins & Brann & McKigney	51.81
135—So Boulevard, Nos 2141 to 2149. Savoy Glass Co agt Katonah Construction Co	968.91
136—143d st, No 615 West. Sussman & Gladstone agt Florette Construction Co & Knapp & Wasson Co	173.50
137—147th st, n s, 50 w Concord av, 37.6x100. Abraham L Lowenstein agt Jno Cullio & Meyer Stein	35.00
138—Broadway, s w cor 153d st, 99.11x150. Rose L Middleman agt Morris Levin	1,350.00
139—25th st, Nos 331 to 335 West. F N Du Bois & Co agt Roman Catholic Church of St Columbia, Graf & Hauck Co & Ormond & O'Brien	825.45
140—Teller av, n w cor 163d st, 85x100. Stanislaus Golankie agt Wm Simpson	75.00
141—130th st, n s 80 w Lexington av, 75x99.11. Theodore F Kahn agt Meyer Sacks (renewal)	200.00
142—Lewis st, No 91. Julius Rosenfeld agt Saml Merkel & Saml Stoopack & Solomon Maltz	100.00

Dec. 14.

143—Webster av, n w cor 182d st, 100x100.8. Philip Hohmann agt Bernard Schultz	385.00
144—3d av, Nos 1343 & 1345. Harry Rothstein agt Louis Keller, Louis Diamond & Michael Cohn	82.00
145—Satisfied.	
146—178th st, Nos 586 to 590 West. Chas M Gray Marble & Slate Co agt Jno Glass Jr Construction Co & Jno Glass Jr	785.00
147—Same property. Alfred Benson agt same	655.00
148—41st st, No 142 East. Frank Edelstein agt Jos Boylston, 45th Street Building Co & M A Ryan	35.00
149—20th st, No 35 West. Bernard Dorf agt Beno Rosenberg, Theological Seminary, Princeton & Maltby Gelston, Elias Neiberg & Co & R Auerbach	13.50
150—5th av, No 144. Wm A Thomas Co agt United Cigar Stores, Berman & Star, Isaac Glassman & Sarah Liebowitz	75.00
151—19th st, No 437 West. J F Blanchard Co agt Jas Halligan & Kluber & Ryan	1,299.00
152—5th st, No 420 East. Alberne Stone Co agt Henrietta Wunderlich & Herman Kientzler	199.50

Dec. 15.

153—1st av, No 1426. Lawrence Rizzo agt Carie & Wm Klapper & Frank Braun	150.00
154—Anthony av, n w cor 175th st, 45x90. Federal Tile Co agt F A Ten Brook Co & Frank A Ten Brook	445.00
155—21st st, No 43 West. Hyman Bros agt Malcolm MacMartin & Jacob Sommer	200.00
156—Pitman av, s w cor Digney av, 100x100. Kearney Bros agt Wm F Kayser	1,500.00
157—Broome st, No 557. Jos LoMedico et al agt Rebecca Shkolnikoff & A Bonagur (renewal)	200.00
158—Hobart st, s w cor 236th st, 100x100. Henry G Silleck, Jr, agt Wm F Kayser & Louis Kayser	3,684.12
159—Hoe av, e s, 125 s 173d st, 75x100. Giuseppe Gulotta agt East 167th Street Realty Co & Frank Carelotta	500.00
160—Greene st, No 104. Bernard Cohen agt Naughton Construction Co & Rosa Brown	192.50
161—Robbins av, No 449. Garfein Sheet Metal Works agt Jos Poldow	170.00
162—3d av, No 4067. American Luxfer Prism Co agt Jacob L Guttag & Tiger Construction Co	725.00
163—Lexington av, No 787. M Abbotts Sons agt Park Avenue Realty Co—E P Hoes & F A Halsey	26.19
164—124th st, No 542 West. Reuben Sragow agt Hoyt Realty & Leasing Co	76.80
165—Digney av, s w cor 236th st, 100x100. Michael Crowley agt W V Kayser	210.00
166—So Boulevard, Nos 2141 to 2149. Francis X Keil agt Katonah Construction Co	640.00
167—Bailey av, s e cor 230th st, 25x100. Christian Vorndran's Sons agt Harry Fried & Estate of Marcus Nathan (renewal)	800.00



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168—Riverside Drive, s e cor 114th st, 52x  
110.6. Traitel Marbel Co agt Jno J Hearn  
Construction Co. ....3,760.78  
169—Beck st, Nos 581 to 587. United Shade  
& Awning Co agt Altro Realty Co. ....88.56  
170—Broadway, n e cor 135th st, 99.11x120.  
Batavia Woodworking Co agt Zengendal  
Realty Co & Thos T Hopper (renewal). 2,506.40  
171—Wales av, Nos 672 to 678. Morris Jarcho  
et al agt Sarah B Hirschberg & Harry Levin  
.....121.35

Dec. 16.

172—Cherry st, Nos 407 & 409. N Y & Brook-  
lyn Paint Co agt Celina Furst & Barnett Le-  
vine .....140.00  
173—Bryant av, s e cor 181st st, 75x100. John  
Schwartkod agt Krabo-Ernst Co & Paul Kra-  
vetz .....50.50  
174—8th av, No 472. Albt L Fessler agt Chas  
H Kuhn, Adams Pharmacy & Michael Ama-  
rante .....121.50  
175—Andrews av, Nos 2202 & 2204. Daniel P  
Christie et al agt Jessamine C & Collins P  
Bliss and Bliss & Griffiths. ....352.00  
176—Brook av, n e cor 170th st, 50x150. Pitts-  
burgh Plate Glass Co agt Brook Avenue Con-  
struction Co. ....510.00  
177—62d st, Nos 40 to 46 East. Albt J Bodker  
et al agt 40-46 East Sixty-second Street Co.  
.....10,800.00  
178—14th st, Nos 316 & 318 East. Evans Bros  
Inc agt Rubin Rosenthal & Louis Rubin. 100.00  
179—24th st, No 407 East. Same agt Mar-  
garet Goldsmith & Louis Rubin. ....65.00  
180—42d st, No 30 East. ....  
41st st, Nos 43 & 45 East. ....  
Nathan C Mellen agt Athens Hotel Co. 1,000.00  
181—165th st, n s, 42 w Summit av, 30x100.  
Sarah Siegel et al agt Wm Schlichter. ....72.00  
182—Canal st, n w cor Sullivan st, 65.5x100.4.  
Muglers Iron Works agt Corporation Trinity  
Church, A. L Guidone & Co. ....8,530.00

### BUILDING LOAN CONTRACTS.

Dec. 10.

Lafayette st, Nos 436 to 444; Bway, Nos 740  
to 744 and Nos 8 to 20 Astor pl. Title  
Guarantee & Trust Co loans Fredk Potter  
& Clarence H Kelsey to erect a —sty bldg;  
— payments .....245,000

Dec. 12.

Av D, e s, 37.2 s 3d st, 56.1x90xirreg. Adolf  
Mandel loans Louis Schaffler to erect a 4-  
sty hall, &c; 6 payments. ....20,600  
Greenwich st, w s, 81.11 s Bank st, 34.10x33.4  
xirreg. Jos C Koenigsberg loans Froma  
Realty Co to erect a —sty bldg; 8 payments.  
.....30,000  
Bathgate av, e s, 200.3 s 173d st, 50x115.7.  
City Mortgage Co loans D K Construction  
Co to erect a —sty bldg; — payments. ....3,000

Dec. 13.

No Building Loan Contracts filed this day.

Dec. 14.

Willet av, s w cor 219th st, 100x33.7x100x25.3.  
R R Co-Operative Building & Loan Ass'n  
loans Eugene L Brisach to erect a —sty  
bldg; — payments .....5,000

Dec. 15.

7th av, n w cor Cathedral Parkway, 70.11x100.  
Sender Jarmulowsky loans Winston Holding  
Co to erect a — sty apartment; 8 payments.  
.....125,000

Dec. 16.

33d st, Nos 416 to 422 West. Austin B Fletch-  
er & Lewis H Schultz trustees loan 416 West  
33d Street Realty Co; to erect a —sty bldg;  
— payments .....110,000

### SATISFIED MECHANICS' LIENS.

Dec. 10.

Clay av, s w cor 173d st. Arthur Neithardt  
agt Freidman Construction Co et al. (Nov  
17, 1910) .....36.00

Dec. 12.

142d st, s s, 100 w Lenox av. Harry Siegel  
agt Dutchess Construction Co et al. (Dec  
8, 1910) .....45.00  
Rhineland av, s e cor Mulliner av. Clyde F  
Howes agt Jno Doe et al. (Dec 5, 1910). 276.68  
Castle Hill av, Nos 930 to 936. Geo Valentine  
agt Jas Reynolds et al. (July 13, 1910). 1,400.00  
Bronxdale rd, s s, intersec n s Rhineland av.  
Clyde F Howes agt Jno Doe et al. (Dec 5,  
1910) .....276.68  
10th st, No 268 East. Hyman Spitzer agt  
Sadie Berger et al. (Dec 24, 1909). ....77.25  
Vyse av, s w cor 173d st. Hugh Colwell agt  
Ole H Olsen et al. (July 12, 1910). ....149.50  
24th st, s s, 225 e 7th av. P J Duff & Sons  
Inc agt District Realty Co et al. (Nov 10,  
1910) .....3,600.00  
152d st, No 378 East. David Schneider agt  
Longfellow Realty Corp et al. (Dec 8,  
1910) .....650.00  
Coster st, n s, 250 e Spofford av. Jos Schuess-  
ler, rec'r, agt Jos Schwartz et al. (Aug 15,  
1910) .....88.20  
Front st, No 129. Max Greenberg agt Santos  
Co et al. (Oct 25, 1910). ....70.00

Dec. 13.

Robbins av, No 445. Eagle Plumbing Co agt  
Poldow Construction Co et al. (Dec 6, 1910)  
.....715.00  
Same property. Calorific Boiler Co agt same.  
(Oct 13, 1910) .....335.05  
Same property. Bernard Greenwood Co agt  
same. (Oct 15, 1910) .....122.79  
Arlington av, e s, 240 s 227th st. Jas McCon-  
nell agt M E Lesley et al. (Dec 9, 1910).  
.....10.00  
Thompson st, No 97. E Pozzo & Son agt Wm  
H White et al. (June 20, 1909) .....395.00  
Macy pl, s w cor Hewitt pl. Edw Koscherak  
agt Higgins & Stanton Construction Co et al.  
(Dec 5, 1910) .....52.25  
Perry av, w s, 82.3 s 207th st. Geo A Kuhner  
agt Church of St Brendan et al. (Aug 2,  
1910) .....190.00  
Same property. Fredk T Rich agt same. (July  
30, 1910) .....215.00  
Same property. Rex Electric Co agt same.  
(July 8, 1910) .....300.75  
Same property. Van Nest Wood-Working Co  
agt same. (July 6, 1910) .....646.05  
44th st, Nos 313 & 315 East. Herman Hur-  
witz agt Wm L Levy et al. (Oct 31, 1910).  
.....41.00  
Webster av, e s, 40.10 n 179th st. Max Brooks  
agt Caryl A Montgomery et al. (Nov 3,  
1910) .....700.00  
224th st, Nos 142 to 146 West. Michael Lar-  
kin & Son agt District Realty Co et al.  
(Nov 3, 1910) .....776.00  
Same property. Cross, Austin & Ireland Lum-  
ber Co agt same. (Nov 3, 1910). ....2,085.87  
Same property. Harbison-Walker Refractories  
Co agt same. (Dec 5, 1910). ....1,221.25  
Same property. South Amboy Terra Cotta Co  
agt same. (Nov 2, 1910) .....3,300.00  
Same property. Michael Larkin & Son agt  
same. (Nov 3, 1910) .....3,481.83  
Same property. Herrman & Grace Co agt  
same. (Dec 1, 1910) .....3,000.00  
Same property. Carlson Hoisting Co agt same  
(Nov 11, 1910) .....435.47  
Same property. Metropolitan Bridge Co agt  
same. (Dec 2, 1910) .....5,250.00  
Same property. Standard Arch Co agt same.  
(Nov 3, 1910) .....5,500.00  
Same property. E Miller's Sons agt same.  
(Dec 2, 1910) .....2,608.00  
Same property. Chas H Darmstadt agt same.  
(Nov 4, 1910) .....4,925.00  
57th st, No 19 East. Froment & Co agt 19  
East Fifty-seventh Street Co et al. (Oct 6,  
1910) .....82.54  
Perry av, w s, 82.3 s 207th st. G B Raymond  
Co agt Church of St Brenden et al. (Nov  
30, 1910) .....1,154.83  
Broadway, Nos 3671 & 3673. Geo U Ansell &  
Co agt Monaton Realty Co & Investing Co  
et al. (Dec 9, 1910) .....161.05

Dec. 14.

Vyse av, e s, 50 s 172d st, Geo Dellon, Inc,  
agt Resurgo Construction Co et al. (June  
17, 1910) .....1,750.00  
Teller av, n w cor 163d st. Jos Rice agt  
Wm Simpson Construction Co et al. (Dec  
14, 1910) .....1,642.00  
Broadway, Spuyten Duyvil rd, 240 & 242d sts,  
entire block. S E Kellar Lumber Co agt In-  
terborough Rapid Transit Co et al. (March  
9, 1910) .....99.79  
13th st, No 436 East. Barnet Miller agt  
Biaggio Cali et al. (Aug 26, 1910). ....1,100.00  
Thompson st, No 97. Ferdinand Lutz agt Wm  
H White et al. (July 17, 1899). ....27.55  
Robbins av, No 449. International Fire Proof-  
ing Co agt Jos Paldow et al. (Dec 6, 1910)  
.....90.00  
Broadway, Nos 1482 to 1490. H F Huber Inc  
agt Mary A Fitzgerald et al. (Oct 31, 1910).  
.....16,420.00  
Same property. M H Treadwell Co agt same.  
(Nov 5, 1910) .....600.00  
Charlotte pl, n w cor Jennings st. Harry  
Zudek agt Cotoba Realty & Construction Co  
et al. (Nov 29, 1910). ....360.00  
Broadway, s w cor 169th st. A W Gustner  
Co agt Hugh J Lawler et al. (Sept 13, 1910.)  
.....506.45  
24th st, Nos 142 to 146 West. Chas Johnson  
agt District Realty Co et al. (Dec 3, 1910).  
.....1,800.00  
Same property. Universal Compound Co agt  
same. (Nov 3, 1910) .....  
Same property. Hull, Grippen & Co agt same.  
(Nov 2, 1910) .....83.66

Dec. 15.

Broadway, No 3681. Edw Schaile agt Morris  
Levin et al. (Oct 29, 1910) .....2,776.10  
Av B, n e cor 13th st. Max Mishkin et al agt  
Lena Jacobowitz et al. (Nov 30, 1910). 880.00  
Same property. Philip Levitt agt same. (Nov  
23, 1910) .....350.00  
Same property. Bernard Zucker agt same.  
(June 27, 1910) .....415.00  
57th st, Nos 235 to 241 East. Thos J Mooney  
agt John Doe et al. (Dec 2, 1910). ....617.00  
Jefferson st, n e cor Madison st. Philip Sil-  
verman agt Louis Schulsky et al. (Sept 14,  
1910) .....400.00  
Madison st, No 227. Harry Drapkin agt same.  
(Nov 18, 1910) .....173.00  
Same property. Friedman & Gordon Iron  
Works agt Louis Shulsky Co et al. (Oct  
22, 1910) .....709.00

Same property. Interborough Sash & Door  
Co agt same. (Oct 24, 1910) .....675.70  
Same property. Bock & Schmitt agt same.  
(Oct 26, 1910) .....1,200.00  
Same property. Philip Silverman agt same.  
(Oct 27, 1910) .....425.00  
Same property. Acme Metal Ceiling Co agt  
same. (Oct 28, 1910) .....355.00  
Same property. Jos Cohen agt Jacob Shulsky  
Co et al. (Oct 29, 1910) .....418.96  
Madison st, n e cor Jefferson st. Nicolo Rao  
et al agt Louis Shulsky Co et al. (Oct  
31, 1910) .....260.00  
Same property. Max Blumberg agt same.  
(Nov 12, 1910) .....365.00  
Same property. General Cornice & Roofing  
Co agt same. (Oct 18, 1910) .....295.00  
181st st, No 565 West. Arthur F Smith agt  
Andrew A Bibby. (Sept 22, 1910) .....131.60  
13th st, Nos 601 & 603 East. Morris Seid-  
man agt Lena Jacobowitz et al. (Sept 8,  
1910) .....251.00  
Robbins av, w s, 367 s Dater av. United  
Metal Covered Door & Sash Co agt Poldow  
Construction Co. (Nov 21, 1910) .....250.00  
Prospect av, w s, 350 n 183d st. Salvatore  
G Arnone agt D'Angelo Bonagur Construc-  
tion Co. (Dec 3, 1910) .....1,883.00  
Union av, No 827. Jno Randall agt Goldhill  
Realty Co et al. (Feb 10, 1910). ....2,850.00  
West End av, n e cor 99th st. Noonan & Price  
Co agt Allendale Co et al. (Sept 29, 1910)  
.....467.00  
West End av, n e cor 99th st. Jos Tino et al.  
agt Allendale Building Co et al. (Sept 21,  
1910) .....85.00

Dec. 16.

20th st, No 306 West. Julius Gors agt Casimer  
De R Moore et al. (Dec 12, 1910). ....132.00  
Broadway, Nos 1457 to 1463. Town Mfg Co  
agt Henry Phipps et al. (Mar 24, 1910). 482.18  
West End av, n e cor 99th st. David Cowlin  
agt Allendale Building Co et al. (Sept 29,  
1910) .....532.10  
157th st, s s, 100 e Broadway. N Y Asbestos  
Mfg Co agt McMorrow Engineering & Con-  
tracting Co et al. (Dec 8, 1910) .....310.00  
76th st, No 260 West. Yale & Towne Mfg Co  
agt Seventy-Sixth Street Co et al. (Nov 23,  
1907) .....1,650.80  
Grand av, No 2420. Jacob Mankin agt Muller  
Construction Co et al. (Oct 29, 1910). ....188.20

### ORDERS.

Dec. 15.

So Boulevard, w s, 193 s 182d st. J S Cully  
& Co on Katonah Construction Co to F N  
Du Bois & Co. ....3,500.00  
Same property. Same on same to same. 3,500.00  
Division st, Nos 135 & 137. Witkin on Harry  
Pruzalsky to Metropolis Lumber Co. 368.23

### ATTACHMENTS.

Dec. 9.

Linstedt, Wm E Jr; Joseph W Murphy; \$1,350;  
Garvan & Armstrong.

Dec. 10.

Levett Mfg Co; Edwin B Dutcher; \$25,000; Gug-  
genheimer, Untermayr & Marshall.

Dec. 12.

No Attachments filed this day.

Dec. 13.

Nashua River Paper Co; Harper Paper Co; \$2,  
103.08; Davies, Auerbach, Cornell & Barry.

Dec. 14.

No Attachments filed this day.

### CHATTEL MORTGAGES.

Dec. 8, 9, 10, 12, 13 and 14.

AFFECTING REAL ESTATE.

Altro Realty Co. E & w s Av St John bet  
Kelly & Beck st near Prospect av. Hudson  
Mantel & M Co. Fixtures, &c. \$765  
Fergusons Parkway Garage Co & Martin G  
Ferguson. S s 10th st 75 e Manhattan av  
Raisler Heating Co. Heating Plant. 306  
Forty-fifth Street Exchange. 141 W 45th. Co-  
lumbia Gas Fix Co. Gas Fixtures, &c. 1,260  
Landesberg (J) Mfg Co. E s Coster st 240 s  
Spofford av. Feiser Realty & Construction  
Co. Electrical Plant. 130  
Moscowitz, Max. 31-33-35 East 4th. Wm J  
Olvany. Heating Plant. 500  
Matthews, Wm J. N w cor St Paul pl &  
Crotona pl. New York Gas Fixt Co. Gas  
Fixtures. 300  
Spring (D H) Realty Co. S s 178th st 80 w  
Daly av. Geo E Sealey. Heating Plant. 738  
Sagamore Garage Co. 56 & 58 East 88th. Fair-  
banks Co. Machinery. 1,290  
Teichman Engineering & Construction Co.  
N w cor 152d st & Macombs pl. Lane-Hud-  
son M & M Co. Mantels & Fixtures. 435  
Urban Building Co. 29-31 W 35th. A B See  
Electric El Co. Elevator. (R) 2,075  
Uhfelder & Weinberg. N s 150th st w 7th.  
Hudson M & M Co. Mantels & Fixtures. 399