

BUSINESS AND THEMES OF GENERAL INTEREST.

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REAL ESTATE AND BUILDING IN 1910.

A Review of the Year—Few Tendencies of Importance—Saved From Another Panic—A Strong Financial Position Now Secured.

THE year 1910 has not been a year of any considerable prosperity for the real estate and building interests of New York. Neither has it been a year in which new tendencies of great importance have appeared. Indeed it is not unfair to speak of 1910 as merely the tail to the kite of 1909. During the preceding year certain definite tendencies developed and obtained great popularity and momentum. During the past year these tendencies continued to prevail, but with very much diminished force.

During 1909 there had been a very varied activity in real estate and building. Both residential and business districts had shared in this activity. In the middle section of Manhattan the activity was unprecedented in its volume—and in the distribution of property affected. A large number of very important leases were made covering extremely valuable corners on Fifth avenue and on Longacre and other squares. Business men were evidently appreciating the importance of securing permanent sites for their stores in central locations, whose value could not fail to increase as

avenue in particular suddenly became extremely active and practically all the side streets south of 42d street benefited from this enlargement of the area of business occupation.

In the meantime residential property was doing almost as well. Apartment house building on Washington Heights was revived, and became very active. Those parts of the Eronx, Brooklyn and Queens which were accessible were rapidly improved. New York City, like the whole country, had apparently completely recovered from the depression of 1908, and had resumed the process of business expansion which had been interrupted by the panic of 1907.

The improvement in business, however, proved to be based upon shifting foundations, as early as the spring of 1910, all the worst characteristics of 1907 reappeared. There was an excessive cost of living, huge imports, diminishing exports, an unwholesome expansion of credit, and general extravagance and unrest. There might have been another panic had not the banks begun resolutely to diminish their liabilities, strengthen their resources and discourage any continued expansion.

This change in the general conditions had an immediate effect upon the situation in New York; and the effect was all the more noticeable because local conditions, also, had suddenly become unwholesome. Large credit institutions, which had afforded generous support to the construction of loft buildings suddenly shut down on their loans, because they became convinced that over-building was taking place, particularly along the line of Fourth avenue. For the same reason the construction of apartment houses on Washington Heights was deprived of financial encouragement. Decisive action of this kind immediately put a stop, also, to real estate activity, and during the Summer and Fall the whole market became very dull. The access of dullness was less pronounced in the outlying boroughs than in Manhattan. During 1910 they almost maintained the level of activity enjoyed during 1909, but that activity was confined to rather small areas that were benefited by exceptionally good means of communication with Manhattan.

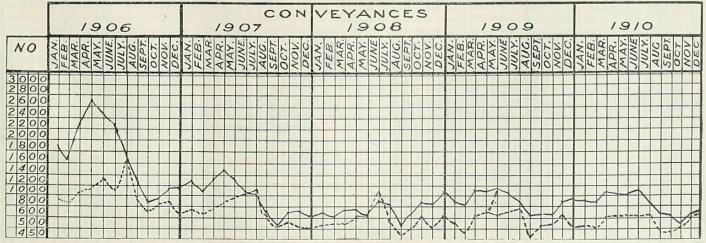
The consequence was that the end of 1910 failed to fulfil the promise of its beginning, activity rapidly disappeared both in real estate and building; and it was succeeded by a pervading dullness. The transactions which were consummated were a legacy from the period of better times and did not indicate any new tendencies which would aid real estate operators and builders in making their plans for 1911.

Table Showing Nu	mber of	Conveyances	for Ma	anhattan and	Bronx	for Years 190	06 to 19	10, Inclusive	
1906		1907		1908.		1909		1910.	
Manhattan.	Bronx.	Manhattan.	Bronx.		Bronx.	Manhattan.	Bronx.	Manhattan.	Bronx.
January 1,911	936	1,250	736	787	555	887	575	916	558
February 1,720	833	1,057	661	684	575	813	490	863	514
March 2.311	1,003	1,279	715	908	579	1,089	615	1,098	631
April 2,680	1,128	1,445	843	950	641	1,084	683	983	636
May 2,447	1,321	1,352	933	867	603	1,111	650	903	625
June 2,261	1,167	1,157	1,015	933	1,116	1,025	693	1,021	618
July 1,702	1,653	1,015	1,101	817	729	913	791	845	639
August 1,263	892	736	611	576	467	622	454	691	497
September 885	692	562	523	630	502	694	524	639	473
October 980	831	772	675	844	625	675	562	572	549
November 1,108	868	773	521	811	504	861	668	637	669
December 1,154	688	656	512	1,058	627	906	569	341	242
20,422	12,012	12,054	8,846	9,865	7,523	10,680	7,274	9,509	6,651
					O	nly fifteen days	in Decem	ber, 1910, are	included.

the city grew in population and wealth. Nor was this all. Great strides were also made in the establishment of a new wholesale mercantile district north of 23d street. A larger amount of money was spent on new loft buildings during that year than during any previous year in the history of New York; and these buildings were erected as far west as Seventh avenue and as far east as Fourth avenue. Fourth

The Conveyances Analyzed.

Our readers will find interesting the tables printed herewith, which give the statistics of real estate transactions for 1910, compared to those of the four previous years. It will be seen from these tables that while the number of conveyances of Manhattan real estate recorded has been cut in half since 1906, the figures for the years from 1907 to 1910



SOLID LINE INDICATES MANHATTAN CONVEYANCES; DOTTED LINE INDICATES BRONX CONVEYANCES.

Mortgage Table Showing Money Loaned in Manhattan

	190	6		1907.							
Manl	nattan.		Bronx.	Ma	nhattan.	Bro	onx.				
No. of		No. of		No. of		No. of					
mortgages		Morts.	Amount.	Morts.	Amount.	Morts.	Amount.				
January 1,588	\$25,123,918	668	\$5,297,061	1,818	\$46,408,354	779	\$5,309,880				
February 3,032	22,981,105	517	3,806,834	1,165	28,955,379	548	3,640,912				
March 1,724	31,327,319	690	5,479,052	1,293	34,678,944	604	5,300,468				
April 1,811	33,094,018	758	7,915,081	1,437	37,446,780	732	4,826,342				
May 1,947	44,738,699	900	11,140,752	1,419	39,137,196	885	6,060,288				
June	40,100,961	839	6,832,099	1,145	24,901,630	972	5,361,664				
July	33,714,470	1,366	7,110,371	1,049	22,567,297	1,010	25,667,502				
August 1,206	23,411,607	705	4,312,522	736	16,643,825	479	2,917,543				
September 976	27,716,801	587	3,484,488	585	12,933,592	473	2,554,332				
October 1,272	30,084,319	731	4,040,578	760	14,012,987	543	3,100,166				
November 1,519	36,905,328	839	3,975,341	749	21,485,144	447	2.634,556				
December	*149,300,241	745	5,616,693	623	11,894,185	355	1,307,441				
20,375	\$498,498,786	9,345	\$69,010,872	12,779	\$311,065,313	7,827	\$68,681,124				

inclusive do not show any wide variations. The 12,000 transfers recorded in 1907 diminished to about 10,000 in 1908, rose to 10,700 in 1909 and fell off to a little less than 10,000 in 1910.

*Includes mortgage of \$100,000,000 given by Hudson & Manhattan R. R. Co.

By comparing the figures for the several months of 1910, it will be observed that all the decrease of that year took place in its latter part. During the first three months, there were a larger number of transactions recorded in 1910 than in 1909. The Bronx figures make a better comparison with those of the previous year. The diminution will amount only to a couple of hundred, with the figures of the last two weeks included, and this slight falling off is distributed pretty evenly throughout the year.

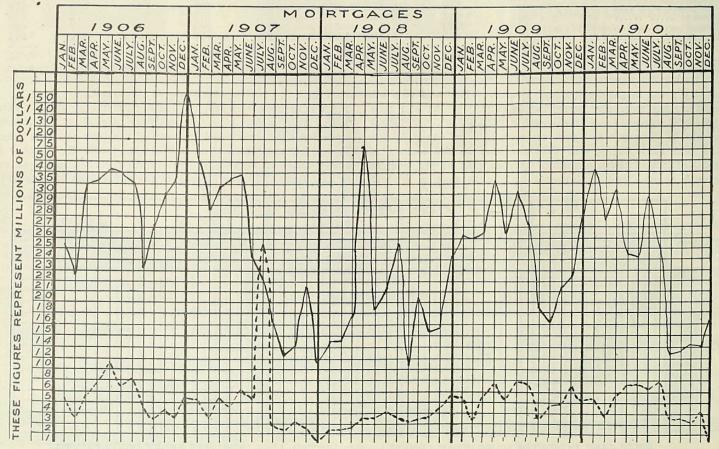
\$10,000,000. Practically the whole of this falling off occurred during the last seven months of the year. Particularly during the Fall there was very little money loaned on real estate. The decrease late in the Fall was particularly sharp, and was due to a still more rigid policy respecting loans adopted by the large life insurance and mortgage companies.

The statistics of the building operations of the last five years do not vary in the same manner as the statistics of the real estate operations. So far as Manhattan is concerned, 1906 was by no means an exceptional year in the volume of its building operations. The buildings projected in that year called for an expenditure of about \$108,000,000.

fuero tant ar pera apra a not d'amiliamend?	Deliste.		Ta	ble of Project	cted Build	lings for Mar	hattan a	and Bronx
		190	6					
	Man	hattan.		Bronx,	Ma	nhattan.	07.—	onx.
	No. of		No. of		No. of		No. of	
	Bldgs.	Amount.	Bldgs.	Amount.	Bldgs.	Amount.	Bldgs.	Amount.
January	171	\$13,253,300	128	\$1,861,350	60	\$3,299,900	146	\$1,308,325
February	111	7,216,950	114	1,104,370	59	4,433,300	121	1,937,750
March	184	12,580,850	290	3,605,515	102	8.082,710	191	1,757,425
April	193	11,691,150	269	3,029,165	114	16,315,300	206	2,792,475
May	. 245	14,556,680	185	3,135,125	138	10.137,450	253	2,353,700
June	166	14,043,450	226	2,894,620	131	10,288,900	218	1,920,975
July	132	8,522,450	182	3,003,950	101	5,886,400	190	1,902,900
August	134	7,438,150	174	1,999,650	67	6,956,800	179	1,511,500
September	85	10.026,160	155	1.664.650	52	3,852,550	122	1,232,719
October	65	3,123,750	171	1,259,985	60	5,660,650	142	1,518,275
November	70	3,878,925	185	1,970,400	39	2,683,140	118	1,409,705
December	50	1,751,900	130	1,720,600	26	1,941,150	96	1,168,950
	1,606	\$108,083,715	2,209	\$27,249,380	949	\$79,538,250	1,982	\$20,814,699

The table showing the amount of money loaned during each month and each year since January 1, 1906, shows even wider variations than does the table of transfers. The \$400,000,000 loaned on Manhattan real estate during 1906 fell to a little over \$300,000,000 in 1907, and to a little over \$200,000,000 in 1908. On the other hand, in 1909 the total returned to the level of 1907—that is about \$300,000,000, and in 1910 this sum was decreased by only about

The year following showed a sharp decrease to \$80,000,000, but the per centage of this decrease was very much smaller than in the case of the conveyances. The year 1908, on the other hand, is so far as the filings show a better year, in Manhattan building than the previous year, but the table is in this case deceptive, because the figures for 1908 are swollen by \$10,000,000 on account of a building for the Equitable Life which was never erected. The following



SOLID LINE INDICATES MANHATTAN MORTGAGES; DOTTED LINE INDICATES BRONX MORTGAGES.

and Bronx for the Five Years from 1906 to 1910, Inclusive.

		08.——			190	9.——		1			
	nhattan.		onx.		hattan.	Br	onx.	Ma	nhattan.	Br	onx.
No. of		No. of		No. of		No. of		No. of		No. of	
Morts.	Amount.	Morts.	Amount.	Morts.	Amount.	Morts.	Amount.	Morts.	Amount.	Morts.	Amount.
720	\$14,582,882	511	\$2,241,101	782	\$26,323,280	621	\$5,535,637	759	\$41,851,285	597	\$5,352,623
601	14,896,591	408	2,217,019	724	26,014,482	478	3,457,824	718	27.871.136	466	3,891,510
775	17,371,934	447	2,558,873	897	26,596,059	521	5,574,981	824	33,991,274	624	5,739,356
812	*72,363,207	584	3,623,109	955	36,150,551	784	6,930,675	813	24,533,051	562	6,339,598
824	18,816,511	577	3,624,139	917	26,766,560	651	5,638,478	790	24,252,392	675	6,541,893
810	21,781,554	1,063	4,064,963	905	31,453,946	710	6,999,249	865	29,973,515	591	6,124,103
821	25,806,523	773	3,844,874	855	27,269,986	899	6.817,450	703	25.171.966	708	6.994.704
489	10,230,336	462	3,369,466	507	19,566,493	520	3,758,834	425	12,343,981	403	3,474,922
610	20,255,524	518	3,592,314	552	16,581,899	565	4,340,938	506	13,981,680	419	3,648,250
681	15,507,056	577	3,607,125	619	21,385,540	611	4.911.247	484	14,607,157	518	3.134,426
642	15,874,497	489	4,672,394	760	22,113,193	701	6,492,156	534	14.197.014	634	4,070,307
893	24,174,375	665	5,704,262	799	27,938,994	615	5,592,474	276	16,448,197	227	1,929,290
8,678	\$271,660,990	7,074	\$43,119,639	9,272	\$308,160,983	7,676	\$66,049,943	7,697	\$279,222,648	6,424	\$57,240,982
*Incl	udes mortgage	of \$55,00	00,000 given by	y Interbo	rough Rapid T	ransit Co	Only fif	teen day	s in December,		The second of th

year, 1909, was the most active year in the history of Manhattan building. The total of \$128,000,000 exceeds that of 1906 or even 1905; and these exceptionally large totals, while due in part to the agitation over the revision of the Building Code, were caused chiefly by great activity of construction, not merely on Washington Heights, but also in the new mercantile district and on the west and east sides.

In 1910, the estimated cost of the new buildings projected fell to a little over \$95,000,000. It will be found, however, that this diminution took place almost entirely in the estimated cost of new apartment houses and tenements.

The amount of money invested in new loft buildings was almost as large in 1910 as it was in 1909. The Bronx business revival could not endure except on the basis of a much larger accumulation of financial capital than has yet taken place. It looks, consequently, as if the year 1911 would not be a year of active business and that the real estate market in New York would necessarily feel the influence of that fact.

No Unusual Activity Expected.

F the foregoing account of the general situation is correct, it would be foolish for brokers and operators to expect an unusually active year in New York real estate and building. The slight improvement in the investment demand for improved real estate which has already taken

1	or	the	Years	1906	to	1910,	Inclusive.

	19	08.——		-	190	9		1			
	Manhattan, Bronx.			Manl	hattan.	Bro	onx.	Man	hattan.	910.—	onx.
No. of		No. of		No. of		No. of		No. of		No. of	
Bldgs.	Amount.	Bldgs.	Amount.	Bldgs.	Amount.	Bldgs.	Amount.	Bldgs.	Amount.	Bldgs.	Amount.
42	\$3,398,050	92	\$1,370,025	61	\$6,004,850	194	\$2,986,950	. 58	\$7,186,400	117	\$2,631,550
24	942,550	56	353,950	131	15,467,800	181	4,093,040	49	7.166,900	119	2,429,105
. 50	1,893,300	130	816,800	131	18,347,100	302	4,242,450	103	12,964,270	220	4,613,850
50	10,139,136	156	1,431,245	99	15,948,500	345	3,129,800	107	14,760.900	225	4,995,760
56	6,296,400	141	1,115,750	102	13,888,000	243	4,453,770	102	12,347,575	201	4,178,455
72	15,593,335	184	1,630,155	83	8,929,125	171	2,855,600	82	9.915.400	159	3,295,450
50	12,094,350	181	1,881,800	113	17,127,890	229	3,664,375	67	5,751,875	109	2,265,750
80 48	4,042,200	165	1,507,450	39	5,892,332	146	2,288,675	56	7,079,035	135	2,994,620
48	4,489,200	198	1,889,200	55	4,660,700	126	1,980,175	50	4,517,190	114	2,492,575
60	13,149,750	202	2,312,275	41	5,369,665	175	3,678,000	58	6,924,075	141	2,832,850
55	6,251,180	200	4,418,925	66	7,436,600	199	3,778,125	34	3,144,865	407	10,728,750
54	6,700,125	199	2,723,455	64	8,901,350	148	3,399,750	17	2,151,184	21	265,050
641	\$84,989,576	1,904	\$21,451,030	985	\$127,973,912	2,459	\$40,550,710	783	\$93,909,669	1,968	\$43,723,765
						For	December, 1	910, only	sixteen days'	filings ar	e included.

figures for 1910 are deceptive, because the filings for November were swollen by an anticipated change in the local building regulations. A more than usually large number of the plans filed under such circumstances are never carried out.

Prospects for 1911.

T HE real estate and building market during 1911 will be free from the effect of be free from the effect of certain general conditions which hampered its activity in 1910, but on the other hand, the volume of business will be checked by the consequences of certain other conditions, which have only recently come to prevail. The necessary contraction of credit, which caused the check to business in 1910, has in a sense already come to an end. The financial aspect of American business has very much improved. The foreign trade of the country, which during the Spring and Summer showed an excess of imports, has recovered its balance and is now adding month by month a considerable excess of exports. The increased export of manufactured goods is beginning to make up for the diminished export of food products. The American people are economizing and are no longer buying so many European luxuries. The consequence is that capital is again beginning to accumulate. The bond market which was stagnant during 1910 is recovering, and soon it will again be possible for corporations to place issues of new securities on advantageous

The improvement in financial conditions has, however, been brought about only by means of a certain contraction in business, and it is still uncertain how far that contraction will go. Hitherto it has not amounted to actual depression, except in a few industries, and there is no indication that it will ever become really acute. On the other hand, it is possible that general business will remain dull for some time to come, and there is something to be said for the assertion that it ought to remain dull for a year or two. Again and again during the past ten years a period of business prosperity has been forcibly interrupted by the lack of sufficient capital to carry on the increasing volume of industry and commerce, and at present a smart

place will probably continue, and little by little the large number of apartment houses and loft-buildings now in the hands of builders will pass into the ownership of investors. In this way the capital of the builders will gradually be released for new operations; but in all probability these new operations will not be started in any great volume during 1911. Towards the end of the year the conditions on Washington Heights may be such as to warrant the erection of a certain number of new apartment houses, and the same statement will be true of both the East and West Sides; but it looks as if a really considerable revival of residential building in Manhattan will have to be postponed until 1912. It must be remembered that an increasing proportion of the population of New York will hereafter be diverted to the outlying boroughs and to New Jersey, and that the force of this movement will be more than ever felt during 1911. The recent improvemnts in rapid transit have all been in lines running east and west instead of in lines running north and south, and until the people of New York know when and how the new subways will be built real estate and building operations in Manhattan and the Bronx will suffer from a grave disadvantage.

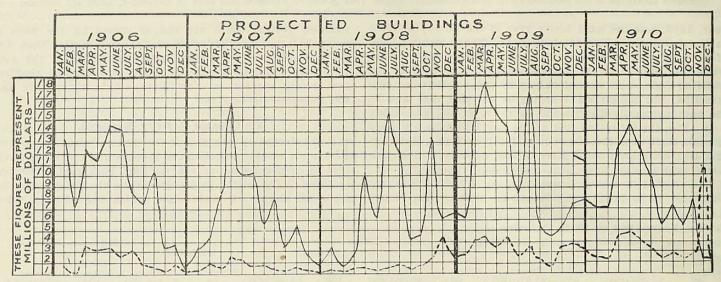
Subway Probabilities.

T HE only consolation is that the subway question will have to be settled somehow during 1911, and to The Record and Guide it is incredible that it can be settled on any basis save that of an agreement with the Interborough Co. The dangers to the financial health of the city, which would be incurred by the construction of the Triborough route, are so grave that such an alternative seems to be impossible. We shall assume, consequently, that sometime during the coming year the Interborough Co. will be allowed to build the extensions to its subway system recently submitted to the Commission, and that it will also be allowed to make the desired improvements to the elevated roads. Whenever such an agreement is reached it will constitute a sound basis for a certain immediate increase in real estate activity, and it is worth considering what would be the probable location and extent of this increasing business.

The Interborough Company's plan includes several improvements which could be quickly completed and which would have almost an immediate effect. The proposed third track to the Third and Second avenue elevated roads could be ready for trains in a year or two, and as soon as the necessary consent is obtained certain definite results are to be expected. Such results may reasonably be anticipated, not merely on the East Side of Manhattan, but in Queens and the Bronx. The large area in the Bronx which depends largely upon the East Side elevated would obtain a very much better connection with lower Manhattan, and advancing prices in that whole region may be confidently expected. Queens, also, would have the certainty of an efficient connection with Manhattan, not merely by the

sured Subway would be to stimulate speculation in lots available for improvement with coöperative apartment houses. Indeed it may be said in general that a Lexington avenue subway would have much more of an effect on property adapted to apartment houses than it would upon property better adapted to private residences.

The certainty of a lower West Side subway would also have some immediate effects upon real estate operations in that region. The so-called Pennsylvania district has of late years become an increasingly important center of mercantile and retail business in spite of the fact that it has no better means of communication with the financial district than that provided by the Sixth Avenue Elevated, and even under existing conditions business can be profitably carried



SOLID LINE INDICATES MANHATTAN BUILDING PLANS; DOTTED LINE INDICATES BRONX BUILDING PLANS.

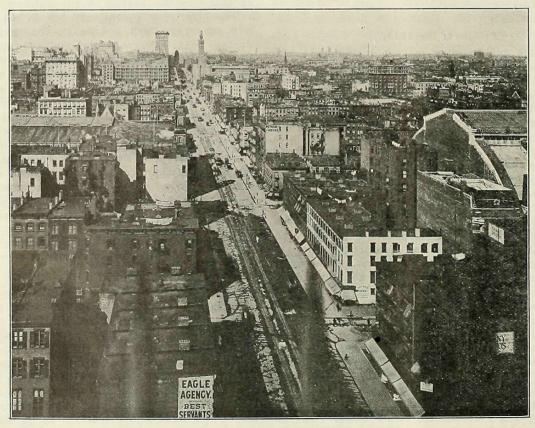
Belmont tunnel, but also by the Queensboro Bridge, and the necessary foundation would be laid for an unprecedented increase in population and business. In the Bronx also the Jerome avenue elevated road could be built very quickly and connected with the Ninth avenue, and consequently certain effects of the transit improvements would also be quickly felt on the west side of that borough.

Those parts of the city which depended upon new subways for improved means of communication would reap the benefits of a certainty of construction more slowly. It takes four or five years to build a subway, and speculators do not like to begin operations in real estate which

on in that region. As soon, however, as a lower West Side subway is assured, the foundation will be laid for a much larger business expansion, and operators and builders will feel justified in going ahead, while property is still comparatively cheap. We should expect, consequently, an increase in activity in that district and particularly on Seventh avenue as soon as an agreement is reached with the Interborough Co.

Fourth Avenue and Seventh Avenue.

Its effect would undoubtedly be in some measure to make Seventh avenue assume the place which Fourth avenue has recently filled in the real estate market. It is



FOURTH AVENUE LOOKING NORTH BEFORE THE RECENT DEVELOPMENT.

has to be carried for so long a time at an enhanced and probably unremunerative valuation. Nevertheless, wherever subway construction would merely strengthen forces of local development, which are already at work, the certainty of completion by a definite time would have an immediate effect. Such would be undoubtedly the case, for instance, on the East Side of Manhattan where the effect of an as-

already apparent that in proportion as Fourth avenue gets further and further from Broadway, as it does north of 23d street, it becomes less popular for mercantile purposes. The buildings erected south of 23d street are being rented to better advantage than the buildings erected north of 23d street, and during the next few years Madison avenue will get a larger share of new mercantile construction than

Fourth avenue. But Broadway approaches Seventh avenue in proportion as it becomes more remote from Fourth avenue; and this fact will have a decisive effect on the comparative development of the two avenues. Lower Fourth and upper Seventh avenues will have the precedence, and the long expected movement on Seventh avenue will be started during 1911—always assuming that a lower West Side subway is assured.

The new mercantile buildings in the Pennsylvania district are renting very well, considering the enormous number which have been built during the past few years. In all probability they will be sufficiently well filled by the spring to justify a moderate resumption of building. The consequence is that in the event of an agreement between the city and the Interborough Co., conditions will be more favorable for activity in that particular region than in any other part of business New York. Large possibilities of

development still exist both on Seventh avenue and on the side streets between Seventh and Eighth avenues, and in the dearth of activity elsewhere this area may receive more attention than that to which it is really entitled. it is undoubtedly entitled to the very serious consideration of real estate operators. With the assurance of a subway express service between 33d and Canal streets along the straight line of Seventh avenue and Varick street, it becomes certain that Greeley Squarte will be the up-town business center. Furthermore, in all probability Seventh avenue will become the district devoted particularly to the clothing trade, and the clothing trade is the most important single trade in New York. Operators in casting about for opportunities should keep these possibilities in mind. In spite of all the building and speculation which has taken place during the past seven years in the Pennsylvania district, it still remains the most promising single district in Manhattan.

ENCROACHMENT ORDER FOR MANHATTAN.

Borough President McAneny Follows the Lead of the Bronx Borough President, But Is Not So Radical—No More Stoops and Areas for New Buildings, Unless They Are Set Back.

A FTER January first, building plans showing encroachments beyond the building-line will not be approved at the Bureau of Buildings in Manhattan Borough. An order to this effect signed by the Superintendent of Buildings, Rudolph P. Miller, was issued yesterday with the sanction of Borough President McAneny. Four exceptions are, however, made for architectural ornamentation to the extent of two feet in the case of non-supporting columns, eighteen inches for steps, ten inches for mouldings, four inches for rustications.

The general effect of the order is the same as in the case of the order which went into effect in the borough of the Bronx on November 15, except that it is not so radical. The Bronx order hews to the line with no exceptions. Borough President Miller of the Bronx held that had no power to make exceptions. Following the precedent set on Fifth av his predecessor, Borough President McAnney concedes that architecture has certain rights which he must respect. His position seems to be not that the city fathers never had the right to grant permission for temporary encroachments, but that he has the legal authority to recall this permission and terminate the privileges now that the streets are needed entirely for public purposes.

In an interview with the representative of the Record and Guide, Mr. McAneny said that the order had been in course of preparation for an extended period. He had called into conference a number of architects and contractors. He had determined to take no definite action until he had heard from those in a position to speak authoritatively on this subject.

A conference of all the borough presidents of Greater New York was held in the office of Mr. McAneny last week, at which time the latter submitted his views on this question to his associates of the Borough Governments. All seemed to agree with him that his order in the main was a good one, with the exception of Borough President Miller, who steadfastly adhered to the belief that there should be absolutely no encroachments beyond the building line.

Borough President McAneny seemed to disagree with Mr. Miller, asserting that builders should be accorded some latitude in the construction of dwellings. Borough President Miller has within the past few months strongly opposed any encoachments no matter how slight or insignificant, and he urged Mr. McAneny to take the same stand in the Borough of Manhattan. Borough President McAneny, however, gleaned from his conferences with architects and builders that

there would be a tremendous opposition on all sides to a too stringent adherence to the encroachment order.

At a conference of architects held in Mr. McAneny's office, the general opinion was that there should certainly be some allowance for projections which had to do with the ornamentation of buildings. The architects were of the opinion that if ornamental projections were not permitted there would be no relief to the monotony along any street, as practically all buildings would then be constructed upon much the same lines. Mr. McAneny sympathized with this view.

CAN APPEAL TO THE COURTS.

In speaking of the order, one of the representatives of Mr. McAneny's office said that it should be understood by all those interested in building that the order, while it should be obeyed, can be reversed by the courts. One instance is cited where a resident on Riverside Drive was given permission by the Park Commissioner long ago to construct a baywindow projecting about three feet over the building-line. A neighbor later sued in the courts to have this window removed, on the ground that it was an encroachment. The courts upheld the complainant in the case, thus nullifying the

order of the Park Commissioner. It is pointed out by Mr. McAneny, therefore, that the word of the courts in individual cases is the deciding factor.

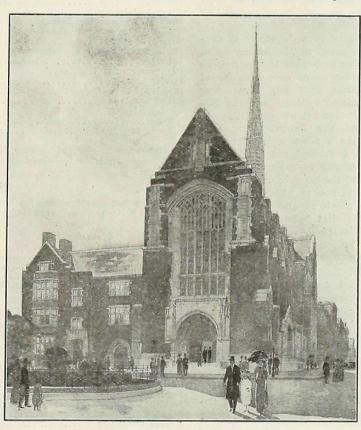
DEPARTMENT ORDER.

The Superintendent of Buildings issued the following notice:

Notice is hereby given that on and after this date no building plans, not already on file in this department, or in the Tenement House Department, will be approved by the Bureau of Buildings for the Borough of Manhattan which provide for an encroachment by any part of the building beyond the building or lot line at any point less than ten feet above the curb grade, except that:

(a) Non-supporting columns or pilasters, including their mouldings and bases, may project not more than two and one-half per cent of the width of the street, and, in no case, more than two feet beyond the building line;

(b) Steps leading up or down at entrances, and included between ornamental columns, pilasters or check pieces at least three feet high, at the sides of such entrances, provided they do not exceed, together or separately, one-fifth of the width of the lot, may project not more than two and one-half per cent. of the



A BUILDING OF THE YEAR—THE NEW SOUTH REFORMED CHURCH.
Park Ayenue, at 85th Street. Cram, Goodhue & Ferguson, Architects.

width of the street, and in no case more than eighteen inches beyond the building line:

(c) Mouldings or ornamentations of a decorative character, and base courses, including the water-table, not exceeding five feet in height above the curb grade, may project not more than one and one-fourth per cent of the width of the street and in no case more than ten inches beyond the building line;

(d) Rustications may project not more than four inches beyond the building line.

Marquises or awnings, supported wholly from the building, will be permitted where they do not extend more than two and one-half feet on either side of an entrance, provided they are constructed of iron and glass or other incombustible material, and are properly drained.

RUDOLPH P. MILLER,

Superintendent of Buildings for the Borough of Manhattan.

Dated January 1, 1911.

A QUESTION OF JURISDICTION.

A prominent architect in the Bronx, Mr. Albert E. Davis, who was one of the commissioners which framed the present Building Code, has carried an appeal to the Board of Examiners, as reported in the Record and Guide last week. In his answer to this appeal, Borough President Miller questioned the jurisdiction of the Board of Examiners, which thereupon by resolution directed that the Corporation Counsel be asked for his opinion on the question of jurisdiction. This official's opinion is now being awaited. One effect of the appeal will be to cause the building interests to "suspend judgment" until they can get their legal bearings from the Corporation Counsel's office. In building practice the principal effect of the order is to prohibit stoops from being erected and areas from being built in the front of houses and buildings, unless they keep within the lot line. The Tenement House Law requires an outside entrance into the cellar or basement of the house from the outside and the street, and architects have said that the only way to meet this requirement without encroaching on the building line is to set the house back; or else omit the area altogether and build a bulkhead for the cellar steps, taking the space out of one of the parlor rooms on the first floor. If the building is set back, its rentable value will be injured, it is feared, if there happens to be an old-law neighbor on either side.

It is not believed that the storm of protest will be so great in Manhattan as in the Bronx, or as severe as it would have been even a few years ago, because of the great change that has come over speculative building recently and the difference in the conditions prevailing in Manhattan and the Bronx. Five-story tenement houses are no longer built in Manhattan as a general rule. Old New York has practically been gone over once by builders, and the class of immense and costly apartment houses which is now the rule cover so much ground and have so many resources that builders are not so likely to be disturbed, especially as the new order of the Superintendent of Buildings does not concern existing buildings.

OTHER LEGAL POINTS.

Architects and builders, however, do not fail to remark on the different views held on the legal points involved, as represented by the absolute prohibition in the Bronx and the exceptions in Manhattan. An opinion very generally held is that the municipal authorities have in reality a measure of discretion under the law.

Mr. C. Whitley Mullin, secretary of the Society of Architects, sends the following note:

"Referring to the report appearing in the current issue of the Record and Guide

on the 'Encroachment case carried to the Board of Examiners,' allow me to point out that Section 50 of the Charter recognizes, if it does not expressly define, the difference between the building line and the stoop line of a building fronting on The section reads in part as follows-'The Board of Aldermen shall not have power to authorize the placing or continuing of any encroachment or obstruction upon any street or sidewalk, except the temporary occupation thereof during the erection or repairing of a building on a lot opposite the same, nor shall they permit the erection of booths and stands within the stoop line, except for the sale of newspapers, periodicals, fruits and soda water, and with the con-sent in such cases of the owner of the premises."

"The 'booths and stands' here mentioned are clearly treated as 'encroachments or obstructions' upon the street, in the same sense as others referred to in this passage, but with the distinction that the erection of such booths, etc., may be permitted, subject to the consent of the own-

er whose frontage is affected thereby; and so long as they do not encroach beyond the line allowed for the stoop of the house. Were it otherwise, and were the building line and the stoop line identical, the Board of Aldermen would have no authority whatever in the matter, the space within the building line being exclusively within the owner's control. It follows, therefore, that this provision would in such a case be not only superfluous but absurd.

"From the foregoing it is obvious that the framers of the Charter contemplated the projection of stoops beyond the building or street line. This, as Mr. Davis contends, is the only reasonable interpretation of this section of the Charter. Such, moreover, has been the interpretation placed upon it by the Board of Aldermen in the past; and even were they in error the practical effect given to it establishes the right of property owners to compensatory damages if a different interpretation carries with it the obligation to make structural alterations to their buildings."

BUILDING RECORD FOR ELEVEN MONTHS.

Manhattan.

Plans and specifications for New Buildings filed and acted upon during the eleven months ending Nov. 30:

chang from our		1910. —	,	1909. ———
	No. of	Estimated	No. of	Estimated
Classification.	bldgs.	cost.	bldgs.	cost.
Dwelling houses:				
over \$50,000	7	\$1,070,000	15	\$1,981,382
between \$20,000 and \$50,000		660,000	30	1,103,000
less than \$20,000	17	136,300	8	75,000
Flats and tenements		34,543,000	428	65,891,000
Hotels and boarding houses	. 7	955,000	7	3,417,000
Stores, lofts and warehouses:				
est. cost over \$30.000	140	27,146,000	120	26,943,000
est, cost between \$15,000 and \$30,000	35	744 000	4.7	968,000
est, cost less than \$15,000	41	258,700	36	210,450
Office buildings		11 575,600	31	11,451,750
Manufactories and workshops		2.136,500	23	1,381,000
Schools	11	2,407,000	7	675,000
Churches	. 11	1,640,000	10	1.110,000
Public buildings, Municipal		2,968,000	7	940 000
Public buildings, places of amusement	38	2,572,100	23	3,131,671
Stables and garages		1.343.720	30	1,418,340
Other structures and frame tenements		387,325	100	198,540
Total 11 months of 1910	789	\$90,543,245	921	\$120,895,133
Total for 1910		, , , , , , , , , , , , , , , , , , , ,	789	90,543,245
Decrease in 11 months, 1910			131	\$30,351,888

Manhattan Alterations.

Plans and specifications for Alterations filed and acted upon during the eleven months ending Nov. 30:

	J]	1910. ———		- 1909. ———
	No. of	Estimated	No. of	Estimated
Classification.	bldgs.	cost.	bldgs.	cost.
Dwelling houses	. 536	\$1,608,721	527	\$1,999,977
Flats and tenements	. 1,269	1,752,053	1,440	1,969,059
Hotels and boarding houses	. 77	526,540	61	281,250
Stores, lofts and warehouses		2,947,578	448	2,619,477
Office buildings		1,421,945	144	1,415,975
Manufactories and workshops		258,250	106	422,160
Schools	. 19	64,900	25	251,010
Churches	. 25	225,550	20	341,850
Public buildings	. 208	1,674,780	148	1,763,580
Stables and garages		440,405	74	1,053,715
Other structures		3,151		•••••
Total	3.144	\$10,923.873	2,991	\$12,218,033
Total for 1910		410,020,0,0	_,001	10,923,873
Decrease in cost, 11 months 1910 Increase number buildings altered 1910				\$1,294,160
increase number buildings aftered 1910	100			

JAMES W. SPENCER, Statistician.

Borough of the Bronx.

Plans and specifications for New Buildings filed and acted upon for 11 months ending Nov 30, 1910, and compared with the record of the 11 months ending Nov 30, 1910.

		-1909		1910.——
Classification.	No. of	Estimated	No. of	Estimated
Brick dwellings:	bldgs.	cost.	bldgs.	cost.
est. cost over \$50,000				
between \$20,000 & \$50,000		\$60,000	3	\$65,000
less than \$20,000		3,229,400	290	1,879,600
Brick tenements, est. cost over \$15,000		25,091,500	959	34,807,000
less than \$15,000		1.254,500	9	78,000
Frame tenements		38,000	2	15,000
Hotels	. 8	111,500	4	57,000
Stores, est, cost over \$30,000		695,000	4 6	248,000
between \$15,000 & \$30,000		263,925	29	468,000
less than \$15,000		. 243,975	91	488,450
Office buildings	40	266,000	22	500,875
Manufactories & workshops		1.057.570	94	1,105,900
School houses		122,850	4	800,000
Churches	4.0	132,000	8	265,500
Public buildings, Municipal	The state of the s	320,500	9	40,300
Public buildings, places of amusement	0.000	847,000	54	880,250
Stables and garages	-	249.850	87	368,055
Frame dwellings		3.127.640	263	1.217,000
Other structures		51,900	57	14,625
other buldetares		31,000		11,020
Totals	2,255	\$37,163,110	1,991	\$43,298,555

SOME OF THE PRINCIPAL BUILDINGS TO BE CONSTRUCTED IN 1911.

The Total Estimated Cost of Those in This List Is Over \$63,000,000.

EST. COST. CONTRACT. \$10,000,000John Peirce Co., Terry & Tench. 10,000,000Thompson-Starrett Co., G. G. 5,000,000Foundation Co., foundation Co., foundation. 5,000,000Thompson-Starrett Co., G. C.	3,000,000		0,000 Owner builds. 0,000 Owner builds. 0,000 Well: Bros Co C	Not awarded.	00,000 Owner builds. 00,000 Not awarded.			400,000 Charles T. Wills, Inc., G. C.	0000Bdward Corning Co., G. C.		55,000Owner builds.		390,000Not awarded.	300,000 300,000 300,000			225,000Owner builds. 200,000Owner builds.		200,000Owner builds.		Not awarded.	200,000James F. Meenan, G. C.		50,000Owner builds.			00,000Owner builds.			0Not awarded.				
vi .		S S S	stories		stories		stories	stories		0 00 1	stories 35	se		stories	stories	stories	stories	stories		stories	stories	stories	stories	stories	stories	stories	tories		tories	tories	- 11.7 11	4 stories	ies	5 stories 40,000
ARCHITECTS. & White.	Trowbridge & Livingston	H. P. Knowles Clinton & Russell William W. Bosworth.			Neville & Bagge	Buchman & Fox.	Schwartz & GrossH. J. HardenberghT. Donn Barben		an Ajello	selected		Not Selected Herts & Tallant.	G. K. Hooper	racing	b to g	Mulliken & Charles	C Zobel		r Bros. 1 ten & Moeller. 1						Blum		Schaefer & JaegerSchwartz & Gross	Sommerfeld & Steckler. Trowbridge & Livingston.	L. P. Fluhrer.	Albert Joseph BodkerGeorge Provot	Thomas W. Lamb.	David StoneGronenberg & Leuchtag	B. Swartwout	Butler & RodmanOscar Lowinson
OWNERS. New York Central & H. R. R. Co. City of New York Broadway-Park Place Co. Greeley Square Hotel Co.	Andre and Jaques Bustanoby Bankers Trust Co U. S. Government U. S. Merchants Kealty & Impt. Co St. Thomas Church Corp.	Masonic Order East River Savings Bank New England Society	76th Street & Park Av Co 89th St. Company	New Co-operative Co. St. John Park Realty Co. City of New York	Chas. E. McManus	Edward W. Browning	Princeton Construction Co	B. T. Getty.	Paterno Bros	Klein & Jackson	Hamilton Grange Apartments, Inc	Church-Liberty Leasehold Co	Adams Express Co	The Church of St. Jean Baptiste	Stevenson Construction Co	North Holding Co	John Barr Const. Co	Balland Realty Color.	Legal Realty & Mortgage Co. Hotel Woodstock Co.	108th St. Realty & Const. Co Samuel Weil	Bloomingdale Bros	James F. MeehanT. & E. Casselman	City of New York. George F. Johnson	Friedman Const. Co	T. J. McLaughlin & Son	416 West 33d St. Realty CoJohn Armstrong Chanler Estate	Albert J. Schwarzler	William M. Moore Construction Co	Donald H. ElderR. C. Church of Corpus Christis	Robert A. ChesebroughT. R. A. Hall.	Max Verschleiser	Mitral Realty & Construction Co L. T. Alton	0 >	Condogiane Bros
KIND OF BUILDINGS. Passenger station row.Municipal building Office building	Hotel Office building Post-office Office building Church	Office building Office building Clubhouse	Apartment house Apartment house Apartment house	ortonNarehouseSchool	Apartment houseStore and office		Apartment house Loft and office					: :			Apartment house				Loft building Hotel addition					Apartment house		: :	A.A.		: :	-01	· ·			Office buildingStore and office
LOCATION. 42d st, Vanderbilt av, Depew pl Centre st, Park row, Duane st, Tryoi Broadway, s w cor Park pl Broadway, e.s. bet 33d and 34th sts	Broadway, 7th av, 48th st. Wall st, n w cor Nassau st. Sth and 9th avs, 31st to 33d sts. Broadway, n e cor 42d st. Off av. Off av. n w cor 53d st.	6th av, n e cor 23d st Broadway, n w cor Reade st Not decided	Amsterdam av, w s. 166h to 177th st. Ap Park av, s w cor 76th st	Washington, Barrow, Greenwich & Mi Irving pl, e s, bet 16th and 17th sts	7th av, s e cor 54th st 5th av, s e cor 38th st Madison so Nos 15-19 97th st Nos 11	36th st, Nos 141-145 West	Madison av, w s, 82d to 83d sts Irving pl, s e cor 15th st	ood St, Nos 43-51 West 5th av, s e cor 47th st Vegev st Nos 58-30	Broadway, s w cor 115th st Lexington av, No 1	4th av, s w cor 20th st Broadway, Nos 663-665	Riverside Drive, n e cor 149th st Convent av, n w cor 140th st	Broadway, n w cor 114th st	Broadway, s e cor looth st.	Lexington av, s e cor 76th st	Morningside Drive, s w cor 121st st.	Soth st, n s, 150 w Broadway	25th st, nos 12-131 West	Auduson av, Nos 908-919 West at 48th et Nos 908-919 West	Lafayette st, s e cor 4th st 43d st, Nos 137-139 West	108th st, n s, 125 e Broadway Greenwich st, bet Hubert and Laight	27th st, Nos 36-38 West	Southern Boulevard, n w cor 180th s 18th st, s s, 100 e 9th av	30th st, Nos 135-139 West Extra pl, e s, 62.1 n 1st st	Prospect av, w s, 175 n 163d st	98th st, n s, near Broadway	33d st, Nos 416-422 West 6th av, Nos 272-280	Edgecombe av, n w cor 159th st	139th st, s s, 150 w Amsterdam av . 5th av, No 715	17th st, Nos 440-442 West 122d st, s s, 100 e Broadway	Madison av, s w cor 71st st. 5th av, No 634	Westchester av, n w cor Tinton av . 26th st, Nos 432-434 West	H6th st, Nos 11-13 West Broadway, n w cor 94th st	70th st, No 42 East Greenwich st, Nos 760-762	

CROKER ON THE FIRE LOSS.

He Tells the Legislative Committee there is no Danger Zone-Wants a Building Limit.

Fire Chief Croker was summoned to the witness stand before the Legislative Investigating Committee at the City Hall on Wednesday and made to say things. He was made to give his opinion on various subjects which are merely matters of intellectual speculation. Occupying the position he does, and confronting the insurance interests on the one hand and the property interests on the other, the Chief by his answers is considered to have acquitted himself very well.

Asked if there is a "conflagration district" in New York, a district liable to a conflagration of awful proportions, Mr. Croker replied in the negative. As the head of the Fire Department, what else could he say? After having his attention called specifically to that part of the city lying between Chambers and 14th st, he answered: "I don't think that a conflagration in that district or anywhere else in New York is possible."

"Are not the conditions such that in some large area on a winter night, with a gale blowing, the flames might get beyond the control of the department?" he was asked.

"They are not," said the Chief. "The best proof of this is that we always get the mastery of fires before they spread any considerable distance."

considerable distance."

"Are there not several conflagration zones

"Are there not several conflagration zones in the city?"

"We don't speak of conflagration zones, because there can be no conflagration. We speak of dangerous zones."

"How many of these have you?"

"Really only one. That is the 'Swamp' district, say from Chambers st south to Wall st and from Broadway to East River."

Sprinklers and a limitation of building height were the two things most recommended by Mr. Croker. On the subject of high building construction he said that it ought to be limited in some way, because the fire fighting force of water was limited by the height of the present best apparatus for shooting a heavy stream directly into a fire, which is the water tower, and that limit he put at about 85 or seven stories. Frame buildings ought to be prohibited by law, he said, and New York City's building system ought to be put on a new basis. The United States was backward in all matters of construction.

WOULD INSTITUTE MANY REFORMS. As suggestions to the legislators, Chief Croker advocated a State fire marshal, influence, political unhampered by equipped with a force, with salary and with tenure of office sufficient to enable him to do his work; frame construction prohibited, revision of the building code, installation of automatic sprinklers in the cellars of all apartment and tenement houses, in all mercantile buildings, lofts, warehouses, piers, docks and wherever the Fire Commissioner directed, and thorough inspections, with power to enforce rulings vested in the Fire Department.

One point the Chief referred to at length, and that was the insufficient lighting of the cellars, hallways and stairways of apartment houses, tenement houses and loft buildings.

"The most prolific source of New York's fire waste," he said, "is the dirty cellar. Especially in tenement houses cellars are filled with rubbish of every description. They are the only places the occupants of the houses have for storing anything. There ought to be a light, properly protected, in every cellar in New York. There ought to be one in every hallway from sunset to sunrise and all the time in dark passages. Dirty stairways come next to dirty cellars as a cause of fires.

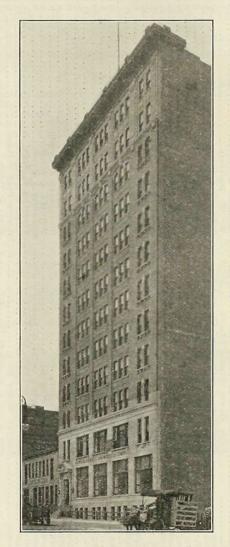
"Every cellar in New York ought to be equipped with sprinklers with outside

connections. When fires break out in cellars it is almost impossible to locate them in any way except by feeling the floor above and reckoning that the hottest spot on the floor will be above the heart of the fire. The first floor above the cellar in every building should be absolutely fireproof and it should have no openings of any kind through it, not even for a dumbwaiter. The only way of getting into cellars should be from the outside."

IT WILL NOT BURN.

A commercial building of more than usual bulk for the far West Side of the city has been erected in 34th st, between 10th and 11th avs, and extending through to 33d st. On ground dimensions of 100x 200 ft. a fireproof building of 12 stories has been constructed by plans by Lee & Hewett, architects and engineers. The owner is the Heywood-Wakefield Building Company.

The only wood used in the construction is in the maple floor surface and the sleepers of the first and second stories, the office screens and the entrance and drive-



NEW HEYWOOD-WAKEFIELD THE BUILDING, 34th Street Side.

Lee & Hewett, Architects.

way doors, all of which wood is fireproof. All the window-frames and sash are fireproof. All the trim in the first and second stories and in the shipping office is of drawn steel. Theoretically, this building in itself is unburnable.

The 34th st front from the third to the tenth stories is composed of impervious dark red brick, laid with the Flemish bond. The first two stories are faced with granite and limestone.

The work has been done with special reference to the regulations of the Board of Underwriters. All elevators and stairs are enclosed by brick walls, and all doors to elevators and stairs are the Under-writers' standard doors, hung in steel channel bucks, with angle-iron stops, and provided with hardware of the pattern approved by the National Board of Fire

Underwriters. The building is equipped with automatic sprinklers and standpipes.

In connection with the electrical equipment, provision has been made in front of the platform at which trucks will load for the charging of electric trucks, so that they may be charged electrically while they are backed up to the loading floor. The heating of the building is with steam, by the vacuum system, and the basement and the first two stories will be cleaned by a vacuum system. Besides three elevators, there are three chair chutes, extending from the twelfth to the sixth floor.

Heywood Bros. & Wakefield Company will occupy the entire building, which is considered, from the standpoint of fireretarding, an example of substantial construction for the class of work to which it belongs. The principal sub-contractors are as follows: General contract, Hedden Construction Company; structural steel, Post & McCord; ornamental ironwork, Whale Creek Iron Works; heating and ventilating, G. A. Suter & Co.; plumbing, James McCullagh; electric wiring, Cortlandt Engineering Co.; sprinklers, Rockwood Sprinkler Company; vacuum cleaner, Vacuum Appliance Company; Kalamein and drawn steel work, John W. Rapp Co.; floor arches and column fireproofing, White Fireproofing Company; elevators, Otis Elevator Company; front brick, 34th st front, Pfotenhauer & Nesbit Company; 33d st front, O. W. Ketcham; plumbing fixtures, J. L. Mott Company; vacuum system for heating, Sure Seal Company, Worcester, Mass.; protective paint for steel, Detroit Graphite Company.

Commissioner Williams Submits Bill.

At last Wednesday night's meeting of the committee having in hand the revision of the present law governing the ventilation of factories, further action regarding the four tentative bills now drawn was taken. Commissioner Williams was requested to submit to the committee his amended bill and the recommendations he thinks necessary for administering it. In accordance with this request the commissioner sent to Webster B. Mabie & Co., whose representative, A. R. Bastine, is a member of the revision committee, his bill and he was advised that the committee as a whole would act on the matter at its next meeting, which probably will be held next Wednesday night.

The ventilating engineers, of whom D. D. Kimball, of 437 5th av, is the representative on the committee believes the problem is nearer solution than it has ever been and he expresses himself as very much encouraged with the progress already made in this matter.

THE "NEW CITY."-Since the Intervale av station of the Subway system was opened last Spring a change has been worked in the neighborhood that in any other place would be considered wonderful. Six months ago where there was a great area of vacant lots there are now blocks of fine apartment houses, and the builders are keeping busy through the winter. The "new city" that is growing up in the East Bronx has spread over the gap within this brief space of time. No prediction for the great section extending from Prospect av eastward and northward seems to go unfulfilled. Evidently the builders and operators who are working in this field not only have faith in the future of New York but abundant satisfaction in the present, for the new apartments and stores appear from a casual examination to be well occupied. The street plan also is quite out of the ordinary for New York City, and constitutes an interesting study in itself, now that the street lines are fairly outlined by buildings.

PUBLIC MONUMENTS.

Considered in Relation to their Surroundings—Art Commission's Report.

The location of monuments is one of the most difficult questions which the Municipal Art Commission has to decide. These difficulties are due chiefly to the fact that in most cases the monuments are not designed for specific sites. When completed a monument is submitted for a definite spot, which is selected not because it suits the character of the monument but because it is conspicuous; as, for example, at the junction of two or more important streets, or in one of the principal squares.

"That so many monuments stand in unfortunate locations," says the president of the Commission, Mr. Robert W de Forest, "is due not to carelessness or lack of deliberation, but to failure to recognize the fact that a well-placed monument forms an integral part of its surroundings. Because of this failure to appreciate that there should be a distinct relation between a monument and its immediate neighborhood, many monuments have no relation to the shape or size of the place where they stand nor to their surroundings. Some are in the midst of great whirlpools of traffic with skyscrapers towering above them and huge sign-boards for a background.

"Many monuments consist of massive granite pedestals surmounted by huge bronze busts. In general these have been erected in the parks. Many of them stand on beautiful green lawns, conspicuous objects, but without logical relation to their surroundings. Surely it cannot reasonably be claimed that they are ornaments to the parks, or that the green lawns would not be more beautiful without them. It is easy to imagine that some giant striding through the park with a monument under his arm became tired and set it down and left it where it now stands, displacing grass and shrubs, and disfiguring the face of nature. It must not be understood that the Art Commission is opposed to monuments in parks, but the Commission is concerned that every monument should be so placed as to fit its surroundings and, above all, to enhance the beauty of the park in which it is placed."

These expressions of opinion are to be found in the annual report of the Art Commission issued this week in book form. The principal theme of the report is the location of monuments, and the engravings serve to point the moral. The Hunt memorial in the wall on the east side of Central Park is pictured and annotated as a "well-placed monument," as its position is such that it can be seen only from the front, and there is a suitable background. The Washington Arch is referred to as another well-placed monument, as it forms a fitting gateway to 5th av, but its appearance is said to be largely dependent on preserving the "old colonial" dwellings on North Washington square.

The Franz Sigel monument on Riverside Drive and the Soldiers' Monument on the same parkway have positions which are considered as appropriate, but the position of the Nathan Hale, the General Washington in Union square, and the Alexander Hamilton in Central Park are regarded as unsuitable and having no logical relation to anything around them.

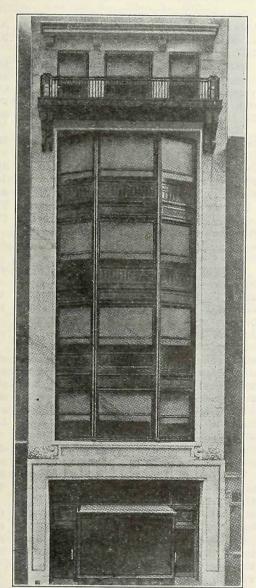
When a design is submitted to the Art Commission, it is immediately referred to a special committee, to be examined and a report upon it prepared before it is considered by the full commission. The committees visit every location submitted for public monuments and other structures. They also hold frequent conferences with heads of departments and designers. It is in committee work, therefore, of which

no record is kept, that are found the more engrossing duties of the members of the Commission.

A John Street Operation.

Richard Deeves & Son, as general contractors, have finished from the plans of F. Y. Joannes, an attractive commercial building at 26 John st, between Broadway and Nassau st. The property is owned by Seth Sprague Terry, and it will be remarked that it has the moderate height of six stories in a section of the city in which the improvement of old sites has in recent years usually taken the form of buildings of much greater height. The owner no doubt has his reasons.

A thoroughly fireproof building, the floor construction is of steel concrete, the rear windows of metal glazed with wire glass and the stairway and elevators are enclosed in a fireproof shaft. Increased width is given to the front of the store by dropping the ceiling of the entrance



NO. 26 JOHN STREET.

F. Y. Joannes, Architect.

hall and so allowing the store ceiling to spread the full width of the building. This device also gives opportunity for a mezzanine gallery in the store.

Good light has been one of the principal objects sought. The design of the front permits of practically an all-glass front, with walls of marble. By the use of a prism-glass skylight the light in the rear of the store is greatly increased. The top floor is especially attractive because of its higher ceiling and a large skylight. The building being in the center of the jewelry district, the upper floors will appeal to tenants in that line of business, and on account of the large traffic through John st to the Subway station, the store will attract some retail business like a tailor or haberdasher.

PAINTING CEMENT SURFACES.

A Class of Work But Little Understood— Points from a Paint Manufacturer.

Owing to the rapid strides which are being made in cement and concrete construction, the painter has been called into a new field of labor and has, up to the present time, had very little information relative to materials and their practical application, as pertaining to the water-proofing, decoration and protection of cement and concrete surfaces, including ficors, interior and exterior walls, also stucco and composition surfaces carrying lime and alkalies, which will not stand ordinary linseed oil paints and coatings.

Up to within recent years, only black bituminous paints were thought of for coating concrete surfaces and these surfaces were generally sub-structural, needing waterproofing, and coated only for their waterproofing properties. Now the substructures that were hidden in the earth as foundations, comprise exterior and interior walls and floors, due to the methods of reinforced concrete construction.

The master painter has no doubt been backward in taking hold of painting concrete, cement and stucco surfaces. He has used many of his own inventions for surfacing, simply because he had to pioneer his business, but he is no longer a pioneer in finishing cement, concrete and stucco surfaces—he has sufficient data and experience placed before him by reliable manufacturers who spend their time and money in demonstrating for the mutual benefit of all.

The Glidden Varnish Company in a letter which it is sending out cites many important facts about painting cement, and says:

PREPARATION OF SURFACES FOR PAINTING.

"No hard or fast rule can be laid down for the preparation of surfaces for painting, however, here are a few practical pointers: No waterproofing or painting should be undertaken under 45° F. No painting of concrete should be undertaken under a 60-day set. No acids should be used unless properly neutralized and washed with water.

"No wall or ceiling composed of Portland cement mortar should be painted without a re-agent for treating the surface before painting. No re-agent soluble in water is practical for exterior work. No surfaces treated with acids as reagents should be painted unless neutralized and washed with water and allowed to dry out thoroughly. No surface treatment or re-agent is necessary after proper aging of the surface—six months to a year.

"A new surface is caustic—caustic surfaces sized with a glue size will not hold color, because the action of the lime on the oil will liberate strong alkalies and cause staining. The cost of coating surfaces—two coats—with a pigmented material is generally estimated at 25 cents to 40 cents a square yard.

"The govering on cement is about one-half that of lead and oil on wood—first coat—and two-thirds of lead and oil on wood—second coat—and equal to lead and oil on wood on the third coat for exterior surfaces. The labor is about one-third greater than the application of lead and oil on wood for exterior surfaces. The non-uniformity of surfaces, filling of voids and suction explains the covering coats.

"On concrete floors the covering of a cement paint runs from 200 sq. ft. per gallon—first coat—to 400 sq. ft.—second coat—according to condition of surface. No concrete floor should be painted unless free from oils, grease or foreign matter and thoroughly brushed clean before coating.

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."

1-Demolishing 1—Demoising
2—Excavating
3—Foundations
4—Masonry
5—Carpentry
6—Terra cotta blocks
7—Steel and iron wo See under
Service concrete
Service concr

15—Marble
16—Terra cotta
17—Mosaic
18—Tile
19—Metal lath
20—Plaster partition blocks
21—Coping

22—Galvanized iron sky-lights and cornices 23—Fire-escapes 24—Plumbing 25—Heating 26—Elevators 27—Dumbwaiters

28-Electric power
29-Electric wiring
30-Lighting fixtures
31-Plate glass
32-Interior woodwork and trim 33—Paints 34—Hardware

David Naugle, 67 Warren st, owner; 8, 12. Ponla Lolurto, 233 E 97th st, owner; 24. John E Nitchie, 150 Nassau st, ar't; 27. West Side Const Co, owner; 4, 5, 12. Chas S Terrett, 613 Monroe av, owner, Asbury Park, N J; 24. J Siris, 66 Allen st, owner; 24. Riverview Const Co, 594 Bway, owner; 4, 5, 12.

Realty Operating Co, 15 Wall st, owner; 12.

Carnegie Const Co, 608 W 111th st, owner; 4, 5, 12.

Jas A Farley, Windsor Arcade, owner; 12. Trowbridge & Livingston, 527 5th av, ar'ts;

Mrs F Bartlett, 57 E 91st st, owner; 24, 12. Otto Maier, 104 W 86th st, owner; 24. Wm Kirk, 310 E 14th st, owner; 24.

Peter Celentam, 238 E 29th st, owner; 24.

Isidor Wels, 267 7th st, owner; 24.

PROJECTED BUILDINGS.

Manhattan.

Apartments, Flats and Tenements.

114TH ST, n s, 125 w Broadway, 9-sty brick and stone apartment house, 99.11x 85.11, slag roof; cost, \$200,000; owner, Carnegie Const. Co., 608 West 111th st; architects, Schwartz & Gross, 347 5th av. Plan No. 768.

Miscellaneous.

PARK AV, s w cor 85th st, frame scaffold, bridge and platform; cost, \$1,000; Co., Inc., owner, Chesebro Whitman southwest corner 64th st and 1st av; architect, James J. F. Gavigan, 1123 Broadway. Plan No. 770.

Owner builds.

Stables and Garages.

10TH ST, No. 271 West, 3-sty brick and concrete stable, 27x92.3, tar and gravel roof; cost, \$8,000; owner, David Naugle, 67 Warren st; architect, Chas. H. Richter, 68 Broad st. Plan No. 771.

Stores, Offices and Lofts.

45TH ST, No. 12 West, 2-sty and pent house, store and loft, 16.5x85, tin roof; cost, \$15,000; owner, James A. Farley, Windsor Arcade, 5th av and 47th st; architects, Pollard & Steinam, 10 East 33d st. Plan No. 769.

Not awarded.

45TH ST, Nos. 62-64 West, 12-sty brick and stone loft, 40.6x90, extension, 31x 10.5, slag roof; cost, \$200,000; owner, George Backer Const. Co., 1182 Broadway; architects, Rouse & Goldstone, 12 West 32d st. Plan No. 772.

MAIDEN LANE, No. 58, 5-sty brick and stone office building, 25.2x55.2, tar and gravel roof; cost, \$35,000; owner, Mrs. Anne W. Penfield, 1336 Walnut st, Philadelphia, Pa.; architects, Butler & Rodman, 16 East 23d st. Plan No. 773. Edward Corning Co., 100 William st,

has general contract.

MANHATTAN ALTERATIONS.

CHERRY ST, n w cor Jefferson st, walls, windows to 5-sty brick hospital; cost, \$750; owner, Beth Israel Hospital, 37 East Broadway; architect, Max Muller, 115 Nassau st. Plan No. 2954.

ESSEX SE, No. 134, alter beams to 6-sty brick loft; cost, \$75; owner, Ph. Hagan, 242 East Houston st; architect, A. Sheinart, 194 Bowery. No. 2972.

JANE ST, No. 47, sash windows to 4sty brick tenement; cost, \$150; owner, Kate P. Ransom, 279 Pearl st; architect, Max Inkelas, 206 East 78th st. 2958.

MULBERRY ST, No. 180, partitions, windows, bake oven to 5-sty brick store and tenement; cost, \$2,000; owner, D. Abbetti, 226 Lafayette st; architect, L. Shienart, 194 Broadway. Plan No. 2957.

MOTT ST, No. 39, partitions, stone steps, windows to two 3 and 5-sty brick tenements and stores; cost, \$1,000; owner and architect, Joseph L. Buttenweiser, 220 Broadway. Plan No. 2955.

ORCHARD ST, No. 56, 1, 2 and 3-sty brick side extensions, 25x17, and 8x9.6, girders, beams, piers, to 4-sty brick store and meeting rooms; cost, \$5,000; owner, F. Solomon, 1235 3d av; architect, Morris Schwartz, 194 Bowery. Plan No. 2977. THOMPSON ST, Nos. 52-56, erect tank

to 7-sty brick warehouse and stable; cost, \$1,000; owner, Peter W. Rouss, 549 Broadway; architect and builder, The Rusling

Co., 39 Cortlandt st. Plan No. 2950.

TOMPKINS ST, No. 15, 1-sty brick rear extension, 25x5, alter walls, skylights to 4-sty brick stable; cost, \$150; owners, J. Kauffman & I. Lewenthal, 206 Division st; architect, L. A. Sheinart, 194 Plan No. 2973.

THOMAS ST, No. 36, erect tank to 5-sty brick store and loft; cost, \$400; owner, Manhattan Real Estate Association, 309 Broadway; architect, Richard Berger, 309 Broadway. Plan No. 2970.

WASHINGTON PL, No. 36, pent house, stairs to 7-sty brick loft and shop; cost, \$325; owner, Francis Asbury Fund, 52 Broadway; architect, Henry H. Holly, 39 West 27th st. Plan No. 2960.

WATER ST, No. 381, partitions, toilets to 3-sty brick store and tenement; cost, \$1,000; owner, Wm. Kirk, 310 East 14th st; architect, O. Reissmann, 30 1st st. Plan No. 2962.

4TH ST, No. 107 East, partitions, skylight, windows, toilets, to two 4-sty brick tenements; cost, \$3,000; owner, Joseph K. Savage, trustee for Estate Henry Knebel, 37 West 9th st; architect, O. Reissmann, 30 1st st. Plan No. 2978.

7TH ST, No. 268, partitions, windows, toilets to 3-sty brick tenement; cost, \$1,-200; owner, Isidor Wels, 267 7th st; architect, O. Reissmann, 30 1st st. Plan No. 2979.

13TH ST, s s, 250 w 7th av, alter brick walls, doors to 1-sty brick school and gymnasium; cost, \$600; owner, City of New York; architect, C. B. J. Snyder, 500 eark av. Plan No. 2976.

14TH ST, Nos. 114-116 East, toilets, Park av.

partitions, store fronts, cornices, windows to 6-sty brick store and office; cost, \$3,-500; owners, Baum & Medieus, 30 East 14th st; architect, W. W. Neuer, Jr., 624 Park pl, Brooklyn. Plan No. 2974. 20TH ST, No. 26 West, 5-sty brick

front extension, 20x4.6, add 3-stys to extension, partitions, toilets to 5-sty brick residence; cost, \$10,000; owner, Mrs. F. Bartlett, 57 East 91st st; architect, M.

A. Cantor, 314 Madison av. Plan No. 2949.

Hugo Koehler, 489 5th av, ar't; G C.* John Devine, 118 E 63d st. owner; 24. Kauffman & Lewenthal, 206 Division st; 22.

Becker Const Co, 1182 Bway, owner; 12, 14. Baum & Medieus, 30 E 14th st. owner; 24, 22.

Estate Henry Knebel, 37 W 9th st, owner; 22, 24.

29TH ST, No. 238 East, partitions, stairs, bath, windows to 5-sty brick store and tenement; cost, \$1,500; owner, Peter Celentam, 238 East 29th st; architect, Phillip Goldrich, 24 East 103d st. Plan No. 2963.

34TH ST, Nos. 1-13 East, 5th av, Nos. 357-371, 35th st, Nos. 2-16 East, brick and stone side extension, 45.10x 103.10, alter stairways, walls to 8-sty brick store; cost, \$150,000; owner, B. Altman, 5th av and 34th st; architects, Trowbridge & Livingston, 527 5th av. Plan No. 2961.

Marc Eidlitz & Sons, 489 5th av. have general contract.

42D ST, No. 3 West, store fronts, windows to 4-sty brick loft and apartments; cost, \$1,500; owner, Wm. G. White, West 42d st; architect, Benj. Gross, 125 East 23d st. Plan No. 2980.

J. Schlesinger, 110 West 34th st, has contract.

48TH ST, n s, Broadway and 7th av, walls, girders, windows, alter elevators, partitions, stairways to 10-sty brick and stone salesrooms and factory; cost, \$100,-000; owner, A. D. Juilliard, 70 Worth st; architects, Trowbridge & Livingston, 527 5th av. Plan No. 2947.

53D ST, No. 412 West, alter windows, doors to 5-sty brick tenement and store; cost, \$475; owner, Calvin C. Doig, 334 West 56th st; architect, W. G. Clark, 438 West 40th st. Plan No. 2966.

97TH ST, No. 233 East, oven, chimney, toilets to 5-sty brick store and tenement; cost, \$1,000; owner, Ponla Lolurto, on premises; architect, Alfred L. Kehoe & Co., 1 Beekman st. Plan No. 2968.

113TH ST, No. 83 East, partitions, new vent shafts to 5-sty brick tenement and store; cost, \$5,000; owner, J. Levy, 146 West 132d st; architects, Gronenberg & Leuchtag, 7 West 22d st. Plan No. 2959. 117TH ST, No. 206 East, sash, partitions,

toilets, windows to 4-sty brick store and dwelling; cost, \$1,000; owner, Otto Maier, 104 West 86th st; architect, John Ph. Voelker, 979 3d av. Plan No. 2951.

AV C, No. 108, show windows to 3-sty brick store and hall; cost, \$350; owner, J. J. McComb Estate, 176 Broadway; architect, Henry Nordheim, 1087 Tremont av. Plan No. 2967.

BROADWAY, No. 1599, erect sign to

2-sty auto supply house; cost, \$200; owner, Caroline A. Grant, care Madison Grant, 11 Wall st; architect, O. J. Gude Plan No. 2965.

BROADWAY, No. 26, enlarge tank on roof to 15-sty brick office building; cost, \$1,500; owner, Standard Oil Co., on premises; architect, Theodore P. Kliesrath, 122 William st. Plan No. 2956.

BROADWAY, w s, 25 n 34th st, erect sign to 10-sty brick store; cost, \$1,100; owner, R. H. Macy & Co., 34th st and Broadway. Plan No. 2975.

COLUMBUS AV, n w cor 106th st, piers, store front to 5-sty brick tenement; cost, \$700; owner, Geo. Quackenbush, 368 Broadway; architect, David Stone, 127 Bible House. Plan No. 2952.

LENOX AV, s w cor 116th st, cut opening, to 4-sty brick store and meeting hall; cost, \$250; owner, Morris Levy, 25 St. Nicholas av; architect, Nathan Langer, 81 East 125th st. Plan No. 2983.

RIVERSIDE DRIVE, s e cor 96th st, erect sign to vacant lot; cost, \$300; owner, Eugene Higgins, 1 Madison av; architect, Frank Sutton, 334 5th av. Plan No. 2953.

2D AV, n w cor 34th st, partitions, to 4-sty brick hotel; cost, \$300; owner, Mary F. O'Dell, 623 2d av; architect, A. G. Rechlin, 233 5th av. Plan No. 2982. 3D AV, No. 1860, partitions, toilets to

3D AV, No. 1860, partitions, toilets to 4-sty brick store and tenement; cost, \$100; owner, Estate John J. Worden, 135 Broadway; architect, George Kessler, 1556 Av A. Plan No. 2948.

3D AV, No. 616, toilets, windows to 4sty brick tenement; cost, \$400; owner, John Devine, 118 East 63d st; architect, A. Balschun, 462 East 137th st. Plan No. 2971.

5TH AV, n w cor 38th st, alter dumbwaiter, columns to 4-sty brick loft; cost, \$5,000; owners, F. H. & J. H. Burton, 384 Broadway; architect, John E. Nitchie, 150 Nassau st. Plan No. 2969.

8TH AV, No. 2670, partitions, walls to 3-sty brick store and dwelling; cost, \$2,-000; owner, Chas. Beekman, 417 West 23d st; architect, Harry T. Howell, 3d av and 149th st. Plan No. 2964.

9TH AV, n w cor 12th st, alter stalls, doorways to 3-sty brick stable; cost, \$1,-500; owner, J. J. Astor, 23 West 26th st; architect, J. McWalters & Son, 2434 Broadway. Plan No. 2981.

PROJECTED BUILDING. BRONX.

Dwellings.

3D AV, w s, 78.2 s 170th st, two 1-sty brick stores and dwellings, slag roof, 40.1 x87; total cost, \$10,000; owners, West Side Const. Co., Jacob Axelrod, 321 West 92d st, president; architect, Geo. F. Pelham, 507 5th av. Plan No. 1309.

167TH ST, n s, 66.3 e Lind av, 3-sty brick dwelling, gravel roof, 25x52; cost, \$7,500; owner, Frank E. Claassen, 1121 Ogden av; architect, G. L. Lidstone, 1851 Sedgwick av. Plan No. 1310.

BRONX ALTERATIONS.

ST. MARY'S ST, s w cor Concord av, 2-sty frame extension, 40x27, to 1-sty frame shop; cost, \$1,500; owner, Julius Figulolo,

719 Union av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 604.

180TH ST, n s, 149.10 w Southern Boulevard, 1-sty frame extension, 8.6x6, and 1-sty of brick built under 2-sty frame store and dwelling; cost, \$2,500; owners, Papero & Falco, 813 East 180th st; architect, J. J. Vreeland, 709 Jerome av. Plan No. 603

INDEPENDENCE AV, s e cor 230th st, new bay window, new porch to 2-sty frame dwelling; cost, \$1,500; owner, M. Radley, on premises; architect, Robt. W. Gardner, 122 West 29th st. Plan No. 600.

ROBBINS AV, n e cor 150th st, 2-sty brick extension, 25.6x104, to 2-sty frame shop; cost, \$4,200; owner, Gustav Schlaier, on premises; architects, Kreymborg Architectural Co., 908 Jennings st. Plan No. 602.

ZULLITTE AV, s s, 225 w Mayflower av, new bath, new partitions to 3-sty frame store and dwelling; cost, \$500; owner, Frank X. Rappolt, 1524 Mayflower av; architect, Otto C. Krauss, 2318 Newbold av. Plan No. 601.

ADVANCE REPORTS.

6 sets of plans were filed with the Bureau of Buildings in Manhattan during the week of Dec. 24 to Dec. 30, inclusive, against 10 filed in the corresponding week last year, the comparative costs being \$459,000 and \$825,000. In the Bronx, 3 buildings were projected at an estimated cost of \$17,500 against 34 costing \$520,750 for the preceding year. The estimated cost of the new buildings projected in Manhattan and the Bronx together this week is \$476,500, against \$1,345,750 for the corresponding week in 1909.

Buildings Damaged by Fire During the Week Ending Friday Noon, Dec. 30, In Cases Where the Loss Exceeded \$5,000:

VANDEWATER ST, Nos. 26-28, 5-sty loft building; owner, Munro Publishing Co. Estimated cost to building is placed at \$100,000.

Prison Contract Officially Awarded,

WINGDALE, N. Y.—The State Commission on New Prisons at Albany, on Wednesday, Dec. 28, awarded to the P. J. Carlin Construction Company, of No. 1 Madison av, Manhattan, the general contract for the construction of the new State prison at Wingdale, Dutchess County, New York, to take the place of the old Sing Sing prison, at Ossining. The Carlin Company submitted the lowest bid, agreeing to construct the entire building for \$2,894,000, and \$698,000 for deductions as provided in the specifications, which eliminated a group of buildings, includ-

ing the warden's house, chapel, recreation building, south industrial shop, store-house and condemned and punishment cells. When the bids were opened on Dec. 15 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. The company agrees to complete the contract by August 30, 1913. (See also issue of Dec. 17, 1910, page 1037.)

Thompson-Starrett Co., Get Greeley Square Contract.

BROADWAY .- The Thompson-Starrett Co., 49-51 Wall st, signed for the general contract this week for the construction of the Greeley Square Hotel, which is to occupy the block front on the east side of Broadway, between 33d and 34th sts. The hotel will have a Broadway frontage of 207.1 feet, with a depth of 150 feet in 34th st and 123.5 feet in 33d st. The property is owned by the McAlpin estate, which has leased it for a long term to the Greeley Square Hotel Company. plans, which have been designed by F. M. Andrews & Co., architects, No. 1 Madison av, show a structure 25-stys in height, to have over 1,600 rooms. The cost has been estimated at approximately \$5,000,-000, and the building is to be completed ready for occupancy in about thirteen months. The Mutual Bank which has been located in the building at Broadway, northeast corner 33d st; has completed arrangements for a new building to be erected at Nos. 49-51 West 33d st, from designs by Donn Barber.

Bamberger & Co. to Build \$2,000,000 Store,

NEWARK, N. J.-L. Bamberger & Company, one of the largest dry goods concerns in the State of New Jersey, have completed arrangements for the construction of a new department store to occupy the block at Market, Halsey and Washington sts, to cost approximately \$2,-000,000. The building will front 235 feet in Halsey st, 144 feet in Market st and 116 feet in Washington st, taking in the property now covered by the Empire There will be approximately 405,000 square feet of floor space. The construction throughout will be of the very latest fireproof type, steel skeleton frame, with facades of light brick and ornamental terra cotta. There will be in all 18 electric elevators for passengers. plans have been prepared by Jarvis Hunt, architect, room 1407, 98 Jackson Boulevard, Chicago, Ill. No building contracts have yet been awarded. It is understood that operations will be undertaken this spring.

Huge Loft Building for 26th St. 26TH ST.—Another large mercant

26TH ST.—Another large mercantile building is soon to be erected at Nos. 151

William J. Taylor Company BUILDING CONSTRUCTION

5 and 7 East 42d Street NEW YORK CITY

Telephone 6546 Bryant

to 163 West 26th st, inclusive, having a frontage on the street of 150.1% ft. size of the building will be irregular, measuring 107.6 on the westerly side and 98 ft. along the easterly side. Each floor will have an area of 15,000 sq. ft. of space. The number of stories will be twelve, and in all there will be five highspeed electric elevators. The treatment of the facade will be of granite, limestone, terra cotta and light brick, with copper cornices. The architects, Messrs. Schwartz & Gross and B. N. Marcus, 347 5th av, who are designing the plans, estimate the cost at \$700,000. Bids will be taken by them on all contracts about the first of February, and it is expected that work will be completed by Oct. 1, of next year. The Fabian Construction Co., of which M. Crystal is president, is the owner.

Apartment Houses for Brooklyn.

BROOKLYN-Shampan & Shampan, 772 Broadway, Brooklyn, are preparing revised plans for a 4-sty apartment house be located at the southeast corner of 3d av and 89th st, also two 3-sty apartment houses adjoining same and one 4sty apartment for the northwest corner of 3d av and 90th st. Brooklyn. facades will be of tapestry brick, laid up in a Flemish bond. 1/2-in, raked joints. and trimmed with Indiana limestone. The entrance to each building will be finished with Marquise and ornamental lamps. Interiors will be of hardwood equipped with steam heating, electric lighting and garbage closets. Harris Wilner, 1260 49th st, Brooklyn, is the owner.

Contract for Altman Building Annex. 5TH AV.-Marc Eidlitz & Sons, 489 5th av, have been awarded the general contract for the completion of the Altman store building, which is to be enlarged, covering the plot taking in Nos. 1 to 13 East 34th st, Nos. 357-371 5th av and Nos. 2 to 16 East 35th st. The extension to be added will be 8 stys, measuring 45.10x103.10 ft. in size, and is estimated to cost \$150,000. The plans were prepared by Architects Trowbridge & Livingston, of 527 5th av.

Newark to Have New Theatre.

NEWARK, N. J.—Wm. H. McElfatrick, architect, 701 7th av, Manhattan, is preparing plans for a theatre building for the Fulton Improvement Co., of which Herman C. Schneider, 514 South 14th st, is president, to be erected at the northeast corner of Broad and Fulton sts, this city. The Lee Ottolengui Amusement Co., in care of Edward I. Croll, 800 Broad st, is the lessee.

Buildinig for 36th Street Contemplated. 36TH ST .- A 12-sty store and loft building will soon be erected to cover the site of the four 4-sty residences at Nos. 20 to 26 West 36th st, on the north side, 300 feet west of 5th av. Daniel W. Richmond, 1182 Broadway, and Ravitsch Brothers will put up the structure. Mr. Richman informed the Record and Guide on Friday that no architect has yet been selected.

East 22d Street Building.

22D ST.-Nathan Fernbacher, 51 East 18th st, will erect a 5-sty brick loft building at 204 East 22d st, which will be ready for occupancy April 1. The site is 23.6x77.6 ft., and each floor of the building will have a space of 1,480 sq. ft., with light on all four sides.

Apartments, Flats and Tenements. 55TH ST, N. Y. C.—Rouse & Goldstone, 12 West 32d st, are completing plans for the 12-sty elevator apartment house, 50x 106 ft., which the Backer Construction 1182 Broadway, will erect at Nos. 147-149 West 55th st.

15TH ST, N. Y. C.—J. R. Dardis, 572 West 161st st, has made plans for alterations to the 5-sty tenement, 607 East 15th st, for Chas. S. Terrett, 613 Monroe av, Asbury Park, N. J.

CHRYSTIE ST, N. Y. C.-J. Siris, 66 Allen st, owner, will make alterations to the two 5-sty tenements, 61-63 Chrystie st. H. Horenberger, 122 Bowery, has made plans.

146TH ST, N. Y. C.—The Riverview Construction Co., 594 Broadway, will build in the south side of 146th st, 525 ft. west of Amsterdam av, to cost \$50,-000. Samuel Sass, 32 Union sq., has pre-

POST AV, N. Y. C .- The Realty Operating Co., 15 Wall st, will build four 5-sty flats, 25x88 ft., on the east side of Post av, 100.5 ft. south of Emerson st, to cost \$80,000. Gronenberg & Leuchtag, 7 West

22d st, have made plans.
CLINTON ST, N. Y. C.—G. J. Adler
Realty Co., 25 East 99th st, is ready for bids on the general contract for a 6-sty 17-family tenement, 25x87 ft., at No. 127 Clinton st, to cost \$20,000. Sommerfeld & Steckler, 19 Union sq, have prepared

VILLA AV, N. Y. C.-Chas Clark, 441 Tremont av, is preparing plans for a 3sty brick tenement on the east side of Villa av, 475 ft. north of Potter pl, 20x62 ft. Filumeno Buffano, 3178 Villa av, owner. Cost, \$10,000.

WEBSTER AV, N. Y. C.—Moore & Landsiedel, 148th st and 3d av, are preparing plans for a 5-sty apartment on the west side of Webster av, 175 ft. north of Bedford Park Boulevard, 50x94 ft., to cost \$50,000. The Aulletta Construction Co., McLean and Sterling av, Yonkers, is the

TOPPING AV, N. Y. C .- Chas. Clark, 441 Tremont av, is preparing plans for one 5-sty flat, 50x90 ft., and flat, 45x90 ft., on the southwest corner of Topping av and 173d st, to cost a total of \$85,000. Slag roof, electric lights, telephones, double floors. William C. Ber-gen, Andrews av and 180th st, owner.

ST. NICHOLAS AV, N. Y. C.—Geo. Fred Pelham, 507 5th av, has prepared plans for a 6-sty 48-family apartment house, 99x132 ft., for the West Side Construction Co., Riverside Drive and 96th st, to be erected on the northwest corner of St. Nicholas av and 153d st. The ownwill handle all building contracts.

NEWARK, N. J.-Cohen & Bessman, architects, 91 Mercer st, Newark, are preparing preliminary plans for a 4-sty brick 16-family flat, 63x82 ft., to be erected by Bessman & Krieger, 22 Belmont av, at Broad and Harvey sts, to cost about \$25,000.

Contracts Awarded.

AV B, N. Y. C.-H. H. Vought & Co., 103 Park av. have received the general contract to erect the addition to the car barn, northwest corner of Av B and 14th st, for the Third Avenue Railroad Co., from plans by A. Atkinson, 2396 3d av.

MADISON AV, N. Y. C .- John Mc-Keefrey, 1416 Broadway, has received the general contract to erect the 5-sty residence at the southwest corner of Madison av and 71st st for R. A. Chesebrough. Albert Joseph Bodker, 27 West 32d st, is the architect.

AMSTERDAM, N. Y.-The Westchester Engineering Co., 39 East 42d st, Manhattan, has received the contract to erect the post office building at this place. Bids were opened by James Knox Taylor at Washington, D. C.

ALBANY, N. Y.-A. Pasquini, 1123 Broadway, Manhattan, has received the general contract to erect the bottling house, 1-sty, 57x90 ft., at the North River and Rathburn st, for the Bevorwyck Brewing Co., 34 West Ferry st. Kastner & Dell, 1133 Broadway, Manhattan, prepared these plans.

JERSEY CITY .-- Contracts for the erection of a dairy and stable building at 51 Clifton pl for the Greenfield Dairy Co., 906 Harrison av, have been awarded to M.

Defenbrock for masonry, and carpentry to Marcus Bollhardt, 10 Van Wagenen Brick, 2-stys, 80x100 ft. Cost about \$10,-

NEWARK N. I-The Hedden Const. Co., 1 Madison av, Manhattan, has received the general contract to erect the addition to the manufacturing plant at Lackawanna av and Orange pl for Westinghouse Electric & Mfg. Co. The Westinghouse, Church, Kerr Co., 10 Bridge st, Manhattan, are consulting en-

CHAMBERSBURGH, PA. - The contract for the construction of the U.S. post office at Chambersburgh, Pa., has been awarded to A. B. Stannard, 1133 Broadway, Manhattan, at \$60,050. above contractor will use the following fixtures and material in the prosecution of the work: Plumbing, John Douglas Co.; boiler, American Radiator Co.; direct radiators, American Radiator Co.; gate valves, Jenkins Bros.; radiator valves, Wm. Powell Co.

Churches.

153D ST, N. Y. C .- The Church Extension Committee of the Presbytery of New York, 29 West 54th st, has had plans prepared by Ludlow & Peabody, 12 West 31st st, for a new edifice, to be erected in 153d st, near Morris av, the Bronx, to cost about \$50,000.

AMSTERDAM AV, N. Y. C .- Plans by Henry Vaughan, architect, Room 1011, 20 Pemberton sq, Boston, Mass., have been selected by the trustees of the Cathedral of St. John the Divine, for the new chapel to be constructed as a memorial to the Rev. Dr. William R. Huntington, the late rector of Grace Church. The building will be located on the Cathedral grounds.

BUFFALO, N. Y.-Contracts have been awarded to Beck & Dehler, 365 Riley st, mason work, and Wm. Stokes & Sons, 500 Brisbane Bldg., carpentry, for the addition to the edifice of the Plymouth M. E. Congregation to cost \$25,000. Cyrus K. Porter & Sons, 73 West Nagle st, are the architects. Work will not be started before spring.

MECHANICVILLE, N. Y.-Loth Milliman, architects, 253 Broadway, Troy, have just completed plans for a stone edifice, 11/2-stys, 90x150 ft., for St. Paul the Apostle Roman Catholic congregation to be erected at Adams and Main sts, cost \$75,000. Bids will be taken by the architects the first week in January.

FAR ROCKAWAY, L. I.-Pollard & Steinam, 10 East 33d st, have taken estimates for the 2-sty brick and frame synagogue, 63x80 ft., to seat 600 people, at the northeast corner of Roanoke av and State st, to cost \$35,000. J. Fried, 11 William st, Manhattan, is chairman of the building committee.

Dwellings.

BENEDICT AV, N. Y. C.-Chas. Clark, 441 Tremont av, is preparing plans for a 2-sty brick and limestone dwelling on the south side of Benedict av, 111 ft. east of Starrell av, 22x56 ft. Steam heat, hot water, electric lights, tin roof. Geo. Gorman and A. Schilling, 312 Willis av, are the owners. Estimated cost is \$7,500.

PLAINFIELD, N. J.-William Eyre, 41 East 30th st, Manhattan, has prepared plans for a 21/2-sty residence, to be erected at Plainfield. Owner's name is for the present withheld.

ELMHURST, L. I.—The Queensboro Corporation has closed a contract with Cornman & Levine, builders, for the erection of forty dwellings in the Elmhurst section. Material will be face brick and Indiana limestone, with every modern

Factories and Warehouses.

ALBANY, N. Y.-James A. Shufelt plans to organize a company to erect a

mill, 50x60 ft., together with a boiler room. The capital will be \$40,000. WOONSOCKET, R. I.—The Lafayette

Worsted Co. is planning an addition to its plant, to be built next spring. No award has yet been made.

GOWANDA, N. Y.-The 4-sty factory building occupied by the Gowanda Agricultural Co., manufacturers of plows, was destroyed by fire. The building will be reconstructed at once.

RENSSELAER, N. Y.—The River Aniline Works, Dr. Emanuel Vonsalia, manager, has selected Architect John W. Woollett, 82 State st, Rensselaer, to prepare plans for a chemical storage building, fireproof, reinforced concrete, brick and steel, 73x235 ft., to cost about \$30,000.

BUFFALO, N. Y.-The Phoenix Brewery & Bottling Works has awarded to George Kempf's Sons, 99 Locust st, the general contract to erect the boiler house, brick and concrete, 1-sty, 35x50x20 ft. F. Shoemaker, 21 Builders Exchange, Buffalo, is steam engineer.

MARCELLUS, N. Y.-The Marcellus & Otisco Lake Ry. Co., John Stewart, manager, will erect a factory and power building, 50x150 ft., 3-stys, of concrete construction, from plans by James D.

Meehan, architect, of Syracuse. FREDONIA, N. Y.—The plant of the Fredonia Steam Heating Co., which was completely wrecked Dec. 15, by explosion of two boilers, is to be rebuilt at once.

Halls and Clubs.

SYRACUSE, N. Y .- The erection of a new Y. W. C. A. building on site of the present structure, 518 S. Salina st, is contemplated; probable cost, \$150,000. dress secretary for particulars.

TARRYTOWN, N. Y .- The Young Men's Christian Association of this place has commissioned Architects Jackson Rosencrans, 1328 Broadway, Manhattan, to prepare plans for a new building to cost in the neighborhood of \$75,000. contract has yet been awarded.

WASHINGTON, D. C.-John Russell Pope, architect, 527 5th av, Manhattan, has prepared plans for a costly building to be erected by the Scottish Rite Masons in this city. Building will be 4 stys, 160x150 ft.

Hospitals and Asylums.

SYRACUSE, N. Y.—Earl Hallenbeck, architect, of Syracuse, has prepared plans for a 4-sty fireproof hospital, to be erected on Irving av, for Dr. W. L. Wallace, 1000 E. Genesee st, at a cost of \$75,000.

CAMDEN, N. J.-John A. Carter & Co., 324 Weightman Building, Philadelphia, Pa., have received the contract to erect the municipal hospital at Mount Ephraim and Ferry avs, at a cost of \$33,000.

Miscellaneous.

ATLANTIC CITY, N. J.-Seymour and Paul A. Davis, architects, Philadelphia, Pa., are preparing plans for a bank building to be erected at Atlantic City, to cost \$75,000.

JERSEY CITY.—Architect C. H. Ziegler, 75 Montgomery st, is taking bids for the 3-sty garage, 75x100 ft, to be erected in Montgomery st, between Jersey av and Barrow st, to cost about \$50,000.

BROOKLYN-The Brooklyn Union Gas Co., 180 Remsen st, owner, Brooklyn, is taking bids for the purifying house, brick, 3-stys, 155x58 ft., to be erected at 12th st and 2d av, at a cost of \$25,000.

SAVANNAH, GA.—W. L. Stoddart. architect, 30 West 38th st, Manhattan, has prepared plans and will soon take bids for the construction of a 9-sty hotel, 91x124 ft., for the Forest City Hotel Company, of this city. The building is to cost in the neighborhood of \$275,000. No building contracts have been issued.

Schools and Colleges.

BATAVIA, N. Y.-The New York State School for the Blind, Batavia, N. Y., will erect a refrigerating plant from plans and specifications of Franklin B. Ware, State Architect, Capitol Building, Albany. Sealed proposals will be received by Dr. F. Park Lewis, president board of managers, 454 Franklin st, Buffalo, N. Y., until January 4.

BOSTON, MASS.-The New England Historic Genealogical Society is reported to be considering the erection of a \$100 -000 building. Address secretary for par-

WESTVILLE, CONN.-Plans are to be received until Jan. 7 from local architects by P. R. Greist, chairman building committee, for a school to be erected in the Edgewood site.

Stores, Offices and Lofts.

45TH ST, N. Y. C .- No contract has yet been issued for the 2-sty store building which James A. Farley, Windsor Arcade, 5th av and 47th st, will erect at No. 12 West 45th st, to cost \$15,000. & Steinam, 10 East 33d st, have prepared

BROADWAY, N. Y. C .- V. Hugo Koehler, 489 5th av, is taking figures on the general contract for the 12-sty store and loft building, 50x200 ft., which Harry Fischel, president of the 663-665 Broadway Company, will erect at Nos. 663-665 Broadway, to cost \$275,000.

JANE ST, N. Y. C.-Frank O'Donnell, contractor, 269 West 17th st, has taken figures for the erection of a 6-sty store and loft building, 25x87 ft., at No. 9 Jane st, to cost about \$40,000. Frank Wennemer, 2146 Honeywell av, prepared these

LOCKPORT, N. Y.-Brickell & Lamphear, architects, Morgan Building, Buffalo, will receive bids about Feb. 1 for the erection of a fireproof store building at Lockport for Jeuss Bros.

BINGHAMTON, N. Y .- Newell & Truesdell, grocers, 187-189 Water st, awarded to M. I. Ford, Kilmer Building, Binghamton, the general contract to erect the office and warehouse, 5-stys, mill construction, 111x151 ft., at Levis st and Prospect av, to cost \$60,000. C. Edward Vosbury, Binghamton Savings Building, prepared plans. Work will be started about March 1.

PATERSON, N. J.—W. T. Fanning, architect, Colt Building, Paterson, will take estimates early in January for a 2sty brick office and residence, 25x60 ft., for Martin Scanlon, undertaker, 341 Market st, to be erected at 286 Carrol st, costing about \$15,000.

Bids Opened.

MANHATTAN. - The Alberger Pump Co., 95 Liberty st, Manhattan, at \$323, 454, has received the contract for dry dock pumping equipment for the navy yards, New York, Puget Sound, and Pearl

MANHATTAN .- The Otis Elevator Co., 17 Battery pl, Manhattan, submitted the lowest bids Dec. 15 to the supervising architect, Treasury Department, Washington, D. C., for installing pneumatic door and elevator systems in the U.S. Assay office, Manhattan. For both systems their bid amounted to \$170,340.

NAVY YARD .- On the bids opened Dec. 22, for the construction of caissons for dry docks building at the Brooklyn Navy Yard, the Snare & Triest Co., 143 Liberty st, was the lowest bidder. Five hundred and fifty tons of steel will be

Government Work.

MOUNT CLEMENS, MICH.-Office of the Supervising Architect, Washington, D. C.—Sealed proposals will be received February 6 for the construction, complete (including plumbing, gas piping, heating apparatus, electric conduits and wiring), of the United States post office at Mount Clemens, Mich. Drawings and specifications may be obtained from the custodian of site at Mount Clemens, Mich., or at this office, at the discretion of the Supervising Architect, James Knox

SALT LAKE CITY, UTAH.-Office of the Supervising Architect, Washington, D. C.—Sealed proposals will be received February 3 for the extension, remodeling, etc. (including plumbing, gas piping, heating apparatus and electric conduits and wiring system), of the United States post office and court house at Salt Lake City, Utah. Drawings and specifications may be obtained from the custodian at Salt Lake City, Utah, or at this office, at the discretion of the Supervising Architect, James Knox Taylor.

Municipal Work.

MANHATTAN .- On Monday, Jan. 9, the Board of Education will open bids for Item 1, installing heating and ventilating apparatus, and Item 2, installing temperature regulation in new Public School 95, on West Houston and Clarkson sts, about 125 feet east of Hudson st, Manhattan.

MANHATTAN.—Bids will be received in the staff room of Bellevue Hospital (entrance 415 East 26th st) by the President of the Board of Trustees, on Tuesday, Jan. 3, for engineers' supplies, lumber, paints, glass and oils, and for the alterations of Ward 31 of the Bellevue Hos-

RICHMOND.-The School Board will open bids on Jan. 3 for the erection of outside iron stairways at Public Schools 14, 19, 20 and 26, Borough of Richmond.

SKYLIGHTS.-The president of the Borough of Manhattan, has received the following bids for labor and material requirements for the replacing of the main skylights with new puttyless skylights; to reconstruct small skylights and outside lanterns and leaders; and painting Washington Market, at Washington, Fulton, Vesey and West sts; M. D. Lonian, \$13,-475; Kelly & Kelley, \$14,850; Empire Cornice Works, \$11,748; Coleman & Krause, \$11,950; Keesdry Construction Co., \$90,-700; and the Universal Skylight Co., \$16,884.

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PERSONAL NEWS AND TRADE GOSSIP

THE MILLER & FRANCIS CO., No. 50 Church st, are successors to S. E. Miller, of 26 Broadway, dealer in contractors' and railway supplies.

S. PARSON, manufacturer of dumbwaiters and elevators, has moved from 726 Tinton av, New York, to 1006 Tinton av, near 164th st.

OSWOLD P. MASON, who was a delegate from St. Louis to the Cement Users' convention here, left this week on the George Washington for a trip abroad.

HARVEY HAIGH of Catskill has under construction a continuous kiln for the National Fireproofing Company. This is the fourth kiln he has built for the same company.

MAYOR, LANE & CO., New York, jobbers of heating and plumbing supplies, announce the removal of their quarters from 128-132 White st to Hudson and Charlton sts.

CHARLES W. BEAVER, of the Yale & Towne Manufacturing Co., 9 Murray st, sailed for Europe Dec. 28, where he will a time take charge of the foreign business of the company.

WATSON CONTRACTING CO. of Fordham rd and Acqueduct av, who received the contract for the widening of Bailey av, from Sedgwick av to Van Courtlandt Park, expect to begin work early in January.

JESSE D. CRARY, secretary of the New York Lumber Trade Association, 18 Broadway, announces that the annual banquet of that association will be held at the Waldorf-Astoria on January 26 in the evening.

THE FEDERAL LUMBER COMPANY has been incorporated at Newark, N. J., to deal in lumber with a capital of \$50,-000. The incorporators are N. H. Mitchell, G. M. Plume, Jr., and F. W. Rosenbaum, all of Newark.

JOHN F. O'ROURKE, president of the O'Rourke Engineering Construction Company, New York, and a major in the National Guard, has been appointed a member of the military staff of Governor-elect Dix, of New York.

BALSO CONTRACTING DEL 1481 Hoe av, has received the contract for the excavation on the southwest corner of Concord av and 149th st, 45x80. A 5-sty apartment will be erected upon the plot by Lett & Silvermann.

L. MATTOON, well known among civil engineers in this city and who some time ago became assistant engineer of the Hockey Valley Railway, has been appointed real estate agent in charge of taxes for the same company.

H. BOYD SUTTON, president of the Houston Construction Company of Houston, Tex., is visiting his family in this city for the holidays. He will leave here January 2 for Chicago, where he will be located at the Auditorium.

THE NEW YORK SOCIETY OF ARCHITECTS will hereafter meet in the Engineering Societies' Building at 29 West 39th st, which is to be the permanent headquarters. Meetings are held on the third Monday of each month.

HENRY T. MITCHELL, secretary of the Star Roofing Company of 2 Stone st, has called a meeting of stockholders to elect a board of directors at the offices of the company, at two o'clock in the afternoon of Monday, January 9.

W. VAN ZELM, assistant secretary of the New York Life Insurance and Trust Company, announces that at the meeting of the company held recently, Walter Kerr was unanimously nominated to fill a vacancy in the Board of Directors.

THE WESTON ENGINEERING COM-PANY will elect three directors for the ensuing year and two inspectors of election to serve at the next annual meeting at 132 Nassau st, Manhattan, on Tuesday, January 3, at twelve o'clock noon.

HENDRICKSON, Jr., CHARLES E. secretary of the Retail Lumber Dealers' Association of Hudson County, N. J., has announced that the annual meeting will be held at 75 Montgomery st, Jersey City, on January 11, at four in the afternoon.

CHARLES H. KAHN of the Knickerbocker Cement Company, Hudson, N. Y., has resigned from that company. He was formerly in business as a civil engineer in this city and will be identified hereafter in government construction work in Hayti.

ARTHUR T. RUTTER, secretary of the Sunray Electric Lamp Manufacturing Company, announces the annual meeting of the stockholders for twelve o'clock noon, Monday, January 9, at the offices of the company, 109 West 42d st, Man-

NATIONAL FIREPROOFING COM-PANY was the lowest bidder for the conduit work which the Belgian Government is about to start at Brussels. The contract calls for 1,000,000 feet of terra cotta conduit, and the material will be shipped from Perth Amboy.

JOHN T. BRADY CO., general contrac-

tors for the Washington Irving High School, are completing the excavating of the site. The steel contract (2.500 tons) has been sublet to the McClintic-Marshall Co., and the limestone contract, 20,000 ft. has also been let.

THOMAS J. REILLY CO., contractors, have near completion a 4-sty Catholic school on the east side of Brook av, 80 ft. south of 3d av, and covering 75x100 ft. The building is to consist of an auditorium, chapel and class rooms. Church of St. Peter and Paul is the

WILLIAM B. SYMMES, Jr., secretary of the Prometheus Electric Company, has called a meeting of the company at 236 East 43d st for Monday, January 9, at one o'clock in the afternoon, for the purpose of electing five directors and two inspectors of election to serve at the next annual meeting.

THE HIGHWAY DEPARTMENT of the Bronx has placed the roadway of 242d st, between Matilda av and the Bronx River, in a fit condition for traffic by lev-The Harlem Railroad has seconded the work by placing the old iron bridge over their tracks at 242d st in proper condition also.

W. M. BEERS, manager of the R. T. Jones Lumber Company, white pine, who has offices in the Flatiron Building, is issuing to the trade a memorandum list containing descriptions of the high grade white pine either in set or mixed cars which his firm carries. The pamphlet is a handy one for ready reference.

HENRY EVANS, president, and Hugh Rankin, secretary, of the Fire Companies Building Corporation, of 46 Cedar st, Manhattan, announce the annual meeting of the stockholders Tuesday, January 10, at two o'clock in the afternoon, at the company's offices. The election of directors will take place at that time.

EDWARD A. MAHER, general manager of the Union Railway Co., in making an address to the citizens benefited by the opening of the East 167th st trolley line, at the dinner given at the Bronx Club, 169th st and Franklin av, said the Union Railway Co. had a million dollars to spend on the construction of new lines.

CHARLES B. POND, treasurer of the Thompson-Starrett Company, 51 Wall st, has announced that the Board of Directors of his company has declared the regular

semi-annual dividend of 4% on the common stock of the company, payable January 3, to stockholders of record at the close of business, December 27, 1910.

CHARLES T. WILLS, Inc., general contractors for the Sloane Building, received this week bids from nine different companies for steelwork on that building. It is reported that the lowest prices ever made in New York were tendered. The award will include about 3,000 tons of steel shapes, mainly Bethlehem sections.

THE U. S. STEEL PRODUCTS EX-PORT CO., has been asked to bid on 800 tons of fabricated steel for the San Juan post office building by a general contractor at San Juan, Porto Rico. This, in the classification of the mills, is an export business; hence the inquiry has been turned over to the export branch of the steel corporation.

WATSON CONTRACTING CO... Aqueduct av and Fordham road, has received the contract for the widening and regrading of Bailey av, from Sedgwick av to Van Cortlandt Park. McDonald & Barry, contractors, of 1910 Webster av, who are now finishing the work on the widening and grading of Kingsbridge av, were the second lowest bidders.

GEORGE GIBBS, chief engineer of the Pennsylvania Station, New York, planned for construction by the Pennsylvania Tunnel & Terminal Railway Company, two brick walls, one on the west side of 9th av, 98.9 feet south of 33d st, to cost \$3,000, and the other at the east side of 9th av, from 31st to 33d st, to cost \$15,000. They will be six feet eight inches

WHITE PLAINS AV, between the city line at 242d st north to Scott's Bridge in Mt. Vernon, has at last been widened and the job completed. Property owners benefited by the improvement are beginning to figure what their assessment will come to on an improvement which took close onto ten years from the time commissioners were appointed to the present date to complete.

W. A. PARKINSON, president of the Mann & Hunter Lumber Company, of Rochester, N. Y., announced to the Record and Guide this week that the date for the annual meeting of the New York State Retail Lumber Dealers' Association has been set for January 25 and 26 at the Onondega, Syracuse, N. Y. Mr. Parkinson will be chairman of the entertainment committee.

THE STANDARD AUTOMATIC MFG. CO. of 50 Church st, New York, is putting out an automatic paint brush which is said to do the painting work with less waste and a quick flow at all times. warrants an equal thickness of coat which can be secured by means of a set screw in the handle. It has also a device which does away with the necessity of paint pots. It accomplishes work without air pressure, and is said to work with any kind of paint.

JOHN W. LONG, widely known in the New York lumber trade, has just returned from the annual meeting of the Georgia-Florida Sawmill Association held in Jacksonville, Fla., at the Hotel Seminole. Mr. Long at his office at 18 Broadway, said that the meeting was a big success and was attended by about sixty-five delegates. He said the Georgia and Florida lumber interests were well equipped to take care of any amount of business that came from the East this spring.

JONATHAN P. B. FISKE, of the Fiske Brick Company, has assigned to Raymond C. Penfield an invention patented last November relating to a method of handling bricks. It consists in steaming

and drying green bricks by placing them on a burning kiln and transferring them in segregated bodies while the kiln is still burning or cooling, and transferred in such sequence that the bricks next to those burning are already partially dried. Mr. Penfield himself, who has an office at 50 Church st, obtained a patent last November on a rotary dry pan for grinding clay.

THE UNITED STATES CIVIL SER-VICE COMMISSION announces an examination on January 18 and 19 for eligibles from which to make certification to fill vacancies as they may occur, as assistant engineer in forest products (lumber, etc.). The salaries range from \$1,200 to \$1,500 a year. The examination will consist of these subjects weighted as follows: technique of adjusting materials, 25 points; mechanics and mathematics, 25 points, and drafting of machine and structural designs, 25 points. Applicants must be twenty years old and under fifty. The examination form is number 1312.

THE W. G. CORNELL CO., specialists in large plumbing contracts, whose offices are in the Everett Building, have obtained from Marc Eidlitz & Son, general contractors, the subcontract for the plumbing equipment for the new Bankers' Trust Building at the northwest corner of Wall and Nassau sts. This building is being erected from plans by Trowbridge & Livingston, architects, 527 5th av. The company has actually begun installing the rough plumbing. The building is scheduled to be finished by January 1912. This is one of the most important contracts the Cornell Company has yet The building will be thirty-nine had. stories high. High-class plumbing will go into this building and high-class workmanship will be required in all depart-

THE AMERICAN CEMENT COMPANY which has paid dividends as high as 8% has passed its semi-annual dividend alto-The president said that it is not the case of a single plant in the industry being unable to make money. The same conditions have affected other companies. He cites the recent change in the directorate of the Atlas Company in a statement which he gave out. Then, he adds, in addition to the low prices this company, during the year, has had to carry the newly constructed Norfolk yards which are only just beginning to become productive, and has also been obliged to make investments in lands along the Hudson and in securities for its own future protection. "So we do not think it conservative to further reduce the surplus which the company has always made a practice to carry," he says.

THE FOUNDATION COMPANY, now engaged in putting down the foundations for the Woolworth Building at Broadway and Park pl, will drive 38 caissons to bedrock at a depth of about 112 ft. below the curb, or 77 ft. below ground water level. The entire series of caissons, including the working chambers, will be constructed of reinforced concrete. piers will be in circular form and will be sunk to bedrock with the aid of compressed air, which will be put on the caissons within the next fortnight. The Foundation Company's contract is to be completed by March 15, 1911. The plans for the superstructure of this building have not yet been filed. Only the foundation plans so far have come out, and these give the estimated cost of the foundations at \$500,000. The entire building, including the site, is estimated to cost \$7,000,000, and it will be the third highest in the city.

FREEMAN BLOODGOOD, one of the oldest contractors in this city, whose son, Freeman Bloodgood, Jr., still carries on the business at 8 York st, this city, died at his home in Westfield, N. J., on Sun-

day, December 25, at the age of 91 years. The funeral was held at his late home on Wednesday afternoon and was attended by many of his friends and business associates from New York City. Mr. Bloodgood was born in Perth Amboy, but began his trade as a mason in New York in For nearly fifty years he continued as a contractor in New York and erected some of the most pretentious buildings of his time. He was a direct descendant of Captain Frans Janson Bloodgood who, coming from Holland, settled at Flushing, L. I., in 1659. He is survived by six children: Freeman Bloodgood, Jr., of New York, William Bloodgood of Montelair, Ezra Bloodgood of Westfield, Mrs. Charles Alexander of Brooklyn, Mrs. Walter Day of Westfield and Miss Eliza Bloodgood of Westfield.

NOT REVOLUTIONARY. - Explaining what is intended by the Brackett plan of reorganizing the brick trade, a correspondent of the Clay-Worker says that of course all sorts of stories are afloat, but it does not expect to cause a revolution in the brick market by which Hudson River manufacturers will be able to secure higher prices than their competitors. "That is impossible, and any attempt to force up the price of Hudson River brick will be speedily overcome by the receipt of brick from other manufacturing localities sufficiently near to claim the metropolis as a market. It will be seen from this, therefore, that the wild talk about a trust that is to control business is simply rot. These men purpose getting together to help each other in perfectly legitimate ways, and they do not expect to control the market or in any way increase the price of brick above a normal market value. Whether they will secure all the signatures or not is a question which cannot be answered now. But they are progressing and the promoters expect to accomplish it."

PANAMA CEMENT.-We learn from the Canal Record that about 90 per cent. of the bags in which cement is shipped to the Isthmus for use in the Pacific Division locks are saved and returned to the manufacturers, who allow 81/2 cts. apiece for them. The cement is shipped in a bag enclosed within another bag, both made from material of the same grade and weight, the allowance to each bag of cement, therefore, representing 17 cts. As fast as the bags of cement are emptied at the mixers they are loaded into box cars and carried to a building, where they are sorted and baled. The bags are shaken before they are placed in the baling press, and 50, or more, barrels of cement a day is secured. This cement is in good condition; is used in concrete operations in the locks, and the value of it pays the wages of the force employed at the sorting shed, including the foreman. Many of the bags sent to the States months ago are now returning filled the second time, and are still whole, capable of being used again. The Atlas Portland Cement Company is furnishing the cement under contract.

CONSOLIDATED GAS COMPANY has just completed the laying of a 4-ft. gas main under the Harlem River. Instead of building the main on the bed of the river, it was built 25 feet below the bottom. Caissons were sunk on both shores to a depth of 50 feet below mean high water mark, and in these caissons the divers performed the work of laying this huge main on concrete blocks, and then "decking it" by building an "A"-shaped concrete covering over it to protect it from injury. The supply of gas is to come from the company's works at 1st av and 116th st through the new 4-ft. main which was laid from the plant at 116th st north on Pleasant av to 124th st, west to 1st av, thence north to 126th st, west to

2d av, north to 129th st to the Manhattan shore of the Harlem River; thence under the river, which is 550 feet wide at this point, to the Bronx shore on Lincoln av, north on Lincoln av to 134th st; thence east to Locust av and north on Locust av to the plant of the Central Union Gas Co. at 138th st and East River. capacity of the new main is over 1,000,000 cubic feet of gas per hour, and has been in the course of construction since April, 1910. The work of laying a main of a similar character from Port Morris (138th st) to Astoria, Long Island, is now under This main when completed will connect by means of a spur to the present main just completed.

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.

BOARD OF EXAMINERS.

APPEAL NO. 187 of 1910, alteration, No. 2459 of 1910, premises 141 East 19th st, Manhattan, Frederick J. Sterner, appellant. It is proposed to remove a portion of the roof beams of an existing 3-sty dwelling, and raise same to a height varying from 8 to 10 feet from the position originally occupied. The height to the highest point of the roof was about 37 feet, which is now increased to 46 feet. The Bureau of Buildings state that Section 31, of the Code, requires that walls shall be 12 inches in thickness where the height exceeds 40 ft. The Board of Examiners approved in favor of the ap-

APPEAL NO. 193 of 1910; new building No. 648 of 1910, premises 9 East 48th st, Manhattan, Alfred E. Barlow, appellant. Plans call for a 7-sty office building the total height to the top of the cupola as indicated on the plan is 98 feet, exceeding the allowable limit for nonfireproof buildings by 23 feet. The Bureau of Buildings state that Section 105 of the Code provides that every building hereafter erected or altered, which exceeds 75 feet, except as herein otherwise provided, shall be built fireproof. Board of Examiners disapproved the plans.

Appeal No. 189 of 1910; New Building No. 660 of 1910; southeast corner 76th st and Park av, Manhattan; George & Edward Blum, appellants. Plans show a 13-sty apartment house without conforming to the requirements of Section 105 of the Building Code covering the construction of buildings exceeding 12-stys in height. The thirteenth story covers about fifty per cent. of the roof area. The Board of Examiners approved on condition that the pent house does not cover more than forty-eight per cent. of the roof area, inclusive of stair and elevator bulkheads.

Appeal No. 190 of 1910; New Building No. 827 of 1909; southeast corner of Broadway and 43d st, Manhattan; George Keister, appellant. Plans call for a 12sty office and 1-sty theatre building. Bureau of Buildings objected that open courts should be provided in rear and on both sides of proper width. The Board of Examiners approved, granting the appellant the privilege of covering the court only so far as shown in drawing filed with the Board by the appellant on December 3, 1910, and further identified by the words "Appeal 190, 1910, N. B. 827, 1909," on the reverse of said drawing.

1910'S MATERIAL MARKET: OUTLOOK FOR 1911.

The \$200,000,000 Cement Combination Goes Out of Existence To-day, Restoring Harmony—Retrospection and Prospection.

THIS is no time for post-mortems. The year 1910 is already history. hundred and forty-five thousand, four hundred and forty business minutes are waiting to be changed into energy and dollars. The chief value of the past is the experience it has given you. The virtue of the future lies in your ability to profit by that experience. You must measure the profitableness of the 2,424 business hours allotted to your use in 1911 by the amount of energy you will have added to this year's experiences as applied to next year's conditions. Doubt and calamity-howling will be as a hobble on a Marathon runner. You must be unencumbered. Optimism shakes the shackles from your limbs.

As we look back over the year 1910 we find, first, inflated hope; second, disappointment; third, studied calamity-howling, principally by great railroads and allied interests, and, fourth, curtailment of production and cutting of prices, especially in certain building materials.

As we look ahead through the four seasons of 1911 we see conditions somewhat changed. First, we have keen competition and low prices. This has a tendency to weaken faith and encourage ultra caution. Second, we see the effects of possible adverse decisions in the Supreme Court trust cases and an attempt upon the part of the railroad and protected interests, to make good their threats to shut off orders. Third, we see a period of readjustment of business conditions, and, fourth, the beginning of an era of undisturbed business prosperity. The new business basis will be so founded as to be unaffected by the events of 1912.

But if the Supreme Court trust decisions do not prove to be adverse to business conditions, there will be no cause for a business readjustment; the bars that now keep capital corralled will be lowered and the building plans filed but held back in 1910 will be executed in actual construction work.

No matter which way the wind blows in 1911, there can be no room for a boom. Sound business men never want one. There is always a reaction. That was partly the trouble with 1910. The prosperity of the year previous was too artificial and material men hoped it would continue. The big lending companies acted as business life savers just in the nick of time. Building conditions at once reverted to a normal plane and many construction companies will cut moderate sized melons next week.

The year 1911, therefore, will not be one to be feared. It will not be one of over-production such as 1910 has been, and for that reason it probably will not close with a general price-cutting campaign. The business experience of 1910 will prove to be one of the chief assets of the 1911 business man.

ARCHITECTS, CONTRACT-ORS, BUILDERS AND PROPERTY OWNERS:

Tables containing full prices current in all departments of building construction will be published in the Record and Guide on the THIRD Saturday of each month, and in other weekly issues only the changes in quotations.

The Year in the Brick Market.

The year 1910 for Hudson River common brick in the Metropolitan district has been, on the whole, an unsatisfactory one. There were several causes for this condition. One of these were the falling off in building construction in New York City; another was the exceptionally good brick making weather of last year which enabled manufacturers to produce an exceptionally large quantity, despite the fact that labor was scarce. There was no market here for Hackensack River brick and Connecticut brick had no call.

Raritan River brick had as good a year as could be expected under the circumstances, with prices maintained at higher levels than in 1909. The year witnessed practically a total withdrawal of Hudson River pale brick and light hard brick. When the year opened, this type of brick was permitted to enter Brooklyn, but their entrance was barred with the incoming of a new Superintendent of Buildings. In the outlying parts of the city the consumption of common brick was much stronger than in the city itself, owing to the large amount of speculative building in apartment houses, 5-sty tenements and some industrial buildings. In the Borough of Manhattan the consumption of common brick about held its own as compared with last year.

The price fluctuations were downward rather than upward throughout the whole year. The comparison follows:

	1909.	1910.
January	6.40 to 5.40	6.30 to 6.70
February	6.80 to 7.061/4	6.81¼ to 7.31¼
March		6.18% to 6.75
April	7.31¼ to 7.41¼	5.75 to 6.25
May	7.40 to 7.75	5.81¼ to 6.28½
June	6.18¾ to 6.77½	2.77½ to 5.86½
July	5.55 to 6.25	5.20 to 5.79
August		3.87½ to 5.43¾
September	5.37½ to 5.87½	5.03 to 5.14%
October		5.22 to 5.50
November		5.06¼ to 5.46¾
December	5.62½ to 6.00	4.75 to 5.25

The average high and low prices for Hudson River common brick during 1909 was \$6.14 to \$6.45, and in 1910, \$6.06½ to \$5.96. Of the total manufactured by the Hudson River yards last year all but 210,000,000 were sold in season. The total output for 1909 from 119 plants in the Hudson River district was 1,218,784,000, valued at \$6,443,190, the average price per thousand being \$5.28.

The total output for 1910 is estimated at 1,200,000,000 brick in the Hudson River district. The amount left over and available for next season's supply is roughly computed at about 275,000,000. The following comparative figures cover the number of common brick marketed for the last six years, in the Hudson River region, including Bergen County, N. J., according to the U. S. Government records:

1910	1,200,000,000
1909	1,218,784,000
1908	875,979,000 1,064,000,000
1907 1906	1.198.000.000
1905	

The totals for 1907, 1908 and 1909 are for Hudson River yards only. The figures for 1905 and 1906 include the New Jersey yards shipping in to the Metropolitan district.

RARITAN RIVER BRICK.

The average monthly prices paid for Raritan River common brick in this year and the average paid last year follows:

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The National Brick Manufacturers' Convention will be held this year at Louisville during the second week of February. The headquarters will be at the Seelbach Hotel. The Building Brick Association of America and the National Paving Association will meet at the same time and place.

The American Ceramic Society will meet this year at Trenton, February 14-16.

Cement Combination Goes to Pieces.

After one of the most strenuous years that any building material has ever experienced in this district, or, in fact, throughout the country, the \$200,000,000 cement combination organized two years ago, passed out of existence on December 31 as a result of a secret meeting of the manufacturers held on December 28 following the adjournment of a three-day conference in this city on December 13 and 15.

The differences were those arising from the heretofore existing price agreement which was to have expired by limitation on February 1, 1911. Instead of establishing a new agreement the whole combination was dissolved without even waiting until February 1.

The organization is known as the Association of Licensed Cement Manufacturers. Efforts are being made to substitute a voluntary regulation of production instead. The result of breaking up the combination will be a reduction of ten cents a barrel in Portland cement. Leading manufacturers at the meeting tentatively agreed to increase the allowance on bags returned from 71/2 each to 10 cents a sack, or 30 to 40 cents a barrel after January 1, while keeping the gross price f. o. b. at the mills the same as at present, \$1.25 a barrel, thus making the net price 85 cents instead of 95 cents a barrel. This puts prices back practically to the level of two years ago, when the combination was formed.

Edwin E. Jackson, Jr., of New York, who acted as arbitrator for the combination, was retired from office. The money deposited by each member company to insure the payment of such penalties will be returned. These funds amounted to 1 per cent. a barrel of the annual production of each company in the combination. PLAN VOLUNTARY CURTAILMENT OF PRODUCTION.

In an effort to avert disastrous price cutting, if possible, a committee was appointed to report at another conference to be held on January 6 on ways and means to regulate production through some form of voluntary curtailment.

This committee consists of Robert E. Lesley, president of the American Cement Company; E. M. Young, president of the Lehigh Portland Cement Company; Alfonso de Navarro, vice-president of the Atlas Portland Cement Company, and William S. Mallory, president of the Edison Portland Cement Company.

MORE HARMONY NOW LOOKED FOR. "The new arrangement is expected to produce more harmony than has heretofore been possible. The manufacturers have lost too much money this year to continue heavy competition and price wars for the next year, and it is believed that moral suasion will be used rather than penalties in keeping the various companies in line," said one authority to a Record and Guide reporter.

MORGAN'S HAND A STEADYING INFLUENCE

Peter J. Morron, who succeeded the late J. Rogers Maxwell as president of the Atlas Portland Cement Company, brought about the dissolution of the combination through his uncompromising attitude against its principles. Mr. Morron represents the house of J. P. Morgan & Co. in the cement industry. It is believed that this is a step toward accomplishing the great harmonizing program mapped out by the new interests. The Portland Cement Company sided with this plan, although it was one of the prime movers in the establishment of the combination two years ago, and hastened the change.

Lumber Closes an Unsatisfactory Year.

Lumber wholesalers in Manhattan are closing an unsatisfactory year, but they are facing 1911 with prospects of a good, steady volume of business. The requisitions being received from suburban retailers show no slowing down in 1911 of apartment houses in the suburbs. Apartment house construction in this city offers a fair field, especially for hardwoods, which had one of the most successful years it ever had in 1910.

A feature of the year was the remarkable market for timber of various grades suitable for house shoring. A marked development for this grade came from the Bronx, where the rapid development of real estate has made new construction work impossible, in a constantly increasing number of cases, without shoring of neighborhood structures.

Yellow pine had a good year in this district, with only normal shifting of prices. This comparative stability is said prices. to be due to the greater distances from the mills from which the logs have to be hauled and a lessening in demand during the Summer and Fall. The falling off in demand would ordinarily have brought about a drop in price, other circumstances not interceding, but the increased cost of production and the prospect for a long time of having to face higher freight rates and a scarcity of lumber schooners, prevented a sharp contraction in prices.

North Carolina pine has fluctuated slightly during the year, but is said to be steady at the present quotations of \$20 to \$41 for No. 1, \$27 to \$38 for No. 2, \$19.50 to \$20 for No. 3, and \$14.50 to \$15 for red hearts and mill culls. Early in the year the price for this kind of lumber was about \$1.50 higher.

Spruce has come to the close of the year in a fairly strong position, with normal mid-winter demand and available mill capacity reduced to the lowest point. There is really a strain between supply and demand and the shippers are in full control of the situation, though at present there is no tendency to force the selling price above the \$23 basis for frames which has prevailed during the last sixty days. This is an average of 50 cents to \$1 below the lowest prevailing at the same

period last year and under exactly similar conditions. Such mill facilities as are now available for getting out schedule material for the New England and New Jersey yards immediately contiguous to New York, are being rushed to the limit and one of the large mills has started within the last week running with day and night crews. Winter mills will be fewer in number than last year, but these will be in a very strong position as the season advances as to selling price, and while they may prefer to hold at the present basis of \$23 for frames 9 inches and under, this plan very probably will be followed merely for the tactful purpose of carrying the market right through the Winter upon a steady basis and in shape to open up the Spring without any material disturbance in values.

LATH CONTINUES IN FIRM MARKET. Lath is still quite firm on a basis of \$3.60 to \$3.65 for the 11/2 and \$4 for the 15%, with the tendency of the latter size toward a higher level and for that reason some shippers are now holding for \$4.10. The movement, however, is moderate and the supply light, so that there is no promise of weakness between now and Spring.

The hemlock market has had a satisfactory year with comparatively little fluctuation. It enters the new year firm and active but scant in supply. Northern 12 ft. boards quoted at \$18.75 and \$19, Eastern 12, 14 and 16 ft. lengths at \$19, strong with some of the Eastern mills holding their stock of dry boards at \$19.50.

These items cover the general lumber market and the most active items in it, and show that crumbling prices should not rule next year.

THE HARDWOOD OUTLOOK.

The outlook for hardwoods in this district within the next few months is satisfactory to manufacturers here. Red gum is perhaps the most firm, with oak and maple second. There has been no recent price changes. The year 1910 has been good, but not up to expectations of some companies. A stronger suburban business developed last year, and with the movement to construct moderate priced apartments such as New Yorkers are accustomed to living in, in such cities as Newark, Elizabeth, the Oranges, Jersey City, and along the Central Railroad of New Jersey, for occupancy pending the construction of subways, is said, by hardwood men, to be responsible for the steady demand for medium grades of hardwoods during the last six months.

Iron and Steel Markets Cramped.

The volume of business handled by the steel companies in 1910 has been approximately at 208,000 tons less than that taken in 1909, which was about 731,000 tons more than that taken in 1908. Of the amount of contracts taken this year, the American Bridge Company has booked approximately 400,000 tons.

This falling away has interfered somewhat with the demand for pig iron and prices have steadily declined, until now they are practically at rock bottom for number one grades of foundry, New York. The principal demand for this raw material at the close of the year is from manufacturing companies, the fire-escape and concrete reinforcement interests having supplied themselves well into the middle of February. During the whole year, business in this district has been characterized by the keenest kind of competition which has forced the prices way down. Capping this situation, one great steel company established a selling agency of its own which eliminated the jobbers in the Eastern district to a certain extent. This, of course, resulted in a cutting of prices, except in some of the more steady houses which have held to their quotations regardless of the action of the steel producing companies.

The fabricating shops here are working at about 60% of capacity, which is approximately the condition at the mills. At the close of the year, competition is at its height, and to met these conditions fresh concessions were being made in certain grades of steel, which is regarded as a forerunner of future readjustments for the future. The latest cut puts iron at \$1.35, Pittsburgh, as compared with \$1.40 a week ago. An evidence of low price at which structural steel, fabricated and erected, is sold in this city recently is noted in one case where the order booked at a basis of \$1.48 per hundred pounds. To show that these conditions also prevailed throughout the West, sales of steel bars have been made at \$1.30 per hundred pounds compared with the so-called official price of \$1.40. The bar mills are operating about 50% of capacity.

As is customary, at the first of the year, there is a disposition on the part of nearly all buying interests to hold aloof from the market pending advices as to what the next year is to bring out. Some talk is heard of a prospective cut from \$4 to \$2 a ton in various products. This will not develop until the forthcoming conference of the steel interests, which will be held in this city beginning January 9, when the question of prices and conditions in general will be discussed.

Building Stone Had a Steady Year.

While other building materials have fluctuated in price during 1910, granite, limestone and sandstone, have remained remarkably steady as to price, although the demand in the latter half of the year

MISCELLANEOUS COMPARISONS.

The status of the building material market during the year 1910 will be better understood in comparison with a general summary of ruling wholesale prices covering high and low points from 1896 up to the present time.

	1896, ily 1.	1900, Feb. 1.	1901, June 1.	1909, Jan 1	1909, Oct 1	1910, Aug. 1.	1910,		1910,	
Pig Iron, No. 1 Foun-		1 00. 1.	ounc 1.	oun, 1.	Oct. 1.	Aug. 1.	Sept. 1.	Oct. 1.	Dec. 30.	
dry, Eastern (N. Y.) per ton\$	12.60	\$25.00	\$16.25	\$19.00	\$19.25	\$16.25	\$16.00	01= 7-	01-0-	
Pig Iron, No. 2 Foun-	12.00	φ=0.00	φ10.20	φ10.00	φ10.20	φ10.20	\$10.00	\$15.75	\$15.25	
dry, South'n (Birm.) per ton	7.00	17.50	11.00	14.00	15.00	11.00	11.00	11.00		
Steel Beams (Pitts-		11.00		14.00	10.00	11.00	11.00	11.00	15.25	
burgh), per ton { Linseed Oil (N. Y.),	31.00	45.00	32.00	30.00	30.00	29.00	28.00	27.00	20.00	
per gal	.37	.56	.61	.73	.57	.90	.90	.97	.93	
Hudson River common									.00	
hard brick, per M	5.25	5.50	6.00	5.50	5.50	5.50	5.50	5.50	5.00	
Lime	.70	.75	.80	1.02	1.02	1.02	1.02	1.02	1.02	
store, base price,	0.00	0.04								
per keg Window Glass, 10x15	2.80	3.65	2.60	2.25	2.25	2.15	2.15	2.15	2.00	
per box, 50 sq. ft	1.55	2.20	4.08	1.91	1.78	2.30	2.44	2.44	2.30	
Pine, yellow, yard	17.00	00.00	10.00	00.00	00.00	01.00				
schedule, per M 1 Timber, hemlock,	17.00	22.00	19.00	26.00	26.00	24.00	24.00	24.00	24.00	
Penna., Random,										
per M 1 Portland cement at	11.00	18.00	15.00	21.00	21.00	20.50	20.00	20.00	19.00	
mill-excluding cost										
of packing but in-										
cluding the labor cost of packing	1.57	1.9	.99	.99	.99	.95	.95	00	0.0	
occording	1.01	1.0	.99	.00	.55	.55	.90	.93	.93	

fell away considerably. There have been movements made in a rather ineffectual manner to establish a slight advance in limestone, but this fell through during the summer months, because the distributors here did not agree with the producers at the quarry that higher prices should be established. The attitude of the local dealers was that of caution which has prevailed throughout the latter part of this year.

In saying that the dealers were cautious, the implication is that they foresaw early their season's stone requirements. The first intimation of a dropping off in stone inquiries was when the big lending companies in Manhattan began to put up the bars, on certain types of apartment house operations. All during the Fall this business has been going into loft building to perhaps a greater extent than into any other type of con-Certain large operations like struction. the Pennsylvania station, were, of course, not figured in on this year's building material records because the contracts for these buildings were awarded previous to 1910. On the other hand, the quarries in Indiana and Ohio have been re-Much of this work has markably busy. been of public nature such as school buildings and post offices in the west and in New England so that these producers felt that at least a five-cent advance in the price of limestone was warranted. In the East, however, wholesalers had to face very severe competition and, in fact, are still facing this condition. For that reason it is hardly probable that there will be any change in the price of limestone in the immediate future.

Requisitions have been sent in from the quarries in this district covering the winter supplies totaling approximately 1,-200 car loads, exclusive of the cut stone being stored here for the large structures. One of the big contracts which probably will come out early in the year for either limestone or granite, will be that for the Woolworth building for which Cass Gilbert of 11 East 24th st is the architect. There are numerous other operations coming on such as office building extensions and loft buildings that are being scheduled for the district in the neighborhood of 7th av and 33d st which will take a large part of this reserve, when the Spring shipments begin to come in.

THE GRANITE SITUATION.

The granite wholesalers in this city have had a moderate year. The impression seems to be general that it could have been very much worse, considering the general financial conditions, and the volume of business transacted in the last six months may be expected to continue into the middle of the Spring or the first part of the Summer. Most of the granite wholesalers in this city agree that the expectations of 1910 were altogether too high and at the same time that the expectations of 1911 have proved to be too low, especially toward the latter part of the year.

The year witnessed an attempt at the renewal of efforts to find a new color in building stone, especially in sandstone bordering upon the blue, but this has been confined mostly to certain architects who specialize on very high class construction work. The general color scheme is very similar to that used by Warren & Wetmore for the facades of the new Vanderbilt Hotel which, however, is of front brick. The apparent object in seeking a stone of a darker gray color, sometimes called blue, is to avoid glare and to prevent the possibility of weather staining. But, after all, it seems that granite, limestone and sandstone will continue to be most in demand during the coming The quarries are well equipped for handling new business, many of them having taken advantage of the recent lull

to equip their plants with machinery, providing them with greater capacity and so expect to have this fall capacity working on Eastern orders by the latter part of 1911.

ROOFING SLATE PRICE CHANGES.

The condition of the roofing slate market in the Metropolitan district during 1910 has been, on the whole, satisfactory and in one grade an actual advance in price has been made. Bangor granite, No. 1, was reduced in price slightly in this district about three months ago and has been maintained steadily since then. The reduction was light, however, owing to the falling off in demand. On the other hand, unfading green slate has gone up on quotations according to size of orders and location of jobs for the same rea-The prospects for roofing slate are son. fair, according to authorities in the trade, and there is every indication that the business for 1911 will ultimately measure up favorably with that of 1910.

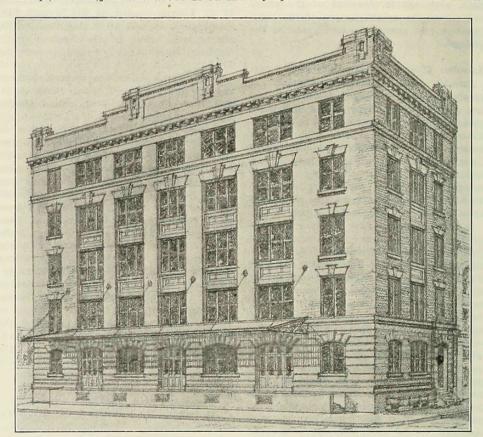
Building for the Edison Company.

Annexed is a sketch of the proposed storage and office building which the New York Edison Co. is about to erect at East 140th st and Rider av, Borough of the Bronx. The building will occupy the whole block extending from Rider av to Canal pl, 125x42½ ft. and about 81 ft. in

A Busy Plant.

THE HARRIS H. URIS IRONWORKS, (Inc.), of 525-535 West 26th st, are now supplying the ornamental ironwork for the new 12-sty apartment house which is being erected by the Rockledge Construction Co., at the southeast corner of Riverside Drive and 102d st, from plans by E. T. Macdonald, of 41 West 33d st. This company is just finishing deliveries on more than \$250,000 worth of ornamental ironwork which included the Ritz-Carlton Hotel, one of the largest contracts of its kind ever given out in this city. The company's equipment is such as to enable it to take care of large and small contracts and to make prompt deliveries. Architects placing business with this firm will find the protection usually accorded by members of the Building Trades Employers' Association. Mr. Uris has been in business for eighteen years, starting with a modest shop, he has gradually developed his establishment, and is now practically occupying five stories of the factory building in West 26th st.

THOMAS T. HOPPER COMPANY, Inc., has succeeded to the business of Thomas T. Hopper, builder. Among the contracts executed by Mr. Hopper during the last three years were the following: the 11-sty apartment house at 91st st and River-



EDISON STORAGE AND OFFICE BUILDING.

Wm. Weissenberger, Jr., Archt. side Drive; 7-sty apartment for James R.

height above the curb. The two top floors will be used as offices, the other floors for storage and the basement as an electric automobile garage. A passenger and a freight elevator will be installed, which with the two enclosed cast and wroughtiron staircases at front and rear of the building will give easy and ample access to every floor. The exterior will be faced with red brick with bluestone base, molded band courses, main cornice, coping and trimmings. The floors will be constructed of performed concrete slabs set between steel girders and erected by derricks in conjunction with the structural steelwork As estimated, the cost of the entire building will be \$140,000. The steelwork will be erected by Levering & Garrigues, the concrete floor construction and fireproofing by the Kenn-Well Contracting Company, and the general contract has been let to the Murphy Construction Company. William Weissenberger, Jr., 55 Duane st, prepared these plans.

Deering at 135th st and Broadway; warehouse for McMann & Taylor at 7 Platt st; Chelsea Methodist Church, 178th st and Fort Washington av; Church of Our Holy Redeemer, Freeport, L. I.; a factory building at Long Island City for the Metropolitan Electric Manufacturing Co.; power house at Travers Island for New York Athletic Club; tank house in Brooklyn for the Mexican Telegraph Co.; the New York Infant Asylum, 61st st and Amsterdam av; Earle Hotel, Waverly pl, and several large alterations. The officers of the company are Thomas T. Hopper, president, and Thomas C. Worden, secretary, with offices in the Marbridge Building, at Broadway and 34th st, New York

—It is probable that the twenty-third annual convention of the National Master Steam and Hot Water Fitters will be held in Chicago, June 5-8, 1911.

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.

Elevated Extension Hearing—Can Free Transfers Be Obtained to the Subway?

THE hearing held by the Public Service Commission last week upon the third-tracking and extensions of the Elevated system again demonstrated that the real estate interests of Manhattan are not alive to the opportunities offered them. This hearing was widely advertised, but the fact remains that the Manhattan owners were only represented by one owner, and he made a very feeble appeal on behalf of the owners along the Bowery, simply asking for the removal of the tracks to the centre of the street. The Bronx, however, was well represented and in addition its representatives knew what they wanted and were a unit in asking or rather advocating the third-tracking and extension of the Elevated system.

This entire matter will now come before the Board of Estimate, probably for a final hearing on January 5, and if the Manhattan interests want any say in the matter this will be their last chance.

Frank R. Houghton is one of the few Manhattan real estate men who seem to be watching the trend of events, suggests that before the matter is finally settled, arrangements should be made whereby the Interborough Company be compelled to give transfers between the Subway and Elevated railroads at the three points at which the two systems meet. This would mean a very beneficial and convenient arrangement for the traveling public, and could undoubtedly be obtained at this time if a concerted effort were made by the property owners at these points; namely, Broadway, Columbus av and 66th st, Brooklyn Bridge and the Battery. The desired result, however, cannot be attained unless asked for, and the Interborough management will likely be in a position to say, as it has heretofore when the question came up, that if the public desired it, it should ask for it. Mr. Houghton last week urged the Real Estate Board of Brokers and the Allied Real Estate Interests to take the matter up, and in reply was told by the respective presidents of these organizations why the object could not be obtained. The following is the reply which Mr. Houghton sent to their objection:

"Referring to your recent reply to my letter, in which I suggested that transfers between the Subway and Elevated railroads be made obligatory at three points which I named.

"You remind me that there is no provision made in the Rapid Transit Act which gives authority to the Public Service Commisisoners to enforce the giving of such transfers. Now, as we all know, the real technical letter of the law has not been literally complied with, by the Rapid Transit Commissioners and the Board of Estimate in numerous cases. But it has been largely a matter of compromise. For instance, the recent agreement between the city to accept as a gift the Steinway tunnel, in return for permission to build third tracks throughout the elevated system. The granting permission to the New York Central and New York and Harlem railroads to make various improvements in the Bronx in return for the bridging and covering over of

Park av north of 42d st. Also the issuing of free transfers to and from the subway and elevated railway system at 149th st and 3d av.

"In fact, the obtaining of franchises has been mainly a matter of 'give and take' throughout. I therefore maintain that, owing to the great importance of the matter, and the fact of so much stress being placed by President Shonts on the desirability of having one complete elevated and subway system, and the giving of free transfers throughout for one five-cent fare, the City of New York should now make every possible effort to obtain such additional free transfers, as I have above referred to."

INTERBOROUGH PLAN AP-PROVED.

By Joint Committee of Commerce Chamber and Merchants' Association— The System Scored.

A new light has been shed on the subway situation by the report of a joint committee created at the request of the Mayor by the Chamber of Commerce and Merchants' Association to analyze the subway problem and report its findings to Mr. Gaynor. The report is in the nature of a letter from Seth Low, chairman of the joint committee. To the letter are attached the individual reports of the four sub-committees on Finance, Traffic Distribution, Engineering and Legal Affairs.

Taken as a whole, the committee is decidedly in favor of the proposition submitted by the Interborough. Mr. Low sets forth in his letter the plan submitted by the Interborough, then he names the various objections that have been made against it, and concludes his letter by replying to the objections previously enumerated by him. Mr. Low says:

"This committee is unanimous in hoping that the public authorities will accept the proposal of the Interborough, with such modification in detail as may appear to them to be judicious, and that they will do this as promptly as possible, and thus put an end to a situation that is already, from the point of view of the traveling public intolerable, and which becomes worse every day that the settlement is postponed."

The committee believes that the personnel of the management of a railway system has much to do with the proper operation of a transit system. Thus, it is pointed out that while the McAdoo system enjoys as great a monopoly in its field as the Interborough, yet the service on the former road is satisfactory while that on the latter system is entirely unsatisfactory. There is no doubt, according to the report, that if the Interborough system were under the management of Mr. Mc-Adoo there would be a radical change in the attitude of the public. It is advisable, says the report, that the subway be operated by private interests, under the control of the Public Service Commission. In replying to some of the objections made, the report states as follows:

"It is argued by many that an independent line, at any cost, is better for the city than a single system under one management, even though the city is the owner

of this system, and even though the management is under public control. argument by which this view is sustained is that competition is more likely to secure satisfactory service for both of two systems than if there were only one system. Even if this be so, it is doubtful if the argument is strong enough to prevail against the advantages which have been shown to inhere in a complete system owned by the city, upon which universal transfers will be given and the operation of which is subject to the control of the Public Service Commission. The argument in favor of competition in the operation of subways is based in the public mind very largely on temporary conditions.

"The McAdoo system, for example, enjoys as complete a monopoly in its field as the Interborough has in the municipal field, yet the operation of Mr. McAdoo's system is satisfactory to the public, and the operation of the Interborough is unsatisfactory. Clearly, the reason cannot be found in the fact of competition, for if it be urged that the Pennsylvania tunnel under the Hudson River does compete with the McAdoo tubes, it may also be urged that Mr. McAdoo himself, between the Hudson Terminal Building and 23d st competes with the subway. If, therefore, it be said that we have competition in both cases, we have the anomaly that competition has produced good results in the McAdoo system and poor results in the Interborough subway. . . . Does any one doubt that if Mr. McAdoo were placed in charge of the Interborough system that the attitude of the public toward the Interborough would be greatly changed? Some day, the management of the Interborough may learn that even the good will of the public is worth having for every When this idea reaches home, reason. the Interborough will strive as earnestly as Mr. McAdoo does to please the public. This committee would therefore deprecate the policy for competition which would forfeit all the advantages pertaining to the Interborough. It would involve the city in useless expense, and in return for which the city would be likely to reap disadvantage rather than advatnage."

Concerning the feasibility of the route itself, the sub-committee on Traffic Distribution has this to say:

"The Interborough is the only plan which affords substantial development of the West Side of Manhattan between 42d st and the Battery. The McAdoo tubes and the 6th avenue elevated already exist and will continue to carry a large amount of traffic down 6th av. Between 6th av and 9th av lies a large territory in the midst of which is the Pennsylvania station, greatly lacking in transportation facilities which your committee believe will be developed and assisted by the Interborough plan. In regard to the development in the Bronx, the Interborough plan with the proposed elevated extensions furnishes a larger system of development than either the Tri-borough plan or the McAdoo proposal, inasmuch as the elevated extension from the West Farms division of the present subway at or about 179th st known in the Interborough plan as the White Plains road, extending to 241st st, is an extension comprehended in no other plan that has been submitted. Indeed, the McAdoo plan really furnished no extension into the Bronx."

HIGH-PRICED REALTY ON MANHATTAN ISLAND

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THIS is a list of parcels of Manhattan real estate which have
    sold for over $50 a square foot. When the list was origi-
nally printed, it contained only a few properties, and was
printed more to show the exceptions than as an indication of
the value of Manhattan Island real estate.
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In 1901 the list included only 12 recorded instances of property selling between \$150 and \$200 a square foot, and all of these were located below the City Hall. There are 22 in the present list; three are on Fifth avenue and one is in 34th street, with numerous instances in the 5th avenue district, where prices were not recorded, but which exceeded \$200 a square foot.

There are 74 parcels in the list, at prices ranging from \$100 to \$150 a square foot, and nearly all of the active streets in the city are here represented, while in the year 1901 there were only 44 instances of properties selling at that price, thirty-four of these being below Maiden Lane, and only one in the vicinity

```
of Herald Square.
  250,000 348.67
                                                                                                                                    700,000 169.82
825,000 200.14
   Broad, 20 & 22 Aug. 22, '95...Com'l Cable BldgCo 7,536 New, 18,20,20½)
                                                                                                                               1,126,300 149.32
  &
   Bway, 5-1
Greenwich
                    5-11
                          st, July 25, '96. B'way Realty Co...29,152 3,000,000 102.90
       5-11
 250,000 131,12
 July 12, '09. Morris Bldg. Co...13,492 1,681,274 124.61
                                       May 16, '06..Walter B. Warren. 8,728 1,715,000 196.49
                                                                                                                                                       4.88
                                       Nos. 63 and 65 Broadway, containing 16,311 sq. ft., are said to have been sold in August, 1903, to the American Express Co. for $2,350,000, which would be at $144.74 a sq. ft.
 Bway, 64-66... | Apr. New st, 19.... | Bway, No 68.. | Mar.
                                                     4, '92. Manh't'n L.Ins. Co. 5,420
 New Bway, No No N
                                                                                                                                850,000 156.82
                          68. (Mar. 15, '92. Manh't'n L.Ins. Co. 2,830
                                                                                                                                   375.000 132.51
                   No 1'
New st, No 70... | May New st, No 15... | Bway, 72 & 74. | Apr. New st, 9 & 13 | Bway, 76 & 82. | Oct. New st, 3 to 7... | Dway, No 111... June
                                     May 22, '01. Manh't'n L.Ins. Co. 2,919
                                                                                                                                  500,000 171.29
                                                  17, '01.. Century Bidg. Co.. 5,223 1,100,000 210.60
                                                     1, '88.. Union Trust Co.. 8,279 1,175,000 141.80
                                                   17, '99. Frederick Ayer....10,390 475,000 137.14
16, '03. U.S.R.& Constr.Co.10,390 2,215,278 213.21
Bway, 149, n w | Mar. 14, '90. Singer Mfg. Co... 3,006.66

Bway, 155-157... May Bway, 160 to 164. May 1, '06. Lawyers T I & T Co 6,977

Bway, No 161... Feb. 17, '02. Singer Mfg. Co... 3,093

Bway, No 163... May 1, '02. Singer Mfg. Co... 3,093

Bway, No 163... May 1, '02. Singer Mfg. Co... 3,093

Bway, S e cor... Feb. 7, '01... B'way Bldg Co... 5,337

Maiden lane. Bway, n e cor.. May 3, '72... Don H. Cushman. 1,250

Maiden lane. Bway, 177 & 179 Mar. 12, '06. Cypress Realty Co... 8,978

Cortlandt st, 10. Bway, No 189... June Bway, No 189... June Bway, No 189... June Bway, No 189... June Bway, No 189... Mar. 13, '95... H. O. Havemeyer. 5,780

Ann st, No 6... Bway, 290, n e cor Pk row Ann st, No 6... Bway, 291, n w | Ap.r cor Reade st... Bway, 291, n w | Ap.r cor Reade st... Bway, No 872... Jan. S e cor 18th... Bway, n w cor 22d st ....... Shay, n e cor 18th... Bway, s w cor... 1857

Same property... May Same property... Ma
                                                                                                                               500,000 110.09
1,000,000 143.32
350,000 113.15
170,000 131.77
                                                                                                                               1,130,000 211,72
                                                                                                                                   164.000 131.20
                                                                                                                                   245,500 196.40
                                                                                                                                   905,000 100.80
                                                                                                                                   350,000 137.63
850,000 136.00
                                                                                                                                   900,000 155.70
                                                                                                                                   125,000 110,42
                                                                                                                                   402.000 130.77
                                                                                                                                   700.000 112.57
                                                                                                                                   178,000 103.85
                                                   30, '01.. Cumberl'nd Rlty Co 5,5791/2 815,000 155.03
                                   1857 ..........Amos R. Eno ..... 4,002% 32,100
                                                                                                                                                        8.01
                                                   690,000 172.34
800,721 199.90
..... 177.46
                                                                                                                                800,721
375,000 324.95
                                                     2, '08..Henry Phipps ..... 9,022 1,100,000 121.92
                                                                                                                                  292,500
                                                                                                                                                   185.48
                                                                                                                                  125 000
                                                                                                                                                   100.00
 William st, 35... Dec. Same property ... Mar.
                                                                                                                                 800,000 140.70
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3, '02..Atl. Mut. Ins. Co. 5,685 1,000,000 175.89

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8, '84. Equitable Life ... ... 4, '96. J. E. Searles (the Equitable Life) .. 2,959 2, '03. Fourth Nat Bank. 1,704 5, '02. N. Y. Rlty Corp. 7,978 5, '02. The Speyer Bldg.Co. 3,974 5, '02. Kean, Van Cortiandt ... & Co. R. Co. ... 4,004 30, '03. Hanover F. Ins.Co. 1,443
                                                                                                                                                  740,000 250.00
250,000 146.71
900,000 112.81
472,500 118.89
  Pine st, No 22...Feb.
Pine st, 24-32...May
Pine st, 24-28...May
Pine st, 30 & 32..May
125,000 103.39
                                                                                                                                                  700,000 558.65
                                                                                                                                                  240,000 157.37
                                                                                                                                                                     111.31
280.50
                                                         1, '82. John J. Astor. 2,695
22, '84. M. Wilkes 1,069½
.....M. Wilkes 1,390
                                                                                                                                                 300,000
300,000
146,000
                                                                                                                                                                    280.50
105.03
                                                                                                                                                  285,000 111.33
                                                                                                                                                  168,000 330.70
                                                                                                                                                  250,000
                                                                                                                                                                     138.65
                                                                                                                                                 805,000
                                                                                                                                                                     189.01
                                                                                                                                             1,200,000 131.65
                                                         21, '01. Wall St. Exch. B.A. 9,115 2,245,000 246.29
1, '02. N.Y.L.Ins & T.Co. 5,758 1,000,000 173.49
1, '09. N.Y.L.Ins.& T. Co. 5,479 1,000,000 164,26
                                                             1899. Nat. City Bank... 31,403 3,265,000 103.65
                                                                                                                                                900,000 148.12
                                                            2, '02..Jacob H. Schiff.... 6,076 1,100,000 181.04
                                                        2, '96...Com'l Union A Co. 928 100,000 107.75
15, '96...Queens Ins. Co.....3,137\% 340,000 108.37
     Villiam st, 68. |
& 70, n e cor | July
Cedar st
                                                          3, '01..N. Y. Realty Co....5,955% 600,000 100.74
 Cedar st .... July 24, '01..No. 68 William St. 5,9553 5th av, No 215 Jan. 23, '03..Brunswick Const.Co 3,385 n e cor 26th.}
                                                         24, '01..No. 68 William St. 5,955% 750,000 130.21

      5th av, No 215 | Jan. n e cor 26th. sth av, No 220. Nov. 18, '10. Croisic Realty Co. 2,200 250,000
      285,000 250,000

      5th av, No 231. Jan. sth av, No 231. Jan. sth av, No 329. Dec. sth av, No 370 sth av, No 370 sth av, No 370 sth av, No 370 sth av, No 385. May sth av, No 461. Mar. 21, '07. R. F. Knoedler. 2,5255', 500,000
      1, '06. J H. Roades, trus. 3,062.6 350,000
      35th av, No 461. Mar. 21, '07. R. F. Knoedler. 2,5255', 500,000
      250,000

      5th av, No 481. May sth av, No 548. May 5th av, No 548. May 5th av, No 537. Oct. sth av, No 537. Oct. sth av, No 537. Oct. sth av, No 548. May 5th av, No 537. Oct. sth av, No 548. May 5th av, No 537. Oct. sth av, No 548. May 5th av
                                                                                                                                                 450,000 132.93
                                                                                                                                                285,000 129.54
250,000 119.04
350,000 141.41
                                                                                                                                                625,000 101.21
                                                                                                                                                360,000 120.00
34th st, 43 W....Mar. 17, '05..Robert S. Smith and Samuel Green.... 2,469
                                                                                                                                                250,000 101.25
 Madison av,...

250-254 .....

38th st, 17 & 19 Oct., 1909. Geo. F. Baker, Jr.

& J. P. Morgan. 7,433
                                                                                                                                                750,000 100.90
   Property Which Brought Bet $50 and $100 a Square Foot.
 Bowling Green row, No 7.... July 26, '99..U. S. of America... 4,786 Whitehall st, 6 to 12 ......
                                                                                                                                                286,000 59.75
77.94
                                                                                                                                                136,250
                                                                                                                                                                       85.71
                                                                                                                                                  11,440
                                                                                                                                                 400,000
                                                                                                                                                                       50.89
                                                                                                                                                                       54.07
80.44
                                                                                                                                                \substack{425,000 \\ 200,000}
                                                                                                                                                                       73.65
                                                                                                                                                637,500
55 Exch pl...
Wall st. 35, &
13 & 15 Broad
Broad, No 22...
New, 20 & 20½
Broad, 25 to 33
Exch pl, 44-56
Broad, s w cor
Beaver 10...
                                                                                                                                                625,000
                                                                                                                                                                      72.48
                                          Apr. 25, '93..J. M. Levy ...... 4,410
                                                                                                                                                310.000
                                                                                                                                                                       70.30
                                                                                                                                                                       57.76
                                                                    ..Cen Rlty B & T Co.26,6611/3 1,540,000
                                                     21, '98..Edward Kemp ..... 3,000
                                                                                                                                                                       58.33
                                                                                                                                               175,000
55.40
                                                                                                                                                105,000
                                                                                                                                                                      59.66
51.54
66.55
```

200,000 209,500

1111	COLLD	4	ND GCIDE		114	+/
Location. Date Area, of Sale. Buyer sq. ft.	Price- Total A sq.		Location. Date		Price	
Bway, No 36 Apr. 21, '02 The 42 Bway Co 7,272 New st, No 67		96.26	Park row, No 17. June 5 Park row, No 19. June 5	e. Buyer sq. ft. 7 , '96Park Row Con. Co 1,844 , '96Park Row Con. Co 3,744	170,000 92.1 225,000 60.0	.19
Bway, 38-42 (Apr. 21, '02 The 42 Bway Co14,835 : New, Nos 49-53)	1,175,000	79.20	Park row, No 23. Jan. 19	, '97Wm. W. Astor 3,949	210,000 53.1	.15
Same property Av'g, whole plot Bway, No 39 Feb. 1, '96W. B. Bacon et al. 5,680		84.81 52.81	Pearl st,121,n w (June 30	, '94H. Hart 1.085 , '05Chas. E. Rushmore. 1,317	75,000 92.1	
Bway, 57: New i		02.02	Pine st 4 & 6 July 31	, '71William Farman 2,472	75,000 56.9 120,750 48.8	
Church, 33, & Apr. 1, 96R. A. and Wm. A. Pinkerton 5,769	395,000	68.46	Pine st, No 9 Mar. 17	, '72Chas. E. Vernam 2,472 , '81John J. Astor 1,752	150,000 60.6 100,000 57.0	.67
Exch pl)		52.31	Tnames st, No 7. May 28	, '97Union Assur. Soc 1,722 , '01Geo. A. Fuller Co 1,248	150,000 87.0 75,000 60.0	.00
Bway, No 92 May 1, 80. First Nat. Bank 2,733	220,000	72.22 80.49	Wall st, No 4Apr. 29	, '01Cen. Rlty B.& T. Co. 4,875 , '80First Nat. Bank 1,065	280,000 57.3 94,000 88.3	
Bway, 6 s, 6 (Feb. 25, 71. Continental Ins. Co. 1,750 Pine st) Bway, 112 & 114. June 25, 75. John W. Simpson. 3,525		64.28 85.10		, '80C. F. Southmayd as trustee W. Astor 2,699 , '81. John J. Astor 5,709	156,250 57.0	
Bway, No 179May, 1870. Int. Ins. Co 2,584 Bway, No 179Feb. 14, '73. Saml D. Babcock. 2,525	165,000	63.85 61.38	Wall st, No 38 Feb. 7	, '01. Cen. Rity B.& T.Co. 2,029 , '95. Duchess de Dino 2,321½	500,000 87.3 202,000 99.3	.51
Bway, No 180July 1, '75. Chas. G. Baudoine. 2,600 *Bway, 234-235 { Park pl, 6 & 8 } June 9, '10 B'way Park Pl Co 8,120	155,000	59.61	William st, No 62. May 16	, '96Ger. F. Ins. Co 3,101	138,905 59.3 200,000 64.4	
Bway, No 241 Oct. 22, '01. Gherardi Davis 2,510	230,000	92.35 91.63	William, 67 & 69 (1895 n w cor Cedar) William, 75 & 77. Oct. 30	N. Y. Realty Co 3,1371/3 , '96H. L. P. Stokes 4,081	250,000 79.6 408,000 99.5	
Bway, No 254 Jan. 30, 33 Home Life Ins. Co 2,700 Bway, No 257 Apr. 15, '93 Home Life Ins. Co 2,700	250,000	54.90 92.60	William, 86 & 88. May 3	, '03City R. E. Co 4,716	300,000 63.0	.61
Bway, No 300Dec. 14, '96. A. A. Carey 1,963 Bway, 366, thro' [July 24, '95. W. C. Stuart, trus-		66.22	n w cor Ann)	, '95S. Palmer 1,463 , '99Met. L. Ins. Co 7,900	82,500 56.	
to Cortlandt al) tee, et al 3,750 Bway, 375,thro' (Dec. 30, '95E. A. Hoffman 3,750		53.60 53.36	23d st)		440,000 55.0	
to Franklin al) Bway, s w cor Feb. 2, '99N. Y. Realty Co 7,689 Walker st	385,000	50.08	1000 50	, '04Jacob Rothschild 4,942.3 , '95Henry Corn 2,484	263,000 52.3 165,000 66.4	
Bway, s e cor Feb. 8, 98. Alvah E. Phyfe 4,900	285,000	58.16	17th st, 4 E) 5th av, 105-107 (June 10	, '01Henry Corn 9,858	500,000 50.	
Bway, No 411 Dec. 22, 30 Josephine Schmid 2,500	132,000	53.00	5th av, 126-128, (Sept. 23	, '95A. D. Pell 6,900	400,000 57.5	
438½, n e cor reb. 25, 55boenm & Coon 5,513 Howard st	325,000	55.33	5th av, s w cor (Apr. 11	, '02Alliance Realty Co 6,900	405,000 58.0	
Bway, 461-467,n (Jan. 12, '97J. W. T. Nichols 8,558 w cor Grand)	515,000	60.17	18th st) 5th av, n w cor (Jan. 31	, '02Alliance Realty Co10,968	560,000 51.	.08
Bway, No 475 . (Mar. 14, '95J. R. Downey 5,271 Mercer st, 48)	325,000	62.03		, '02Henry Corn10,968	600,000 54.	
Broome, 447-451 Jan. 7, '95. J. T. Williams 5,600	350,000	62.50	n e cor 20th)	, '98J. W. Ferguson 3,248 , '98C. A. McCready 4,140	215,000 66.1 240,000 82.1	
Bway, n e cor Apr. 30, 96M. Wilkes 6,150	365,000	59.34	n e cor 21st st)	, '02. Farmers' Loan & T.	240,000 82.3	.12
Broome st) Bway, 530, n e Dec. 30, '95J. L. Buttenwieser. 2,450	172,500	70.40		Co., trustee 3,712 , '01Brunswick Const Co 4,266	300,000 - 80.8 $343,000 - 80.8$	
cor Spring) Bway, 606-608, (May 19, '96. M. W. Bruce 4,123 s e cor Houston)	250,000	60.63	5th av No 229Jan.,	1903Brunswick Const Co 2,100 , '01Brunswick Const Co 4,062	190,000 90.4 275,000 67.7	.47
Bway, 604-608, (Mar. 15, 00 Harriet G. Coogan., 6,278	319,500	50.89	26th st, No 5 E. Jan. 23 5th av No 229May 1	, '03Brunswick Const Co 3,897 , '95J. G. Wallace 2,100	380,000 97.3 170,000 80.3	.51
Bway, 693-694, (Jan. 1, 58. Equitable Life 5,950 s w cor 4th st)	400,000	67.22	5th av, No 238. (May 1	, '95H. L. Goodwin5,990	380,500 63.8	.54
Bway, 5th av, (May 29, '005th Av. H & L. Co.49,333		85.64	5th av, No 238 (May 1 (partition))	, '95H. L. Goodwin et al. 3,521	280,500 79.0	.66
Bway, No 1166July 17, 00C. H. Johnston 1,450	110,000	58.92 75.85		, '99A. J. Connick 3,133 , '02Beacon Hill R.E.Co. 4,970	190,000 60.0	
Bway, No 1172 Sept. 9, '97C. H. Johnston 3,640 28th st, 14 W		68.68	n e cor 28th) 5th av. No 259Nov. 18	'01 Beacon Hill R E Co 4 933	350,000 70.4 270,000 54.7	
Bway, 1186-96, s May 1, '03. U.S.Rity& Con.Co15,528 e cor 29th st Bway, 1204-1210. Apr. 2, '02. France D. Alvord. 6,022		64.46	5th av, No 280, (May 19	, '02Marshall Field 2,500 , '94C. E. Runk 2,125	245,000 98.0	.00
Bway, s w cor (Apr 24 '93. Joseph Wechsler12.187		55.29 57.44	5th av, No 293 Dec. 25	, 95L. Bryce 2.4581/8	135,000 63.5 155,000 63.6	
31st st	650,000	63.07	5th av, 299-297 (Dec. 23 31st st, No 4 E)	, '95N. H. Frost 7,427 , '94C. A. Bristed 2,466%	425,000 57.5	
Bway, No 1270Dec. 28, '00Daniel A. Loring 1,987 Bway, 1457-63. June 26, '01C. T. Barney 9,977	0000000	80.52	5th av. 323; 2d	, '99Wm. W. Astor 5,947	184,000 74.5 380,000 63.5	
7th av, 589-595) Bway, 1512, s e Jan. 21, '95L. Livingston 1,760		70.40 73.85	5th av	1901 Barney-Shelden Syn-	330,000 03.0	.00
cor 44th st) Bway, n e cor (Aug. 8, '02 Thos. B. Hiddes 4.515		97.45	34th st)	dicate21,612½ 1	1,371,257 63.4 198,000 80.5	
45th st		67.79	5th av, No 359 Jan. 19	, '03Frank L. Wing 1,666 , '02Benj. Altman 2,200	147,500 88.3 163,000 74.0	.53
Bway, 8th av & Feb. 21, '01M. A. Fitzgerald 5,000 G Circle 9, '02Mut. L. Ins. Co 3,577 Cedar st, 52 & 54.May 9, '02Mut. L. Ins. Co 3,577		55.00 83.86	5th av, No 398 Feb. 13 5th av, No 415 Oct. 3	, '95J. Downey 3,419 '02Eliz. M. Anderson 3,616	180,500 52.7 276,000 76,3	.79
Cedar st, No 58 1892	95,000	62.21 83.63	5th av, 425-427, Feb. 1	, '02N. Y. Realty Corp. 8,560	855,000 64.8	.83
Cedar st, s e corl July 31, '82Ger. L. Ins. Co 5,494		84.18	5th av, No 428 June 25	, '02F.V. & J.H.Burton. 2,200 , '94C. J. Coulter et al 2,500	200,000 90.9 152,000 60.8	.80
Cortlandt st, 14. Mar. 22, 99. N. Y. Telephone Co. 3,078		$65.00 \\ 60.24$	- 11 0 COT	, '02A. J. Thomas 2,500 , '02Montgomery & Co14,525	195,000 78.0 925,000 63.6	
Dev st, No 15Mar. 20, 54M. Tel. & Tel. Co 1,899	116,000	52.65 60.76	5th av, w s, 50 July 22	, '98Jos. C. Hoagland 5,041	325,000 64.4	.47
Exch pl, 20-24 1902 Exchange pl, 43 June 12, '01. Bank State of N.Y. 2,405 Exchange pl, 49. Mar. 4, '01. Wall St. Ex. B.A 2,502	200,000	52.97 83.16	- 1 a a a a a	'00Union Club13,566	700,000 51.1	.12
Exchange pl, 49. Mar. 4, '01. Wall St. Ex. B.A 2,502 Exch pl,65 & 67 New st, 22 & 24 May 2, '02. Com. Cable B. Co 6,062		69.94 91.05	5th av, s e cort Jan. 10	, '01N. Y. Realty Co12,542	750,000 59.7	.79
Broad, 24; rear) Eulton st 140 May 27, '95J. S. Lyle 2.725		50.00	Same property Apr. 2	'01S. H. Chisholm12,542	825,000 65.7 ,000,000 79.7	
Fulton 153 & 155 May 22, '01. Nat. Park Bank 3,360 Fulton st, 157 Sept. 26, '01. Nat. Park Bank 83634 John st, No 15 Oct. 1, '01. L. & S. Sachs 3,085	270,000	80.35 95.60		02Henry L. Goodwin12,552	700,000 55.7	
John st, No 19June 28, 94M. S. Ives 1,777	165,000	53.48 71.04	60th st Mar. 3	, '02W. Van Norden12,646	750,000 59.3	
John st, No 90, Oct. 8, '94. J. G. Floyd 846 s e cor Gold	50,000	59.10	5th av, No 816 May 14	, '94. E. T. Gerry 2,200 1887. Progress Club10,041	145,000 65.9 235,000 23.4	
Liberty 33 & 35 May 15, '01. Frank D. Allen 5,376 Maiden la, 48-50 Liberty st, 43 May 20, '01. Frank D. Allen 2,0745/,		93.00	Same property 1901	J. B. Haggin10.041	735,000 73,1	
Liberty st, 43May 20, '01. Frank D. Allen 2,0745/, Liberty st, 45May 20, '01. Frank D. Allen 1,41834 Liberty, 59 to 65. June 1, '99. Cen. Rity B.& T.Co. 7,895	130,000	84.35 91.63 73.45	5th av, e s, 308 June 17 5th av, n e cor Nov. 15	'01John T. Farley 7,682	420,000 54.6	
Same property Feb. 1, '01—Cham. Commerce 7,895 Liberty st, 66 May 1, '01. Eugene Smith 2,009	700,000	88.67 99.55	76th st 1 101. 10	'02. Benj. M. Duke 3,260	220,000 67.4	
Liberty st, 91June 15, '01. Singer Mfg. Co 2,566 Liberty st, 93Apr. 13, '03. Singer Mfg. Co 2,908	145,000	56.50 60.17	Prt same propty. July 2	'02Oliver H. Payne 8,532	525,000 61.5 180,000 72.0	
Liberty, 92 & 94, [Jan. 18, '95W. Agar 2,828 s w cor Temple]		88.40	5th av, n e cor Nov. 24	'00Jos. J. Lawrence 2,572	140,000 54.3	34
Liberty, 98, s e May 23, '94. W. E. Dennis 1,380 cor Trinity pl	125,000	90.57	6th av, n e cor May 24,	'00Wm. E. Adamson 2,343	173,500 74.0	
Madison av, 233, May 13, '01Jos. R. De Lamar. 2,500 n e cor 37th Madison av, 313Dec. 8, '02W. Rosenzweig &	150,000	60.00	6th av, No 353 Jan. 29,	'01. Leslie P. Clark 1,870 '01. Adams Dry Gds. Co. 1,300 '05. J. H. Lehman 1,512	170,000 90.7 125,000 96.1 114,500 75.7	15
B. Klingenstein 1,662½		60.75		'01John J. Astor 1,992	125,000 62.7	
s w cor 42d st) Madison av. 327. June 1, '05. Howard W Charles. 2.083.4		97.40 60.00		'96J. Noonan 1,200	82,900 69.0	08
Maiden la, No 2. Feb. 7, '01. Bway Bldg. Co 1,890 Maiden la, No 5. Feb. 27, '98. Louisa M. Gerry 772½	170,000 8 66,000 8	89.94 85.48	6th av, n e cor Feb. 17,	'02Edw. F. Searles14,812 1		
Maiden la, No 6. Mar. 18, '97. H. Marquand 1,884 Maiden la, No 11. May 21, '94. L. A. Fellows 1,662½	141,000 128,000	74.89 76.99	6th av, n w cor Apr. 5,	'02Walter J. Salmon 4,568 '015th Av. H. L. Co 2,3411/2	350,000 76.6 155,000 66.1	
Maiden la, No 11. Mar. 25, '96. N. Y. Realty Co 1,6621/2 Maiden la, No 15. June 11, '97	80,000	78.00 76.33	23d st, No 21 W. Apr. 3,	'05August Beltmont 1,848 '01Jas. C. Parrish 1,600	130,500 66.1 130,500 70.6 90,000 56.2	61
Maiden la, 62, s Feb. 1, '95T. G. Thomas 1.277		97.78 78.30	24th st No 7 W. May 31,	'01Jas. C. Parrish 3,400 905J. C. Lyons Bldg.	225,000 63.2	23
w cor William Nassau st, n e June 22, '69. Fourth Nat. Bank 5,615 cor Pine st	470,000 8	83.70	24th st 13 W Nov. 14	& C. Co 9,875 '05Bankers R E Corp., 3,162.6	750,000 75.9 235,000 75.5	50
Nassau st, No 19. May 10, '82. Julia F. Ludlow 2,050		82.92 57.60	34th st, No 23 W.Dec. 23,	201 Chas E. Johnson 2 468	135,000 54.7 125,000 50.6	70 60
Nassau st, No 80 May 8, 01. Jas. B. Colgate 3,544 Park av,n e cor May 26, '02. R. T. Sub. Con. Co. 3,680	185,000	52.20 67.92	34th st, No 31 W.June 25,	'01Jas. C. Parrish 2,468 '0234th St. Nat. Bk. 2,370 '05. G. F. & H.R. Vingut 2,468.9	125,000 50.6 155,000 65.4	40
51th 50 m a FF Mary 15 100 D M Cut Co- C. 4100		54.94	34th st, No 48 W. Oct. 10,	'01. Childs U. Dairy Co. 1,508	230,000 93.1 95,000 62.9 200,000 62.3	99
Park av, 50 & 51. may 15, 02R. T. Sub. Con. Co. 4,186 Park av, s w June 12, '01Subway Realty Co10,675	650,000	60.89	34th st, 110 WSept. 1,	'01Childs U. Dairy Co. 3,208 '02N. Y. Realty Corp 4,675 '02M. L. & C. Ernst	200,000 62.3 325,000 69.5	51
*A one-third interest in this property sold for \$250,000	at \$750,000	for	34th, 155-159 WMay 20,	& Max Well 5,540	285,000 51.4 125,000 53.7	
the whole, the square foot price figures as above.			OULL BY HOO DE LEGGE			

PRIVATE REALTY SALES

SOUTH OF 59TH STREET.

FRONT ST.—Robert R. Rainey sold 110 Front st, a 4-sty building, on lot 21.1x 83.8. A. M. Cudner represented the purchaser.

29TH ST.—Wm. P. Jones & Son resold the property 139 East 29th st for Joseph V. Malone to Philip G. Becker, M. D. This property is a 3-sty basement highstoop dwelling, on lot 20x98.9, located 175 feet east of Lexington av. Dr. Becker, who controls the adjoining property, 137 East 29th st, by this purchase completes a plot 45x98.9.

36TH ST.—Parish, Fisher & Co. have sold for the Union Mortgage Co. the four old 4-sty dwellings, 20 to 26 inclusive, West 36th st, south side, 300 ft. west of 5th av, to Daniel W. Richman and Ravitsch Bros., who will incorporate the purchase and improve the property as soon as plans can be prepared and approved, with a high grade, 12-sty and basement store and loft building.

The plot, 65 feet wide by 98.9 deep, was assembled by Parish, Fisher & Co. in the Spring of 1906 for a well-known operator, who in the same season was offered a substantial profit for his purchase, but who, mistakenly, overstayed his market and lost his opportunity. Since then the property has passed twice through foreclosure, each time, however, at a higher price than was paid for it in 1906.

It is the widest parcel in the upper 5th av business section that has been available for improvement in the last four years and its final disposition for that purpose, after all the vicissitudes that speculative property has undergone in the depression following the panic of 1907, may well be taken as an indication that the bottom of the depression has been reached and that the improvement in conditions that was inevitable has really begun.

Mr. Richman and his associates are producers of investment properties of established reputation and their improvement of this plot will, they declare, do full justice to its superior location. They intend to have the new building ready for occupancy by the 1st of September, 1911.

BOWERY.—Samuel Williams and Joseph H. Schwartz bought 11 Bowery, a 5-sty lodging house, on lot 22x64.3x irregular, near Division st. Jacob Finkelstein was the broker. The buyers own 15, in the same block.

NORTH OF 59TH STREET.

60TH ST.—Alfred E. Toussaint, in conjunction with Samuel Kronsky, sold for Mary A. B. Hildebrand to John L. Tonnele, Jr., 205 East 60th st, a 3-sty dwelling, on lot 20x100.5, near 3d av.

63D ST.—H. C. Senior & Co. sold for Daniel B. Freedman to a client of Adolph Meyer, 139 and 141 West 63d st, two 3-sty dwellings on plot 33.6x100.5, near Empire square. There has been considerable activity in the vicinity of the square this year, sales in this block including 108-110, purchased by William H. Wheeler, and two deals for the plot 146-150, the newest owner, Amos R. E. Pinchot, acquiring title to it last week.

68TH ST.—Henry D. Winans & May sold 45 East 68th st, a 4-sty high-stoop house, on lot 25x100.5, for Archibald D. Russell, as executor of the estate of Gen. Thomas H. Barber. The purchaser, Walstein S. Reade, will reconstruct it into an English basement residence, from plans by C. P. H. Gilbert.

73D ST.—Henry D. Winans & May sold 109-111 East 73d st, two 4-sty flats, on plot 42x102.2, for Gustavos A. Goldsmith. The purchaser will improve the site with two residences, the larger for his own oc-

cupancy. This will complete the reimprovement of the north side of 73d st, between Park and Lexington avs.

82D ST.—Anton Szilagyi sold 149 East 82d st, a 5-sty double flat, on plot 30x 102.2.

83D ST.—John J. Kavanaugh sold for the Erthliler estate 56 East 83d st, a 4sty dwelling, on lot 18x102.2.

85TH ST.—Eleanor P. Palmer is reported to have sold 328 and 330 West 85th st, a 6-sty apartment house on plot 50.5 x102.2, between West End av and Riverside Drive. The seller took title to the property in 1908, an executor's deed showing a consideration of \$118,000.

113TH ST.—Louis H. Lowenstein bought for the Maxlow Realty Co. the 6-sty elevator apartment house known as the Claremont Court, at 549-551 West 113th st, 125 feet east of Broadway, on plot 100x100.1. The house contains thirty apartments, and is well rented. The house, which has been held at \$250,000, is bought for investment. The Brokers Realty Mortgage Co. represented the seller, the Llewellyn Realty Co. Negotiations are said to be pending for the sale of another apartment house in the block.

116TH ST.—The C. F. Bedell Co. sold for B. F. Merriam the 6-sty flat, 234-236 East 116th st, on plot 39x100.11.

117TH ST.—Columbia University bought 419 West 117th st, a 4-sty and basement dwelling, on lot 18x100.11, from Mary T. Brown. The brokers in the transaction were William C. and A. Edward Lester. They also negotiated the recently reported sale of 421, adjoining, to Columbia.

123D ST.—Moore & Schutte sold 362 West 123d st, a 3-sty brownstone dwelling, on lot 16x99.11, for Mrs. Mary A. Dempsey to a client for occupancy.

138TH ST.—A. L. Kingsley sold to the Brown Realty Co. 609 West 138th st, a 3-sty and basement dwelling, on lot 16x 99.11, between Broadway and Riverside Drive.

140TH ST.—The Evangelical Zion church sold its property at 169-171 West 140th st, for \$21,000 to the Congregation Agudath Achim of Harlem, which at present worships at 206 West 134th st. The property measures 37.6x100, and adjoins the northeast corner of 7th av. Justice Amend, of the Supreme Court, has confirmed the sale.

143D ST.—Baumann & Osorio, in conjunction with M. Rosenthal, sold for the Berney Realty Co. to Louis Marks 239 West 143d st, a 5-sty triple flat, on a lot 25x100.

157TH ST.-Enrico Casabianca is the purchaser of the 6-sty elevator apartment house on plot 112.6x99.11 on the south side of 157th st, 214.3 ft. west of Broadway, recently sold by Kuhn & Lawson. Mr. Casabianca gave in part payment the 3-sty and basement dwelling 145 West 131st st, on lot 20x99.11; also the Brooklyn property, 349 to 371 Bay Ridge av, eleven two-family houses, each on lot 20x 100, and a business building in the Wallabout section. The D. & M. Chauncey Company negotiated the transaction. William A. Darling & Son have resold the Bay Ridge av houses for Kuhn & Lawson to John F. Comey, who gives in exchange the plot of six lots on the north side of 186th st, 100 ft. west of Amsterdam av, 150x107.5. Kuhn & Lawson will improve the site with two 5-sty apartment houses from plans by J. C. Crocker. Mr. Comey owns the adjoining northeast corner of Audubon av and 186th st, a plot fronting 139.10 ft. on the avenue and 120 ft. or the street.

177TH ST.—Slawson & Hobbs sold for the L. & M. Holding Co., 605 West 177th st, a 5-sty apartment house on plot 50x 89.10.

AV A.—The Presbyterian Hospital purchased a plot of about twelve and one-half lots at the northwest corner of Av A

and 67th st from F. Augustus Schermerhorn. On Av A the property has a frontage of 145 feet and on East 67th st of 200 feet. At the rear it extends through to the south side of 68th st, where the frontage is 50 feet. The firm of Leonard J. Carpenter and the Douglas Robinson, Charles S. Brown Co. were the brokers. In February, 1909, the Presbyterian Hospital bought the entire block, just across Av A (representing this week's purchase) and extending to the East River, between 67th and 68th sts. This property is just north of the large site on which the new buildings of the Rockefeller Institute for Medical Research have been erected. far as could be learned no definite date has been set by the hospital trustees for the beginning of work on the new buildings, but it is believed that active operations will not be long deferred. As soon as the new buildings have been completed the hospital's present site at Madison av, 70th and 71st sts, will be sold.

BROADWAY.—Charles Lowen sold the plot of five lots at the southwest corner of Broadway and 179th st, having frontages of 100 ft. on Broadway and 148.10 ft. on the st, the other dimensions being 103.3 and 92.6 ft. The buyer is Donald Robertson, a builder, who will improve the site. Hall J. How & Co. are understood to have been the brokers in the transaction

CLAREMONT AV.—Slawson & Hobbs sold for B. Crystal & Son to an investor the Peter Minuit, an 11-sty apartment house at 25 Claremont av, on plot 78x100. The property was held at \$425,000. The house is one of a row of four finished last fall by the above builders and is fully rented. Slawson & Hobbs have been appointed agents by the new owner.

2D AV.—Robert Levers sold for Rose Doctor 2428 2d av, a 3-sty private house, on a lot 20x80.

BRONX.

SIMPSON ST.—Arnold, Byrne & Baumann sold for the Stockton Realty Co., Henry Corn, president, to Louis Bernstein 992, 996, 1000 and 1004 Simpson st, four 5-sty apartment houses, each on plot 40x100, between Westchester av and Dongan st. This completes the purchase by Mr. Bernstein from the Stockton Realty Co. through the same brokers of the eight houses taken by Mr. Corn in exchange with the American Real Estate Co. Arnold, Byrne & Baumann have secured for Mr. Bernstein eight first mortgages of \$30,000 on the houses.

ELTON AV.—Louis Reiss sold for Elizabeth Lassinbeither to James Noble the plot, 50x100, on the west side of Elton av, 50 ft. south of 154th st. The same broker has also sold the adjoining southerly 3 ft. for Hermine Olpp to the same buyer, making a plot 53x100. A 6-sty apartment house will be erected on the combined site.

JEROME AV.—August Kuhn bought from the Fleischmann Realty and Construction Co. the property, 300x100, in the east side of Jerome av, between 184th st and Fordham road, located 67 feet north of 184th st. The property is covered with 3-sty buildings, with stores, and was purchased for investment. B. H. Weisker, Jr., of James L. Libby's office, was the broker. Mr. Kuhn has large property interests in this section of the Bronx, and is the owner of parcels opposite the one just bought, and in the Kingsbridge district.

PILGRIM AV.—John J. Paulsen sold for Kelly & Woodlock two lots on Pilgrim av, near Westchester av.

SOUTHERN BOULEVARD.—J. Clarence Davies sold for R. R. Maslen the northwest corner of Southern Boulevard and 142d st, a plot 30x82x96x72, to a builder, who will improve the site.

STEBBINS AV.—K. R. Finestone & Co. sold for the Heuson Powell Realty Co.

1314-1316 Stebbins av, a 5½-sty 28-family apartment house, 50x110, to Frank M. Paul, who gave in part payment 59-63 Southern Boulevard, two 5-sty flats, each 25x89.

STEBBINS AV.—Alexander Selkin sold for Frank Baker, 1014 and 1016 Stebbins av, two 2-family houses, on plot 43.2x 100, to Oscar Seilnacht.

UNION AV.—Arnold, Byrne & Baumann, in connection with H. J. Kantrowitz, have sold for Morris Freundlich to M. Kleeban, the northeast corner of Union av and 161st st, a plot 100x97. It is the intention of the purchaser to immediately improve with modern apartment houses.

LEASES.

LEON'S. ALTMAYER has leased to M. R. Black & Co. for a term of years the first loft in the building at the southwest corner of 3d av and 106th st.

DUROSS COMPANY have leased the third loft of 103 West 14th st to Adolph H. Wiechers and Julius Rosenbaum; also second loft of 103 West 14th st to the West 14th St. Reupholstering Company for a term of three years; also leased the first loft of 557 West 35th st for Thomas Watson to J. Seideman; also the seventh lot of 10 West 18th st to William Miller.

FRED'K SOUTHACK & ALWYN BALL, Jr., have leased for D. Herman the entire building at 71 Varick st, corner of Vestry st, on a net rental for a term of ten years to the New York Confectioner's Utensil Co.; also for the New York Real Estate Association their 7-sty warehouse at 28-30 North Moore st for a term of ten years to Gennerich & Von Bremen.

CORN & CO. have leased for Eugatnom Construction Co. 4,500 sq. ft. at 143-45 West 20th st to a waist manufacturer; for 133 West 19th St. Co. 4,000 sq. ft. at 133-35 West 19th st to a cloak and suit manufacturer; for Realty Holding Co. space at 15-17 West 26th st to a whole-sale furrier; for Henry Corn space at southeast corner of 18th st and 4th av to a woolen house, and for B. Rosenberg store at 35 West 20th st.

HEIL & STERN have leased for Inter-City Holding Co. the third and ninth lofts containing 20,000 sq. ft. of space in 122-30 West 27th st to Danziger & Sanville and Weisel Bros.; for S. J. Singer & Sons 10,000 sq. ft. of space in 588-90 Broadway to Blum & Lehman Co.; for Max Solomon 7,500 sq. ft. in 118-22 West 22d st to Antonius Arida; for 40 East 22d St. Co. 5,-000 sq. ft. in 40-2 East 22d st to Timothy Crowley; for F. J. Agate 5,000 sq. ft. in 175-7 Wooster st to Cohn, Goodstat Co.; for Tucker, Speyers & Co. 5,000 sq. ft. in 30-2 West 21st st, also 5,000 ft. in 25-7 West 21st st; for Estate of Julius Flato 4,000 ft. in 132-4 Greene st; and for A. F. Conkling 2,500 sq. ft. in 127 Spring st.

FREDERICK FOX & CO. have leased for the Alcourt Realty Co. the twelfth floor in the new 12-sty building now nearing completion at 48-54 West 25th st, for a long term of years to Larry Margulies, manufacturers of waists and costumes; the first loft has just been leased to H. Roman & Co., manufacturers of dresses, and the sixth loft to Eckstein & Butler, manufacturers of cloaks and suits; second and third lofts will be occupied by A. E. Lefcourt & Co.; fourth and fifth lofts by Lefcourt & Shulhoff, manufacturers of waists; seventh, eighth, ninth and tenth lofts by Max Reubel & Co.; cloaks and suits; the store and basement by the firm of Herzig Bros., fur dealers. This completes the renting of the entire building.

THE CHARLES F. NOYES CO. has leased for the North Ward Realty Co. (Simon Frankel and D. J. Frankel) almost the entire third floor of the Frankel Building, at 45 to 49 John st, to the William L. Gilbert Clock Co. for five years from May 1st next; a large portion of

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Assets.....(Jan. 1, 1910) \$15,536,199.47 Capital and Surplus....(Jan. 1, 1910) 1,851,154.38

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the fourth floor to Bagot & Co., and space on the ninth floor to Isaac Levinson. The same brokers have leased space for the Lawyers Title Insurance and Trust Co., in building 37-9 Liberty st to Farrington Manufacturing Co., A. L. Strouse and Joseph Kisslinger. They have also leased to the Underwriters Building Co. (John G. Hilliard and John A. Eckert) for the Exchange Buffet Corporation for 16 years from May 1, 1913, one-half of the ground floor of the Frankel Building at 45 to 49 John st, at an aggregate rental of \$100,000.

THE BUSH TERMINAL CO. has induced another Western firm to transfer part of its plant to New York City and utilize the facilities offered by the local harbor and railroad terminals in conducting its Eastern shipping operations. S. Karpen & Brothers, of Chicago, manufacturers and dealers in furniture, made a lease with the Bush Terminal Co. for 20,910 sq. ft. of space on the fifth floor of the latter's Model Loft Building No. 6 at the foot of 34th st, South Brooklyn, and by February 1, 1911, will have removed to the new quarters, its stock for Eastern distribution and part of its manufacturing machinery. Another arrival among the tenants of the Bush Industrial Colony is the United States Radiator Corporation, which has leased 20,500 sq. ft. in Building B, at the foot of 50th st, South Brooklyn.

SUBURBAN.

POST & REESE have sold for Miss Ellen Thompson her homestead property near Mendham, N. J., on the main road to Bernardsville, and have also sold for Mrs. E. W. Nesbitt a lot of about five acres near Mendham, N. J.

RICHMOND

MARINER'S HARBOR, S. I.—J. Sterling Drake sold for Clark L. Yager, of Binghamton, to Robert Chesworth, a plot 50x224, on the west side of Union av, Mariners' Harbor. Mr. Chesworth intends to build a modern bungalow for his own occupancy.

D. A. TROTTA of 406 East 149th st, who makes a specialty of placing mort-gages in the Bronx is advertising his amounts ready for good applications in this week's edition of the Record and Guide.

San Francisco's New Schools.

In the year 1908, two years after the destruction of this City, the people of San Francisco voted \$18,200,000 worth of bonds, the proceeds of which were to be utilized for a series of public improvements such as have never been undertaken by any city of the world in a like space of time.

This bond issue, says the "Building and Industrial News," comprised \$5,-200,000 for a high pressure fire protection system, \$4,000,000 for a new sewer system, \$5,000,000 for new schools, \$2,-000,000 for a new city hospital, \$1,000,000 for a new Hall of Justice, and \$1,000,000 for a new garbage and refuse disposal system. The new City Hall was left for subsequent action, as it was desired to take advantage of the situation and make it part of a civic center.

The condition of its school system was. of grave importance to San Francisco and the rehabilitation of the school buildings was taken up among the first of the city's improvements. Wherever possible the children were housed in the old structures which had not been destroyed, while temporary frame buildings were erected in other centers. Before the present City Department of Architecture was established the city called upon well-known architects in private practice to furnish plans for new and modern school buildings. Later, after the organization of the Department of Architecture, the city secured the highest class talent in the country and gave them places in the school department of that office. As a result San Francisco's new school buildings will surpass those of any other American city.

The five million dollars provided by the bond issue did not include a Polytechnic High school, for which a special issue of \$600,000 worth of bonds has since been voted. The first issue was to provide for the construction of 46 modern fireproof buildings of which 14 are now complete, while 14 others are under the course of construction and plans for the remaining 18 schools are being completed by the Department of Architecture as rapidly as possible.

BAUER & CO., real estate brokers, formerly at 141st st and Morris av, have removed their office to 148th st and 3d av.

NEW REAL ESTATE CORPOR-ATIONS.

Araho Construction Co., 215 Montague st, Brooklyn; inc. Dec. 15, 1910; capital, \$30,000; directors, J. Curtis Palmer, 1327 Lincoln pl, Brooklyn; Eugene F. Tile, 2029 Ocean av, Brooklyn; W. S. Palmer, 215 Montague st, Brooklyn.

Baikal Land Company, 51 Chambers st, N. Y.; inc. Dec. 15, 1910; capital, \$16,-000; directors, Adelbert W. Bailey, 25 Broad st, N. Y.; Horatio P. Parker, 25 Broad st, N. Y.; Walter P. Vining, 51 Chambers st, N. Y. C. Brooklyn Suburban Land Improvement

Brooklyn Suburban Land Improvement Co.; inc. Dec. 21, 1910; capital, \$5,000; directors, Bernard Rothberg, 26 Court st, Brooklyn; Sigmund Trepani, 26 Court st, Brooklyn; Adolf Solomon, 452 East 146th st, N. Y. C.

City Finance Co.; inc. Dec. 16, 1910; capital, \$5,000; directors, Edna L. Beaudry, 519 West 134th st, N. Y.; Walter Tice, 102 East 127th st, N. Y.; Benj. M. Goldberger, 110 West 34th st, N. Y.

R. H. Casey (Incorporated), 1123 Broadway; inc. Dec. 20, 1910; capital, \$10,000; directors, Richard H. Casey, 1123 Broadway, N. Y.; Richard H. Casey, Jr.; Chas. E. McCarthy, and two others. Clearing Association for N. Y. Real Es-

Clearing Association for N. Y. Real Estate, 105 West 40th st; inc. Dec. 21, 1910; capital \$10,000; directors, Henry M Lester, New Rochelle, N. Y.; Francis A. Stratton, Mt. Vernon, N. Y.; Walter P. Blackmer, New Rochelle, N. Y.

Cross Realty Co., 200 William st, N. Y.; inc. Dec. 19, 1910; capital, \$100,000; directors, Henry M. Helmstead, 291 East 7th st, Brooklyn; Adolf Heinzerling, 49 Darcy st, Newark, N. J.; Jacob W. Schultz.

Dunton Lodge Improved Property Holding Co.; inc. Dec. 20, 1910; capital, \$100,000; directors, Geo. A. LeFevre, Richmond Hill, N. Y.; Edwin G. Rockwell, Dunton Lodge, Boro. of Queens; Myron J. Hayden, Syracuse, N. Y.

Far Rock Realty Co.; inc. Dec. 15, 1910; capital, \$10,000; directors, Edward Mc-Andrews, Hawley, Pa.; Frank J. Tully, 1192 Park pl, Brooklyn; Frank V. O'Donnell, 79 Manhattan av, N. Y. C.

The Flatbush Home Co.; inc. Dec. 17, 1910; capital, \$10,000; directors, Chas. R. Kulth, 277 Kosciusko st, Brooklyn; Robert Kluth; Marion G. Burkland, 192a Madison st, Brooklyn.

Fodna Realty Co., 309 Broadway, N. Y.; inc. Dec. 15, 1910; capital, \$6,000; directors, Sigmund Fodos, 141 2d av, N. Y.; Joseph G. Nagg, 95 Prince st, N. Y.; Benj. Glasgow, 315 East 6th st, N. Y.

Garfield' Holding Co., 165 Broadway, N. Y.; inc. Dec. 19, 1910; capital, \$3,000; directors, Edw. J. Rowe, 605 West 178th st, N. Y. C.; J. Chester Johnson, 829 President st, Brooklyn; Louise M. Johnson, 521 Kearney av, Arlington, N. J. Gepeos Realty Co., 1 Madison av.; inc.

Gepeos Realty Co., 1 Madison av.; inc. Dec. 19, 1910; capital, \$15,000; directors, John E. Scharsmith, 1 Madison av, N. Y.; Chas. Lemp, 35 West 67th st, N. Y.; Albert Hiltbrunner, 217 East 33d st, N. Y.

The Hice Realty Company, 700 Jamaica av, Brooklyn; inc. Dec. 15, 1910; capital, \$3,000; directors, Geo. S. Hice, 700 Jamaica av, Brooklyn; Wm. C. Roberts, 43 Jerome st, Brooklyn; Samuel B. McNeill, 179 Chestnut st, Brooklyn.

Lynridge Realty Co.; inc. Dec. 16, 1910; capital, \$10,000; directors, Clarence R. Leach, 33 Wall st, N. Y. C.; Harold I. May, 36 Wall st, N. Y. C.; Ralph Stout, 165 Broadway, N. Y. C.

Massapequa Development Co., 186 Remsen st, Brooklyn; inc. Dec. 15, 1910; capital, \$2,000; directors, Kenneth P. Kirk, 186 Remsen st, Brooklyn; John H. Winans and Joseph L. Davison.

Charles Meyer Co., 115 Broadway; inc.

Dec. 19, 1910; capital, \$50,000; directors, Chas. Meyer, 70 Herkimer st, Brooklyn; Henry H. Meyer, Grand Hotel, Broadway and 31st st, N. Y. C.; Martha Meyer, 70 Herkimer st, Brooklyn.

Mt. Airy Realty Co., 42 Broadway; inc.
Dec. 19, 1910; capital, \$1,000; directors,
Stanley H. Mollison, 227 West 131st st,
N. Y. C.; Edw. J. Hogarty, 159 Remsen
st, Brooklyn; Warren McConihe, 42 East
51st st, N. Y. C.

The Nestepol Realty Co.; inc. Dec. 21, 1910; capital, \$300,000; directors, John G. Porter, 10 Hedges pl, Jamaica, N. Y.; Thomas F. Clements, 623 11th st, Brooklyn; Alfred V. Norton, 216 Hamilton av, New Brighton, Boro. of Richmond, N.Y.

New Lots Building Co., 140 Nassau st; inc. Dec. 16, 1910; capital, \$10,000; directors, Joseph Dubinsky, 45 Malta st, Brooklyn; Yetta Dubinsky, 45 Malta st, Brooklyn; Herman Rosenblatt, 125 Ridge st, N. Y. C.

130 West 37th St. Co., 130 West 37th st; inc. Dec. 20, 1910; capital, \$15,000; directors, Gustave W. Cahan, 325 Central Park West, N. Y.; Henry M. Weill, 161 West 34th st, N. Y. C.; Benj. W. Levitan, 20 West 31st st, N. Y. C.

Paladino & Brothers; inc. Dec. 20, 1910; capital, \$10,000; directors, Joseph Paladino, 59th st and 13th av, Brooklyn; Antonio Paladino, 713 Sackett st, Brooklyn; Frank Adams, 1332 59th st, Brook-

Peoples Union Realty Company, 44 Court st, Brooklyn; inc. Dec. 16, 1910; capital, \$50,000; directors, George Goldberg, 101 Pulaski st, Brooklyn; Joseph Tolins, 751 Howard av, Brooklyn; Frank Kille, 526 11th st, Brooklyn.

Penrhyn Park Company; inc. Dec. 15, 1910; capital, \$50,000; directors, Fred. S. Dunn, 324 Gregory av, Passaic, N. J.; Elmer B. Brouard, 255 Van Buren st, Brooklyn; Richard E. Disney, 239 West 44th st, N. Y. C.

L. Perlman & Co.; inc. Dec. 17, 1910; capital, \$1,500; directors, Louis Perlman, 152 East 11th st, N. Y. C.; Daniel N. Cohen, 53 West 112th st, N. Y. C.; Samuel L. Randel, 361 East 3d st, Brooklyn.

Rockfall Apartments, 100 William st, N. Y.; inc. Dec. 15, 1910; capital, \$250,000; directors, Hector M. Hitchings, 264 West 93d st, N. Y. C.; Minnie L. Hitchings and Christine Hitchings.

Thomann Realty Company, 306 East 82d st, N. Y.; inc. Dec. 16, 1910; capital, \$10,000; directors, Frederick W. Thomann, 63 Hawthorne st, Brooklyn; Anton J. Gerlich, 1511 3d av, N. Y. C.; John Knauss, 343 East 83d st, N. Y. C. The Tea Realty Co., 302 Broadway, N. Y.; inc. Dec. 20, 1910; capital, \$2,000; directors, Joseph Tea, 68 West 113th st, N. Y. C.; Morris Tea, 503 Bushwick av, Brooklyn; Harry N. Markson, 9 East 97th st, N. Y. C.

Wayne Investing Co., 100 Broadway, N. Y.; inc. Dec. 21, 1910; capital, \$500; directors, Chas. I. Roskoph, 155 West 106th st, N. Y.; Edmund C. Donovan, 219 Schermerhorn st, Brooklyn; Wm. J. Lewis, 1608 42d st, Brooklyn.

Wells Holding Co.; inc. Dec. 15, 1910; capital, \$1,000; directors, J. C. Stevens, 124 Railroad av, White Plains, N. Y.; Geo. V. Morton, 62 William st, N. Y. C.; Chas. J. McLees, 18 Rose st, N. Y.

2,500 Bridges and Culverts in One County.

Floyd County in Georgia is called a county of bridges. It can safely claim a greater number of bridges than any other country in the State. There are 800 miles of public road in the county, and the character of the country is such that the bridges and culverts average three to the mile, making the enormous total of nearly 2,500 in the county.

The Board of County Commissioners has taken up the task of replacing all the wooden bridges with concrete culverts and steel bridges. During the past twelve months reports read at the meeting of the commissioners this week showed that sixty-one culverts and twenty-five steel bridges had been built. It is planned to build 240 more culverts and sixty steel bridges on the main highways during the next two years. The total expense of this work will exceed \$100,000.

The work is not done by contract, but by convict labor, under direction of the county engineer. There are at present ninety-four convicts in the county chain gang.

How They Do Things in Birmingham.

The corporation of Birmingham, England, during the early history of street transportation, instead of allowing companies to lay down tracks in the streets, as is the American custom, constructed the trolley lines itself and leased them to companies upon terms which repaid the capital outlay within the periods of the leases. In this way Birmingham always had complete control of its streets. The wisdom of this policy was brought home to the citizens of Birmingham when, on January 1, 1907, the leases of the majority of the lines in the city fell to the corporation without a penny of cost.

DUSTLESS FLOORS .- Engineers who have looked for a proper remedy for dusty cement floors examined the exhibit of Toch Bros. at the Cement Show with interest. No matter how often cement floors are swept and washed, as soon as they are dry they become easily abraided and then fine particles of silica and lime rise from them. In generating rooms of electric power houses and in other machine rooms damage is done to the contact points of motors and generators owing to the grinding and polishing action of these impurities in the air. Some one proposed to oil a cement floor, but in one case where this was tried the oil formed a combination with the concrete, and the floor in consequence expanded, bulged and blistered. Toch Bros. had a cement filler and cement floor paint which some of the largest power houses have adopted with successful results. Toch Bros. also make a material in powder form for waterconcrete against pressure.

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hattan volume, should see this atlas before deciding to purchase.

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WELL KNOWN real estate firm having an established mortgage department desires to add two first class experienced men to its staff. One to act as a solicitor and one as a negotiator. Reply, stating experience, "D. V.," Box 14, Record and Guide.

Record and Guide.

TO LET in lawyer's office, Singer Building, private office, to responsible real estate firm; all facilities, including switchboard. BOX 12, Record and Guide.

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20,000 feet, all sizes, Second Hand Fire Department Hose; 5,000 Second Hand Canvas Covers for Builders; 8,000 feet, all sizes, Wire Rope; 100 Large Army Cots; 100 Heavy Horse Blankets.

EDWARD J. KANE 50 Ann St., N. Y. C.

DESK ROOM in up-to-date real estate office for one whose business is exclusively loans. ROOM 2211 Singer Building.

WANTED—\$15,000 on first mortgage at six per cent.; property choice and worth double. JACOB A. KING, 1 Union Square.

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GENTLEMAN WANTED in well-known downtown real estate office who will devote his time to the mortgage loan business; great future for right man. BOX 6, Record and Guide.

CONFIDENTIAL CONSULTATIONS free of charge to real estate men regarding office management or the handling of specific deals. Call or write for appointment. Ronald C. Lee, General Manager of The Realty Records Co., 11 E. 24th St. Phone 4430 Madison Sq.

For Reports on Building Operations, send to F. W. Dodge, Co., New York,

Boston, Philadelphia, Pittsburg and Chicago.

NEWS CULLED FROM THE WEEK'S DOINGS

Petition from Bowery Owners.

Many property owners and merchants along the Bowery are signing a protest against the erection of a third-track for the Elevated Railway system through the Bowery, on the ground that great and needless injury to property and business interests thereon has already been inflicted through the construction of the present elevated roadways. In their protest they declare that the Bowery, which through its location, is destined to become the great longitudinal artery of communication with Brooklyn, has been largely ruined as a commercial thoroughfare by the erection of the elevated structure over the sidewalks, to a great extent shutting out light and air from the stores and subjecting pedestrians to annoyance and damage of clothing from the constant dripping of oil, water impregnated with grease and rust, and from melting ice and sleet, in the winter season. The upper floors of buildings have been rendered almost uninhabitable for dwelling purposes by the din of passing trains within a few feet of the windows.

They suggest that this unnecessary injury to property and interference with business interests could be almost wholly done away with, by placing the elevated structure in the center of the roadway, where the erection of a third track would cause little additional damage, or inconvenience to the public. This re-arrangement of the three tracks for a distance of considerably less than one mile, or from 6th st to Chatham sq, would, in their opinion, largely do away with the existing nuisances which have been so needlessly inflicted on the public and have worked such wholesale damage to property and business interests.

THE TITLE GUARANTEE & TRUST CO. loaned to George Schuck \$58,000 on his corner properties 183d st, Washington and Bassford avs. These plots are 67 feet on the street by 56 and 68 feet respectively on the avenues. The buildings are new 5-sty brick and stone store and apartments. The mortgages run for three years at 5%.

WILLIAM J. ROOME & CO. have been appointed agents by the Madison Holding Co. of their new 12-sty loft building at 72-74 Madison av, 50 ft. south of 28th st.

KLEIN & JACKSON, real estate operators and builders, have removed their offices to the Singer Building, 149 Broadway.

United Real Estate Owners' Appoint Committees.

At the final meeting for 1910 of the United Real Estate Owners' Association, many matters of importance were discussed. The following committees were selected for the ensuing year:

Tenement House Committee, Dr. Abraham Korn, chairman; Law and Legislation, Chas. H. Schnelle, chairman; By-Laws and Rules, Joseph L. O'Brien, chairman; Membership, William H. Mehlich, chairman; Water Supply, Gas and Electricity, John J. Pheelan, chairman; Subways and Bridges, Henry G. Wynn, chairman; Taxation, Assessments and Public Expenditures, Samuel Rubenstein, chairman; Education, Dr. Henry W. Berg, chairman; Parks and Recreation Piers, Henry J. Schumacher, chairman; Public Health and Safety, Dr. Geo. Wenner, chairman; Press and Literature, Chas. H. Schnelle, chairman.

There were also the following special committees appointed: A committee to investigate the question of Personal Taxation, Thos. Krekeler, chairman. This committee was authorized to send two delegates to the Taxation Conference to be held at Utica early in January.

A committee to investigate the matter of increased assessed valuations and increased tax rates, Michael J. Horan, chairman. This committee is to call on the tax commissioner for the purpose of reducing the tax rate, if, necessary mass meetings are to be held to secure relief from the heavy burden on the taxpayers.

Another committee was also appointed to draft a bill to secure relief in the matter of factory ventilation.

The annual entertainment and reception of the association is to be held on January 30, 1911. A committee of arrangements has been selected with Chas. W. Eidt, as chairman, and a vaudeville program is being arranged for, extensive preparations are being made to make this social feature even a larger success, than the previous one. In connection with this affair, the annual book and souvenir program will be issued under the supervision of Chas. H. Schnelle, chairman of Press Committee. This book will contain articles on the tenement house law, by Assistant Corporation Counsel John P. O'Brien; the City Budget for 1911, by Michael J. Horan, Esq.; the work of the Local Associations, by Henry Bloch, Esq.; the Legislative Work of the Association for 1910, by Chas. H. Schnelle.

There will be several other articles of interest to all owners of real estate. The committee on Law and Legislation is making preparations to handle all bills pertaining to real estate matters in New York City. Several associations are making application to join the United Real Estate Owners' Association, and efforts are being made to increase the membership and strength of this association.

MUTUAL LIFE MAKES CHANGE. Mr. W. W. Richards Retires.

Mr. William Shields has been elected manager of the real estate and mortgage loan department of the Mutual Life Insurance Co., to succeed Mr. W. W. Richards, who retires on January 1. Mr. Richards, who is known to almost all New York real estate brokers and operators, has been connected with the company for forty years. Mr. Shields has been in charge of the loan department for the past ten or twelve years. At the present time the company holds mortgages on New York real estate amounting to \$140,000.000.

Board of Brokers' Meeting.

A meeting of the members of the Real Estate Board of Brokers of New York City is called for Tuesday afternoon. Jan. 3d, at 3 o'clock sharp, for the purpose of discussing the rapid transit situation in New York City and of getting an expression from the Board at large as to the merits of the proposal of the Interborough Rapid Transit Company as opposed to the route known as the Tri-Borough Route with its proposed modifications.

A large attendance of the members is desirable.

ELISHA SNIFFEN, Secretary.

Real Estate in Trust for Failed Banks.

The Bankers Realty & Security Co. have transferred to Orion H. Cheney as Superintendent of Banks of N. Y. State to be held in trust for the Northern Bank of N. Y. and Washington Savings Bank, 45 West 11th st, 69 lots on map of section 1, Morris Park; also land in Suffolk Co., N. Y. The two banks mentioned were closed this week by the superintendent of banks. Joseph G. Robin, who controlled those institutions, was a director of the Bankers Realty & Security Co.

THE BRISTOW CONSTRUCTION CO. have obtained from the Prospect Investing Co. a building loan of \$32,000 on a 5-sty apartment on the south side of East 165th st, 70 feet east of Kelly st, covering 50x100. The excavation of the same is now well under way.

FRANK E. SMITH Real Estate Investments No. 3 Madison Avenue

New York

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

1 This department contains a digest of all petitions, proposed improvements, condemnation proceedings, assessments, etc., being con-

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

"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. Tuesday, January 3.

MAGENTA ST, from White Plains road to Golden av; 10 a. m.

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

BRONX BOULEVARD, from Old Boston Post road to East 242d st; 2.30 p. m.

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

Wednesday, January 4.

MAGENTA ST, from White Plains road to Golden av (assessment); 10 a. m.

GLEBE AV, from Westchester av to Overing av; 3 p. m.

CRUGER AV, from Williamsbridge road to South Oak drive; 2 p. m.

WHITE PLAINS ROAD, from West Farms road to East River; 10.30 a. m.

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

GRAND BOULEVARD, from East 158th st to East 164th st; 2.30 p. m.

WALTON AV, closing, from East 167th st to Tremont av; 10 a.m.

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

Thursday, January 5.

GLEBE AV, from Westchester av to Overing av (assessment); 3 p. m.

UNNAMED ST, Riverside Drive to West 177th st; 10 a. m.

LUDLOW AV, from Tremont av to Whitlock av; 11.45 a. m.

GLOVER ST, from Castle Hill av to Westchester av; 11 a. m.

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

Friday, January 6.

DEPEW PL, from 42d to 43d sts (closing); 10 a. m.

BY PUBLIC SERVICE COMMISSION-ERS, TRIBUNE BUILDING.

Tuesday, January 3.

BROOKLYN AND JAMAICA BAY RY. CO .- Application for certificate of public convenience and necessity for street railroad in Brooklyn.-Commissioner sett; 2.30 p. m.

Wednesday, January 4.

LONG ACRE ELECTRIC LIGHT & POWER CO .- Further hearing upon application for approval of issue of \$10,000,-000 stock and \$50,000,000 bonds.-Commissioner Maltbie; 10.30 a. m.

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

Thursday, January 5.

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

QUEENS BOROUGH GAS & ELEC-TRIC CO.-Informal hearing as to rate for electricity.—Commissioner Maltbie; 2.30

CONDEMNATION PROCEED-INGS.

REPORT COMPLETED.

BRIDGE APPROACH .- 1st av, 2d av, 59th st and 60th st. The Commissioners of Estimate and Appraisal in the above preceeding have completed their estimate of loss and damage and filed their report with the Board of Estimate for inspection: objections must be filed on or before January 2; hearings will begin Januarv 7.

Manhattan Bridge Approach.

Commissioners George Gordon Battle, Charles J. Leslie and John C. Fitzgerald have filed their report of awards for property taken for the Manhattan Bridge or Bridge No. 3 with the Board of Estimate for inspection. The property taken is bounded by the Bowery, Canal, Chrystie and Bayard sts, and Chrystie, Canal, Forsyth and Bayard; also a large part of the blocks as far east as Monroe st running in a diagonal line. The amount of the award is \$4,338,128.50. The claimants, estimate of the value of their property was \$5,721,267.97, and the estimate of the city was \$4,121,585; the awards were \$1,383,139.47 less than the claimants' estimate and only \$216,543.50 more than the estimate of the city, an increase of a trifle less than 51/4 per cent. over the city estimate. Objections to the awards must be filed at the office of the Commission, 258 Broadway, on or before January 8. Hearings will take place Friday, January 13, 1911, at 2 p. m.

TAYLOR ST.—Opening from East River to Westchester av. The Commissioners of Estimate and Assessment have completed their estimate of damage and benefit and filed their report with the Bureau of Street Openings for inspection. Objections must be filed on or before January 18, 1911. Hearings will begin January 23; report will be presented to the Supreme Court for confirmation March 7. Area of assessment: Beginning at a point on the bulkhead line of the East River where it is intersected by a line distant 450 feet westerly from and parallel with the westerly line of Taylor av as laid out between Bronx River av and the bulkhead line, the said distance being measured at right angles to the line of Taylor av, and running thence northwardly along the said line parallel with Taylor av and the prolongation of the said line to a point distant 100 feet northerly from the northerly line of Bronx River av, the said distance being measured at right angles to the line of Bronx River av; thence eastwardly and always parallel with and distant 100 feet from the northerly line of Bronx River av to the intersection with a line midway between Beach av and Taylor av; thence northwardly along the said line midway between Beach av and Taylor av to the intersection with a line distant 100 feet northerly from and parallel with the northerly line of Westchester av, the said distance being measured at right angles the line of Westchester av; thence

eastwardly along the said line parallel

with Westchester av to the intersection with a line midway between Taylor av and Theriot av: thence southwardly along the said line midway between Taylor av and Theriot av to a point distant 100 feet northeasterly from the northeasterly line of Bronx River av, the said distance being measured at right angles to the line of Bronx River av; thence southeastwardly and always distant 100 feet and parallel with the northeasterly line of Bronx River av to the intersection with a line bisecting the angle formed by the intersection of the prolongations of the centre lines of Taylor av and Gildersleeve av as the said avenues are laid out between Bronx River av and the bulkhead line of the East River; thence southwestwardly along the said bisecting line to the said bulkhead line; thence northwestwardly and westwardly along the said bulkhead line to the point or place of beginning.

Proposed Assessments.

The following proposed assessments have been completed and are lodged in the office of the Board of Assessors for examination by all persons interested.

The area of assessment of the improvements extends to half the block at the intersecting streets.

All persons whose interests are affected by the proposed assessments and who are opposed to the same, are requested to present their objections, in writing, to the Secretary of the Board of Assessors, 320 Broadway, on or before January 24, 1911, at 11 a. m., at which time and place the objections will be heard and testimony received in reference thereto.

THEATRE ALLEY.—Sewer, between Ann and Beekman sts.

207TH ST .- Paving, curbing and recurbing from the bridge entrance to the bulkhead line of the Harlem River.

ASSESSMENTS.

DUE AND PAYABLE.

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

TELLER AV.—Sewer, between East 167th st and the summit north of East 168th st. Area of assessment: Both sides of Teller av, from 167th st to the summit north of 168th st. February 21, 1911.

GRAND BOULEVARD AND CON-COURSE.—Sewers, east side, between Bush st and 181st st, and west side, between 180th and 181st sts. Area of assessment: East side of Grand Boulevard and Concourse, between Bush st and 180th st, and both sides, between 180th and February 21, 1911. 181st sts.

199TH ST.—Regulating, grading, etc., from Bainbridge av to Jerome av. of assessment: Both sides of 199th st, from Bainbridge av to Jerome av, and to the extent of half the block at the intersecting streets. February 21, 1911.

BROADWAY.—Paving, from Spuyten Duyvil Creek to the north line of the city. Area of assessment: Both sides of Broadway, from Spuyten Duyvil Creek to north line of the city of New York, and to the extent of half the block at the intersecting and terminating streets. February 21, 1011

162D ST.—Regulating, grading, etc., from Summit av to Ogden av. Area of assessment: Both sides of 162d st, from Summit av to Ogden av, and to the extent of half the block at the intersecting and terminating streets. February 18, 1911.

170TH ST.—Regulating, grading, etc., curbstones, flagging sidewalks, from Aqueduct av to Wythe pl, except that section between Jerome and Cromwell avs. Area of assessment: Both sides of 170th st, from Aqueduct av to Wythe pl, with the exception of that section between Jerome and Cromwell avs, and to the extent of half the block at the intersecting and terminating streets. February 18, 1911.

MOHEGAN AV.-Opening, from East 175th st to 176th st. Area of assessment: Bounded on the northwest by a line midway between Mohegan av and Marmion av, and by the prolongation thereof; on the northeast by a line 100 feet distant northeasterly from the northeasterly side of East 176th st and parallel therewith, said distance being measured at right angles to the line of East 176th st; on the southeast by a line midway between Mohegan av and Waterloo pl and by the prolongation of the said line, and on the southwest by a line 100 feet distant southwesterly from the southwesterly side of East 175th st, and parallel therewith, the said distance being measured at right angles to the line of East 175th st. February 18, 1911.

PARK AV.—Sewer, west side, between 37th and 38th sts. Area of assessment: West side of Park av, between 37th and 38th sts. February 18, 1911.

Hyde's New One Volume Atlas of Manhattan.

This new and complete atlas with important new features, as advertised in this and other issues of our paper, will (we understand), be ready for delivery by the 10th of January. It will perhaps be to the advantage of intending purchasers of an atlas to see this volume before making their subscription, as the advertisements and circular matter lately distributed speaking of these additional new features, should make it worth ones consideration, the price of the two atlases being the same.

M. & L. HESS have leased for F. H. Thorne, the 2d, 3d and 4th lofts at 40 East 20th st, to M. Joseph & Company, Brick Brothers and A. Alper, respectively; for Jacob Adler & Co., the 5th loft at 27-35 West 24th st, containing 10,000 ft., to the Vassar Co., and for the Sternfeld Building Co., the 10th and 11th lofts, containing 20,000 ft., at 317-323 East 34th st, to Duffner & Kimberly.

FREDERICK FOX & CO. have leased for Cohen, Goldman & Co., 20,000 sq. ft. of space at 652-655 Broadway, running through to Mercer st, for a long term of years to Werner, Sommer & Co., Inc.; to Burton Pierce & Co., 8,500 sq. ft. of space in 692-4 Broadway building corner 4th st; for the Felters Co., and the Randolph Guggenheimer Estate, 7,500 sq. ft. of space for a term of years to Techner-Fischel Co., Inc.; for H. S. Ely & Co., 4,500 sq. ft. of space at 5-9 Union Sq. to Arthur Siegman,

REGISTER GRIFENHAGEN'S SUGGESTION.

Records to Be Printed in Duplicate Instead of Typewritten.

Register Grifenhagen has suggested a new, modern method of recording and safeguarding the documents which represent the seven billions of assessed real property in New York County, and the financial officers of the city government will be asked to authorize its installation. The change will save the county thousands of dollars each year, still further reduce the time for recording and returning papers to owners or attorneys, give better and more lasting work in the libers and, most important of all, provide duplicates of all instruments that can be kept separate in fireproof vaults in other cities ready for use in case the originals are destroyed by fire or feud.

If from any cause the libers now in the Hall of Records were destroyed the public would be completely at the mercy of the commercial companies which make a specialty of closing titles, etc.

The proposed plan is to have the work done on linotype machines, by contract; the contractor to furnish the machines and the operators, proofreaders and revisers; the city to furnish the space and light in the department now occupied by the folio writers and their typewriting machinery. From specimens of work submitted, the matter as printed will occupy only about one-third the space that is now required for the typewritten matter, thus saving considerably in libers, while giving cleaner and more enduring copies.

The contractor must undertake to work at night, "setting-up" all documents received each day, so that complete, carefully compared and revised copies will be ready for the index department at 9 o'clock every morning, In other words, the work must be done as expeditiously as the best equipped newspaper office or commerical printing establishment. By the present arrangement (which has become too slow and costs too much for supervision) the folio writers-or recording clerks as they are officially classifiedreceive five cents a folio for transcribing the conveyances, mortgages, leases, assignments and other papers into the lib-But the additional cost is nearly \$29,000 a year for supervising, examining and comparing their work. Under the new plan, as proposed, the contractor must do the work at a cost not exceeding seven cents a folio, which also includes examination, comparison and verification of the printed copies with the original documents. The contractor also must undertake to furnish a reasonable number of duplicates copies.

According to the accounts in the Comptroller's office the cost of typewriting records, material for the machines, such as ribbons, etc., repairs to machines, ex-

amining and comparing and supervising the recording during 1909 was \$82,272.65. The estimated cost of printing, examining, comparing, etc., under the contract system for 1911, beginning, say, February 1, is \$63,000. Thus, the improved service will be an economy and not an expense to the county.

The chief and most essential feature of the change relates to the supplying of duplicates without extra charge. the day the new system is inaugurated the county can begin to duplicate its real estate records. But they ought to be placed in some fireproof vault or depository away from the Hall of Records. This question of making duplicate copies of records and keeping them apart from the originals was solved several years ago by certain companies which guarantee and insure titles, one of which went to great expense to secure safe depositories in Connecticut and Maryland. This concern merely exercised commercial prudence in safeguarding copies of its plant which had cost a vast sum to get together. The City of New York has spent millions of dollars in creating the plant, of which the title companies and other concerns have secured copies, yet in case of fire, or riot, or earthquake, or other cause which should destroy the city's plant the public would be left without records for its use. The Register believes the city should not be left in such a plight, hence he determined, if his suggestion were adopted, to start duplicating with the inauguration of the new method of printing the rec-The Legislature has already authorized certain duplicating of old records, and if it should further order copies of documents to be made up to the period of the now suggested printing, the county would then have complete duplicate

Another benefit derived from the duplicates will be that certified copies can be furnished immediately on application. At present the folio writers get five cents a folio for writing these certified copies, which the Register charges to the person who secures the documents, with the cost for comparing, etc. Attorneys desiring copies for immediate use, in litigation for instance, will appreciate the importance of not having to wait twenty-four hours for a paper.

It is understood that the contractor must give a bond to the Register with adequate securities, guaranteeing the accuracy and completeness of the copying and printing of records, under a five-year contract. That none of the papers or books shall be removed from the building; that the contractor must sign for the papers when delivered for printing; that he shall pay the prevailing scale of wages to operators, readers and revisers and be prepared to complete each day's papers as they are delivered to him.

Apart from the advantage of more careful proofreading, comparing and revising to be had under a printing contract, it is expected that the time of making a complete record will be reduced to two days.

DODGE REPORTS

follow, step by step from the architect's office to the finished building, all building operations throughout the United States. By these reports you learn not merely what goods are needed, but also the moment when they are needed.

F. W. DODGE COMPANY

II EAST 24th ST., N. Y., also Boston, Philadelphia, Pittsburg and Chicago

REAL ESTATE AND BUILDING STATISTICS

AUCTION SALES, CONVEYANCES, MORTGAGES, LEASES

JUDGMENTS, FORECLOSURE SUITS, LIS PENDENS, LIENS, ETC.

MANHATTAN AND THE BRONX.

CONVEYANCES.

	1910.		1909.
Dec. 93	to 29, inc.	D	ec. 24-30, inc.
Total No. for Manhattan	158		
No. with consideration	26	No. with consideration.	
Amount involved 5		Amount involved	
	132	Number nominal	
Namber nominar	102	Number nominal	. 140
		1910.	1909.
Total No. Manhattan, Jan. 1 to	o date	9.877	10,612
No. with consideration, Manha			10,012
1 to date		874	857
Total Amt. Manhattan, Jan. 1 t		\$47,957,628	\$46,512,842
Contraction of the Contraction o			
	1910.		1909.
Dec. 23 t	to 29, inc.	D	ec 24-30, inc
Total No. for the Bronx	104	Total No. for the Brons	
No. with consideration	4	No. with consideration.	. 9
Amount involved	\$117,725	Amount involved	
Number nominal	100	Number nominal	
		-12	
		1910	1909
Total No., The Bronx, Jan. 1 to		6,920	7.281
Total Amt., The Bronx, Jan. 1 t	o date	\$6,249,250	\$4,462,921
Fotal No. Manhattan a	and The	\$ -,210,200	
Bronx, Jan. 1 to date		16,797	17.893
TotalAmt. Manhattan a	and The	204.01	,,
Bronx, Jan. 1 to date		454.206.828 8	50,975,763

Assessed Value Manhattan.

			1910.	1909.
			Dec. 23 to 29, inc.	Dec. 24-30, inc.
Total No. with consideration			26	31
Amount involved			\$1,096,680	\$890,250
Assessed value			\$1,063,000	\$845,000
Total No. nominal			132	145
Assesed value			\$8,080,000	\$11,804,000
Total No. with consid., from Jan	n. 1 to	date	874	857
Amount involved	"	"	\$47,957,628	\$46,512,842
Assessed value	**	**	\$41,357,900	\$38,302,700
Total No. nominal	**		9,003	9.746
Assessed value	"	**	\$519,037,640	\$624,379,661

MORTGAGES.						
	191	1	909.			
Dec. 25	3 to 29, inc.	-Dec. 24-30, Inc				
	nhattan.	Bronx.	Manhattan	Bronx		
Total number	123		174	118		
Amount involved	4,282,503		\$7,121,907			
No. at 6%	42	43	47	39		
Amount involved	\$366,268	\$330,086 8				
No. at 5½%	\$271,000	\$57,050	\$111,500	\$55,020		
No. at 51/4%	3211,000	\$91,000	\$111,500	\$55,020		
Amount involved				\$4,000		
No. at 5%	36	- 21	45	35		
Amount involved	12,891,600	\$212,050	\$1,219,925	\$489,575		
No. at 4½4	8		31			
Amount Involved	\$240,525		\$1,286,500			
No. at 4%	\$6,000		\$55,0°0			
No. with interest not given	32	24	45	31		
Amount involved	\$5(1,110	\$269,300	\$3,730,550	\$222,460		
No. above to Bank, Trust				4,		
and Insurance Companies	33	13				
Amount involved S	2,308,000	\$193,000	\$2,245,500	\$115,500		
			1910.	1909		
Total No., Manhattan, Jan. 1				9,232		
Total Amt., Manhattan, Jan.		\$300,9	55,529 \$8	307,481.578		
Total No., The Bronx, Jan. 1 t		200.00	6,676	7,661		
Total Amt., The Bronx. Jan 1 Total No., Manhattan		\$60,93	1,431	65,696,283		
Bronx, Jan. 1 to dat	and the	14	,680	16,893		
Fotal Amt. Manhattan	and The	1.	,000	10,093		
Bronx, Jan. 1 to dat		\$361,886	,960 \$37	3,177,861		
		The state of the s	No. of the last of	, , , , , , , , , , , , , , , , , , , ,		

EXTENDED MORTGAGES

	191	0.	1909.		
	23 to 29, inc.		Dec. 24-30, inc		
	Manhattan.	Bronx.	Manhattar		
Potal number	35	7	36	6	
	\$1,421,200	\$80,200	\$1,288,000	\$68,250	
No.at 6 %	3	1	5	1	
Amount involved	\$8,700	\$1,200	\$76,500	\$1,450	
No. at 51/2%	7200 000	1	1	1	
Amount involved	\$322,000	\$3,500	\$50,000	\$7,500	
No, at 51/4%			********		
No. at 5%	16		13		
Amount involved	\$621,500	\$75,500	\$394,000	\$59,300	
No. at 43/4%	0021,000	\$10,000	\$334,000	500,500	
Amount involved					
No. at 41/2%	10		15		
Amount involved	\$464,000		\$729,500	*******	
No.at 41/4%					
Amount involved					
No. at 4%					
Amount involved					
No. with interest not given	25 000		2		
Amount involved	\$5,000		\$38,000		
No. above to Bank, Trust and Insurance Companies	0	9	12		
Amount involved	\$639,000	258 000	\$711,000	*******	
Amount involved	\$000,000	\$30,000	\$111,000	*******	
			1910	1909	
Fotal N Mannattan, Jan. 1 t	o date		2.341	1.828	
Total Aomt., Manhattan, Jan	. 1 to date	\$100,1		\$88,028,532	
Total No., The Bronx, Jan. 1			629	584	
Total Amt., The Bronx, Jan. 1	to date	\$8,19	94,902	\$5,759,970	
Fotal No Manhattan	and The				
Bronx, Jan. 1 to da			2,970	2,412	
Fotal Amt. Manhattan					
Bronx, Jan. 1 to da	te	\$108,32	1,692 59	3,788,502	

PROJECTED BUILDINGS.

Total No. New Buildings: Manhattan. The Bronx	. 6	1909. Dec. 24-30, inc. 10 34
Grand total	the state of the late of the l	44
Total Amt. New Buildings: Manhattan. The Bronx.	. \$459,000 17,500	\$825,000 520,750
Grand total Total Amt. Alterations:	. \$476,500	\$1,345,750
Manhattan. The Bronx.	. \$304,325 . 10,200	\$241,944 6,850
Grand total		\$248,794
Manhattan, Jan. 1 to date	. 810 1.980	974 2,357
Mnhtn-Bronx, Jan. 1 to date Total Amt. New Buildings:		3,331
Manhattan, Jan. 1 to date	. \$97,378,269 . 43,763,765	\$125,773,912 40,498,710
Minhtin-Bronx, Jan. 1 to date Total Amt. Alterations:	e \$141,142,034	\$166,272,622
Muhtn-Bronx, Jan. 1 to date	e \$16,429,261	\$14,282,830

BROOKLYN.

CONVEYAN	ICES.	
	1910.	1909.
Dec	e. 22 to 28, inc.	Dec. 23-29, inc
Total Number	342 17 \$230,489 325	\$138,090 \$138,090
Jan. 1 to date	26,605	27,693
Jan. 1 to date	\$13,056,278	\$13,821,617
MORTGAG	ES.	
Total number	248	205

248	395
\$827,573	\$1,411,153
147	210
\$389.830	\$611.732
53	46
\$209.996	\$188.250
	1111111
25	122
\$158,210	\$549,471
1	1
\$4,000	\$13,000
1	
\$1,300	
21	16
\$64,237	\$48,700
24,399	26,793
	III Calle you I had been to
\$106,453,775	\$106,117,270
	$\begin{array}{c} \$827.\overline{573} \\ 147 \\ \$389,830 \\ \$209.996 \\ \dots \\ 25 \\ \$158,210 \\ 1 \\ \$4,000 \\ 1 \\ \$1,300 \\ 21 \\ \$64,237 \\ 24,399 \\ \end{array}$

PROSECTED BU	ILDINGS.	
No. of New Buildings	32	121
Estimated cost	\$151,165	\$1,647,550
Total Amount of Alterations	\$43,510	\$137,762
Total No. of New Buildings,		
Jan. 1 to date	5,677	10,247
Total Amt. of New Buildings.		
Jan. 1 to date	834,655,907	\$59,066,959
Total Amount of Alterati us.		, , , , , , , , , , , , , , , , , , , ,
Jan. 1 to date	\$4,290,254	\$4,316,764
		The state of the s

DDATEGRED DESCRIPTION

QUEENS.

PROJECTED BUILDINGS.

and the property of the second	1910	1909
De	ec. 23 to 29, inc.	Dec. 24-30, inc.
No. of New Buildings	\$197,050 \$9,600	\$659,500 \$5,595
Jan. 1 to date	3,977	4,488
Total Amt. of New Buildings, Jan. 1 to date	\$15,167,043	\$18,219,811
Total Amount of Alterations, Jan. 1 to date	\$830,319	\$742,600

THE WEEK'S STATISTICS.

The total number of sales reported in this issue is 32, of which 4 were below 59th st, 20 above, and 8 in the Bronx. The sales reported for the corresponding week last year were 62, of which 21 were below 59th st, 27 above, and 14 in the Bronx.

The total number of mortgages recorded for Manhattan this week was 123, as against 133 last week, and in the Bronx 96, as against 113 last week. The total amount was \$5,150,989, as against \$18,-818,309 last week.

The amount involved in the auction sales this week was \$491,312, 2,970 2,412 and since Jan. 1, \$56,334,936. Last year the total for the week \$108,321,692 \$93,788,502 was \$419,241, and from Jan. 1, \$57,402,844.

HE TITLE INSURANCE CO., OF NEW YORK

135 Broadway, Manhattan and 203 Montague St., Brooklyn CAPITAL AND SURPLUS, \$3,000,000

Examines and Insures Titles to Real Estate on Sales and Loans, and Deals in Mortgages.



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

SLAWSON & HOBBS

Real Estate 162 WEST 72D STREET

ADVERTISED LEGAL SALES.

Dec. 31 and Jan. 2.

No Legal Sales advertised for these days.

No Legal Sales advertised for these days.

Jan. 3.

3d st, s s, 174 w Av C, 50x103.1, Unionport.

Henry S Briggs agt Winifred Edwards et al;

Salter&Steinkamp, att'ys, 140 Nassau st; Henry

N Steinert, ref. (Amt due, \$694.94; taxes, &c,

\$90.) Mort recorded June 4, 1907. By Joseph

N Steinert, ref. (Amt due, \$034.94; taxes, &c, \$90.) Mort recorded June 4, 1907. By Joseph P Day.

Jan. 4.

213th st, n s, 176.2 e White Plains rd, 50x100, Wakefield. Jos L Kahle agt Rosalino Lo Curto et al; Gustav R Hamburger, att'y, Mt Vernon, N Y; Jas Kearney, ref. (Amt due, \$17, 477.39; taxes, &c, \$1,039.24.) Mort recorded March 24, 1908. By Chas A Berrian. Teller av, No 135.6, e s, 499 n 169th st, 25x80.7x 25x80.9, 3-sty bk dwg. Jacob A Borman et al agt Isaac Brown et al; Herman R Elias, att'y, 302 Bway; Isham Henderson, ref. (Amt due, \$1,175.96; taxes, &c, \$888.86; sub to a prior mt of \$7,250.) By Bryan L Kennelly.

155th st, No 274, s s, 68.3 e Morris av, 27.6x 86.6, 4-sty bk tnt. Aaron Moses agt Minnie V Minogue et al; Edwin C Hamburg, att'y, 116 Nassau st; Saml S Isaacs, ref. (Amt due, \$4,418.93; taxes, &c, \$56.35; sub to a first mt of \$11.500.) Mt recorded Dec. 20, 1909. By Joseph P Day.

4th st, No 100, s s, 225 e 2d av, 18.9x96.2, 3-sty bk tnt. Jno H Iden agt Solomon Reiner et al; Rabe & Keller, att'ys, 258 Bway; Henry P Keith, ref. (Amt due, \$7,813.56; taxes, &c, \$52.38.) By Joseph P Day.

Forest av, w s, 100 n 156th st, 25x87.6, vacant. Jno M Clarke agt Jas C Clarke et al; Julius Heiderman, att'y, 783 Elton av, Bronx; Geo H Engelhard, ref. (Partition.) By Jas L Wells.

Goerck st, No 31, w s, 125 n Broome st, 25x100,

H Engelhard, ref. (Partition.) By Jas L Wells.
Goerck st, No 31, w s, 125 n Broome st, 25x100, 5-sty bk tnt & str.
Madison st, No 340, s s, 95.3 e Scammel st, 24.7 x96, 5-sty bk tnt & strs, all right, title & Int. Jennie L Ruffin agt Abraham Hurwitz et al; Wells & Snedeker, att'ys, 34 Nassau st; Chas L Clune, ref. (Amt due, \$1,264.69; taxes, &c, P Day.

Bathgate and Market and Marke

P Day.

Bathgate av, No 1620, e s, 20 n 172d st, 20x100,
2-sty fr dwg. Wm Arrowsmith, trustee, agt
Jos Van Achen et al; Wm A Daly, att'y, 229

Bway; Henry B Fischer, ref. (Amt due, \$4,-115.39; taxes, &c, \$247.36.) By Bryan L Ken-

Bway; taxes, &c, \$247.36.) By Bryan L Kennelly.
78th st, No 132, s s, 341 w Columbus av, 16x
100, 4-sty b stn dwg. Sheriff's sale of all right, title, &c, which Geo C Weiss, as committee, had on May 3, 1910, or since; Francis J Kuerzi, att'y, 32 Nassau st; John S Shea, Sheriff. By Daniel Greenwald.
College av, No 1045, w s, 260 n 165th st, 22x 92.6, 3-sty bk dwg. Henrietta Shipman extrx agt Jerome Reiss et al; G Morgan Browne, att'y, 44 Pine st; S Stanwood Menken, ref. (Amt due, \$9,904.55; taxes, &c, \$317.50.) Mt recorded Jan 31, 1907. By Saml Goldsticker.

Jan. 5.

Jan. 5.

Jan. 5.

Manida st, No 720, w s, 200 s Spofford av, 25x 100, 2-sty bk dwg. Fredericka Fastenau agt Martha Realty Co et al; Herman Eliers, att'y, 277 Bway; Isidor Cohn, ref. (Amt due, \$2,-228.53; taxes, &c, \$205.63.) Mt recorded July 17, 1909. By Jos P Day.

30th st, No 145, n s, 166.8 w 3d av, 26.8x98.9, 5-sty bk tnt. Kate Ryan agt Louis H Perlman et al; Wm C Orr, att'y, 51 Chambers st; Louis J Conlan, ref. (Amt due, \$26,518.26; taxes, &c, \$1,653.67.) Mt recorded April 18, 1907. By Hugh D Smyth.

124th st, Nos 518 to 524, s s, 300 w Amsterdam av, 100x100.11, vacant. Solomon Jacobs agt Urry Goodman et al; Paul Hellinger, att'y, 320 Broadway; Jas A Allen, ref. (Amt due, \$37,987.65; taxes, &c, \$1,291.05.) By Joseph P Day.

Jan. 6.

Jan. 6.

Goerck st, No 90, e s, 81.3 n Rivington st, 15.4x 99.11, 5-sty bk tnt. Sophie Bohnet et al, extrx, &c, agt Sarah Davidovitz et al; Geo Haas, att'y, 119 Nassau st; Louis B Hasbrouck, ref. (Amt due, \$7,698.57; taxes, &c, \$1,044.03.) Mt recorded Aug 14, 1901. By Bryan L Kennelly. Crotona av, No 1399, w s, 25 s 170th st, 25x113.2 x27.2x102.6, 2-sty fr dwg. Jos B Cornell agt Katherine M Tiernan; William Bondy, att'y, 149 Bway; Melvin G Palliser, ref. (Amt due, \$2,608.80; taxes, &c, \$138.81.) Mt recorded Dec 23, 1909. By Joseph P Day.

40th st, Nos 334 to 340, s s, 233.4 e 9th av, 66.8 x98.9, three 3 and one 4-sty bk tnts. Hugo E Distelhurst agt Pine Investing Co et al; Eisman, Levy, Corn & Lewine, att'ys, 135 Bway; Max S Levine, ref. (Amt due, \$35,970.90; taxes, &c, \$811.65. Mt recorded Feb 1, 1910.

No Legal Sales advertised for this day.

Jan. 9.

10th av, Nos 169 to 175 n w cor 20th st, 100x100, 20th st, No 501 three 3 & two 4-sty bk tnts & strs. Julia Linck et al agt Ferruccio Vazzana et al; Zabriskie, Murray, Sage & Kerr, att'ys, 49 Wall st; Denis O'L Cohalan, ref. (Amt due, \$37,662.35; taxes, &c, \$1,524.03.) By Jos P Day.

Tell (Amt due, \$51,002.55; taxes, &c, \$1,524.03.) By Jos P Day.

West Broadway, Nos 566 to 576 n w cor 3d st, 3d st, No 65

Washington Square S, No 64 | Rushington Square S, No 64 | Square S, Square S,

bert A Sherman.

3d av, No 4000, e s, 226.11 s 174th st, 25x90, 4-sty bk tnt & strs. Same agt same; Action No 1; same att'y; same ref. (Amt due, \$3,-315.05; taxes, &c, \$281.26; sub to two mts agregating \$15,000.) By Herbert A Sherman.

White Plains rd, e s, 100.1 s 239th st, 25x77.3x25 x76.4, Wakefield. Mary D Nesmith agt Wm W Penfield et al; Grant Squires, att'y, 40 Wall st; Ralph H Raphael, ref. (Amt due, \$3,-300.83; taxes, &c, \$181.87.) By Joseph P Day.

AUCTION SALES OF THE WEEK.

The following is the complete list of property sold, withdrawn or adjourned during week ending Dec. 30, 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 Advertised Legal Sales.

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

JOSEPH P. DAY.

J. PHILLIPS & CO.

SAMUEL MARX.

J. H. MAYERS.

07th st, No 336, s s, 50 w 1st av, 50x63.5, 6-sty bk tnt & strs. (Amt due, \$13,939.95; taxes, &c, \$—; sub to a mt of \$26,000.) Withdrawn

CHARLES A. BERRIAN.

 Total
 \$491,312

 Corresponding week, 1909
 419,241

 Jan. 1st, 1910, to date
 56,334,936

 Corresponding period, 1909
 57,402,844

It is poor policy to let anyone look in vain for your Business Card.

All Real Estate and Building Material Men should see that they are represented in the advertising coumns of the Record and Guide. A special representative will be sent to see you if requested. Phone, 4430 Madison Square

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 be 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 23, 24, 27, 28 and 29.

BOROUGH OF MANHATTAN.

Broome st, Nos 26 & 28, n s, 50 e Goerck st, 50x75, 6-sty bk tnt & strs. David Jaffe to Bashe Jaffe, 41 Essex st. All title. Mt \$51,500. Dec 20. Dec 28, 1910. 2:322—30. A \$28,000—\$52,-

\$51,500. Dec 20. Dec 28, 1910. 2:322—30. A \$28,000—\$52,-000.

Broad st, Nos 64 to 68|n w cor Beaver st, 98.8x66.5x101.7x69.1, 10-Beaver st, No 31 | sty bk & st office & str bldg. Cora Morris to Valentine Bldg Co, 68 Broad st. Dec 9. Dec 27, 1910. 1:24—1. A \$530,000—\$775,000. nor Byrd st, line being 217.10 w Ams av & 178.1 n from n w cor Ams av & 130th st, runs s 120.11 to c 1 Byrd st, which point is 274.3 w Ams av & being a boundary line agreement bet lots 45 & 46 on land map of N Y. D Herbert O'Dowd at Rockville Centre, L I; Chas N Wright, 220 Bway & C Blake Orcutt, 152 W 105th st with Mary Fitzgerald, 522 W 131st st. Nov 26. Dec 29, 1910. 7:1985. non Canal st, Nos 254 to 258 | s w cor Lafayette st, 75x85.5x86.3x77, Lafayette st, Nos 112 to 116 | 5-sty bk loft & str bldg. Geo G De Witt et al EXRS Matilda W Bruce to David L Bruce-Brown, 13 E 70th st. Dec 8. Dec 29, 1910. 1:196—19 & 21. A \$116,000—\$170.000.

Chrystie st, No 211, w s, abt 85 n Stanton st or at s boundary line land now or late Richd Munson, runs w 50 x s 25 x e 25 x s 3.6 x e 25 to st x n 25 to beg, 5-sty bk tnt & str. Salvatore Cannariato to Rosina Tuzzolino, 1414 2d av. ½ part. All title. Mt \$17,750. Dec 19. Dec 28, 1910. 2:427—41. A \$16,000—\$21,000.

Canal st, Nos 304 and 306 | s s, abt 170 w Bway, 37.6x62.6 to nor Canal st, Nos 304 and 306 | s s, abt 170 w Bway, 37.6x62.6 to Lispenard st Nos 37 and 59 | n s Lispenard st v36 11468 4 w s nom

189 500

37.6x62.6 to

title. Mt \$11,100. Dec 19. Dec 28, 1910. 2:421—41. A \$16,-000—\$21,000.

Canal st, Nos 304 and 306 |s s, abt 170 w Bway, 37.6x62.6 to Lispenard st, Nos 57 and 59 |n s Lispenard st x36.11x68.4 w s, 5-sty stn loft & str bldg. Geo G De Witt et al EXRS Matilda W Bruce to Geo Whittell, 166 Geary st, San Francisco, Cal. Dec 8. Dec 23, 1910. 1:210—18. A \$65,000—\$87,000. 79,000 Cherry st, Nos 391 & 393, s s, 71.3 e Scammel st, runs s 73.9 x e 23.9 x s 6.3 x e 22 x n 80 to st x w 45.9 to beginning, 6-sty bk tnt & strs. Chas I Weinstein Realty Co to Sidney Rose, 16 E 107th st. B & S. Mts \$44,000. Dec 27. Dec 28, 1910. 1:260—56. A \$15,000—\$45,000. O C & 100 Cherry st, Nos 391 & 393, s s, 71.3 e Scammel st, runs s 82.9 x e 23.9 x n 4.7 x e 22 x n 80 to st x w 45.9 to beginning, 6-sty bk tnt & strs. Chas I Weinstein Realty Co to Sidney Rose, 16 E 107th st. Q C. Dec 27. Dec 28, 1910. 1:260—56. A \$15,000—\$45,000. O C & 100 Chery st, Nos 391 & 393, s s, 71.3 e Scammel st, runs s 82.9 x e 23.9 x n 4.7 x e 22 x n 80 to st x w 45.9 to beginning, 6-sty bk tnt & strs. Chas I Weinstein Realty Co to Sidney Rose, 16 E 107th st. Q C. Dec 27. Dec 28, 1910. 1:260—56. A \$15,000—\$45,000. O C & 100 East Broadway, No 234 n s, abt 165 e Clinton st, 23.10x107.8 to

\$45,000. A \$15,000—

East Broadway, No 234 n s, abt 165 e Clinton st, 23.10x107.8 to Division st, No 223 | Division st, 3-sty bk office bldg & 3-sty bk tnt & str. Lillian Levey to Meyer Goldstein, 500 W 122d st. All liens. Dec 22. Dec 27, 1910. 1:286—48 & 74. A \$27,000—Freeman allow was been 100.

bk tht & str. Ellina 2003, 1910. 1:286—48 & 74. A \$24,000 All liens. Dec 22. Dec 27, 1910. 1:286—48 & 74. A \$24,000 nom Freeman alley, w s, being 102 w Chrystie st & 85 n Rivington st, runs n 42 x w 38 x s 42 x e — to beginning, 3-sty bk stable; also right, title & interest to right of way & easement as follows:

also right, title & interest to right of way & easement as follows:
Rivington st, n s, 92 w Chrystie st, 10x125.

Louise J Trapp to Mary L Macdonald, 394 McDonough st, Bklyn. B & S. Mts \$10,500. Dec 24. Dec 27, 1910. 2:426—43 & part lot 42. A \$6,000—\$8,000.

Same property. Mary L Macdonald to Edward Trapp & Louise J his wife, 886 Jefferson av. Bklyn, joint tenants. B & S. Mts \$10,500. Dec 24. Dec 27, 1910. 2:426.

Grand st, No 351, s s, 45.6 w Essex st, 21x50, 2-sty bk & fr tnt & str. M & M Freedman Co to Morris Freedman, 250 W 112th st & Michl Freedman, 120 W 112th st. Mt \$12.500. Dec 27. Dec 29, 1910. 1:310—18. A \$19,000—\$22,000.

Grand st, No 208. Assignment of rents to secure \$2,030. Onofrio Lo Pinto et al to Giovanni MacCarrone & Ernest M Vickers, both at 192-194 Bowery. Dec 23. Dec 27, 1910. 2:470.

Greenwich st, No 514|s w cor Spring st, 18.4x40, 4-sty bk tnt & Spring st, No 322 | str. Wm A king to Fredk S Wait & Edw E Androvette. All liens. Feb 20, 1909. Dec 27, 1910. 2:595—73. A \$6,000—\$9,000.

Mitchell pl, No 9 (49th st), n s, 144 e 1st av, 18x80.10, 3-sty & b stn dwg. Jos Schwartz to Sarah Schwartz, 9 Mitchell pl. Mt \$7,100. Aug 17. Dec 27, 1910. 5:1361—8. A \$4,500—\$7,000.

Madison st. Nos 321 & 323|n e cor Gouverneur st. 37x73.8x37x74.

Madison st, Nos 321 & 323|n e cor Gouverneur st, 37x73.8x37x74, Gouverneur st, No 32 | 6-sty bk tnt & strs. Harris Bernstein, 112 East Bway, to Abraham Bernstein, 865 Grand av, New Haven, Conn. Mts \$59,125. Dec 23. Dec 24, 1910. 1:267—1. A \$30,000—\$62,000. nom Old lane bounded w by line 100 e West End av s by line 143 s 92d st at c 1 old lane (closed) e by line 175 e West End av & n by n s said lane. Lucy R Ball to Thos A Sperry at Cranford, N J. Q C & C a G. Sept 29. Dec 29. 1910. 4:1239—58½ & 59½. A \$2,000—\$2,000. OC & 100 Same property. Ezra O McDowell to same. Q C & C a G. Oct 6. Dec 29, 1910. 4:1239. OC & 50 Pike st, No 52, w s, 49 n Monroe st, 24x86, 4-sty bk tnt & st. Jacob Ackermann to Celia Kommel, 1225 Mad av. ½ part. All title. Mts \$18,500. Dec 20. Dec 23, 1910. 1:274—17. A \$16,500—\$24,000.

Platt st, No 5, e s, 105.7 n Pearl st, runs e 80.1 x n 22.11 x w 15.2 x s 0.6 x w 66.8 to st x s 23 to beginning, 4-sty bk loft & str bldg. Geo G De Witt et al EXRS, &c, Matilda W Bruce to Thos M Curtius, 150 Madison st, Tompkinsville, S I. Dec 8. Dec 27, 1910. 1:69—34. A \$23,300—\$30,000. 30,75 Platt st, No 1 | e s, 60.2 n Pearl st, runs n 22.10 x e 78.1 x s Pearl st, No 229 | 22.11 x again s \$2.3 to n s Pearl st x w 15.6 x n 76.4 x w 59.7 to beginning, one 4 & one 5-sty bk loft & str bldgs. Geo G De Witt et al EXRS Matilda W Bruce to Henry McC Bangs, 160 Central Park South (59th st). All liens. Dec 8. Dec 28, 1910. 1:69—32 & 61. A \$31,600—\$43,000.

St Nicholas Terrace, No 21 | n w cor 129th st. 99.11x143, 6 sty bk 129th st, No 361 | tnt. Central Bidg Impt & Investment Co to T J McGuire Constn Co, 100 W 139th st. Mt \$175, 000. Dec 29, 1910. 7:1969—40. A \$55,000—\$220,000.

000. Dec 29, 1910. 7:1969—40. A \$55,000—\$220,000.

O C & 10

Washington st, Nos 578 to 582 | s w cor Clarkson st, runs s 75 x w

West st, Nos 350 to 352 | 96.3 x s 25 x w 75 x n 25 x w

Clarkson st, Nos 62 to 72 | 105.1 to e s West st x n 75 to s

s Clarkson st x e 281.10 to beginning, 3-sty bk factory, 1, 2 &

3-sty bk stables, 1-sty bk & fr str & vacant. Sol L Kaye to Benj

M Kaye, 95 W 119th st. 4-10 parts. All liens. Dec 16. Dec

24, 1910. 2:600—6 to 14. A \$153,000—\$162,500. O C & 10

4th st E, No 399, n s, 47 e Lewis st, 24x96, 2-sty fr & bk bldg.

FORECLOS, Dec 7, 1910. Chas W G Baiter referee to Dora

Schroeder, 346 E 139th st. Dec 23, 1910. 2:359—46. A \$8,
000—\$8,000.

FORECLUS, Dec., Schroeder, 346 E 139th st. Dec 23, 1910. 7,05 (000—\$8,000. 8th st W, No 57, n s, 127.7 e 6th av, 25x93.11, 5-sty bk tnt & str. Morris Herz & Molly his wife to Fredk S Ohle Jr & Minnie his wife, 912 Steinway av, Borough of Queens. Mt \$20,000. Dec 24. Dec 29, 1910. 2:572—72. A \$22,000—\$31,000. O C & 10 Minnie his wife to Moritz

O C & 10

Same property. Fredk S Ohle Jr & Minnie his wife to Moritz

Herz & Amalia his wife joint tenants, 470 10th av. Mt \$20,000.

Dec 27. Dec 29, 1910. 2:572. O C & 10

10th st E, No 261, n e s, 344 n w Av A, 25x94.8, 5-sty bk tnt & strs. Chas Edelson to Easter Realty Co. B & S & C a G. All liens. June 7. Dec 23, 1910. 2:438—47. A \$17,500—\$35,000.

nom
11th st E, No 328, s s, 225 w 1st av, 25x94.10, 5-sty bk tnt & str.
Salvatore Cannariato to Rosina Tuzzolino, 1414 2d av. ½ part.
All title. Mt \$34,000. Dec 19. Dec 28, 1910. 2:452—22. A
\$17,000—\$28,000.

11th st E, No 512, s s, 170.6 e Av A, 25x75, 5-sty bk tnt & strs.
Victor Herbert et al to Abraham Kipp, 35 Grove st. Mt \$22,000. Dec 24. Dec 29, 1910. 2:404—10. A \$15,000—\$20,000.

nom

12th st W, No 329 | n e cor Greenwich st, runs n 74.7 x e
Greenwich st, Nos 797 & 799 | 77.10 x s 23 x w 53.3 x s 48.11 to n
s 12th st x w 21 to beginning, 6-sty bk loft & str bldg. FORECLOS, Dec 8, 1910. Peter J Everett referee to Mary E Plummer,
971 Mad av, as TRUSTEE of Amy Burk. Dec 27, 1910. 2:625
—1 & 21. A \$20,000—\$34,500. 44,400

13th st E, No 714, s s, 208 e Av C, 25x103.3, 2-sty bk tnt &
2-sty bk stable in rear. Chas Friel to Eagle Pencil Co, 377

Bway. Mt \$6,000. Dec 29, 1910. 2:382—15. A \$8,000—\$12,000. 12,000

14th st E, No 604, s s, 88 e Av B, 25x103.3, 5-sty bk tnt & strs. Elizabeth Muller to Geo Luther. B & S & C a G. Mts \$7,000. July 27, 1904. Dec 27, 1910. 2:396—10. A \$12,000—\$19,000.

nom
14th st W, Nos 132 to 136, s s, 425.6 w 6th av, 74.6x103.3, 7-sty
bk loft & str bldg. Pincus Lowenfeld et al to John H Bodine,
201 E 79th st. All liens. Dec 20. Dec 23, 1910. 2:609—20. A
\$84,000—\$160,000.

14th st W, Nos 132 to 136, s s, 425.6 w 6th av, 74.6x103.3, 7-sty
bk loft & str bldg. John H Bodine to Pincus Lowenfeld, 106
E 64th st, & Wm Prager, 129 E 74th st. Mt \$130,000. Dec
22. Dec 23, 1910. 2:609—20. A \$84,000—\$160,000. nom
16th st E, No 653, n s, 88 w Av C, 16.8x92, 4-sty bk tnt & str.
City Real Estate Co to Augustus Goodman, 601 W 110th st. B
& S. Dec 22. Dec 23, 1910. 3:984—26. A \$5,000—\$9,000.

16th st W, Nos 417 & 419, n s, 200.3 w 9th av, 49.11x92, two 5-st bk tnts. Mary Reilly to Mary A Crowley, 446 W 55th st. M \$25,000. Oct 4. Dec 27, 1910. 3:714—24 & 25. A \$19,000-

\$25,000. Oct 4. Dec 27, 1910. 5:717-27 & 25. 11.3 \$32,000.

18th st W, No 255, n s, 100 e 8th av, runs n 67.5 x e 10 x s 11.3 x e 16 x s 57 to st x w 26 to beginning, 3-sty fr tnt & str & 3-sty fr tnt in rear. Philip Krauss to Jacob Corday, 983 Park av, & Chas Florio, 160 E 26th st. Mt \$8,000. Dec 23. Dec 27, 1910. 3:768-7. A \$9,000-\$10,000. nom 18th st W, No 255, n s, 100 e 8th av, runs n 67.5 x e 10 x s 11.3 x e 16 x s 57 to st x w 26 to beginning, 3-sty fr tnt & str & 3-sty fr tnt in rear. Jacob Corday to Philip Krauss, 159 E 92d st. Dec 21. Dec 23, 1910. 3:768-7. A \$9,000-\$10,000. nom

18th st E, Nos 336 & 338, s s, 180 w 1st av, 40x92, 6-sty bk tnt.

Chas Berlin to Cecelia Berlin, 70 E 96th st. Mts \$51,500. Dec
23. Dec 28, 1910. 3:923—44. A \$21,000—\$53,000. nom
21st st W, No 107, n s, 85 w 6th av, 20x98.9, part 6-sty bk str.

Sheriffs sale under execution, July 14, 1909. John S Shea,
Sheriff, to Anna O Pell, 2731 Bway. All right, title & interest which Duncan C Pell had on Jan 14, 1909. Oct 27, 1910. Dec
27, 1910. 3:797—part lot 45. A \$——\$—.

22d st W, No 265, n s, 225 e 8th av, 18.9x98.9, vacant. 23d st W, No 252, s s, 225 e 8th av, 25x98.9, vacant. 22d st W, No 261, n s, 262.6 e 8th av, 18.9x98.9, 1-sty bk & fr

23d st W, No 252, s s, 225 e 8th av, 25x98.9, vacant.
22d st W, No 261, n s, 262.6 e 8th av, 18.9x98.9, 1-sty bk & fr bldgs.
23d st W, No 250, s s, 250 e 8th av, 25x98.9, vacant.
Empire State Surety Co of Bklyn to Fanne C Hoadley, 18 E 82d st. B & 8. Mt \$65,000. Dec 15. Dec 23, 1910. 3:772—
12, 14, 72 & 73. A \$95,000—\$95,000.
27th st W, Nos 254 to 258, s s, 60 e 8th av, 50.11x12.10x51x14.4,
3-sty fr tnt & strs. Annie Defiganiere to Geo F Abel, 1411
Clinton av. Q C. All title. Dec 20. Dec 29, 1910. 3:776—68.
A \$7,500—\$7,500.

30th st E, No 9, n s, 185.9 e 5th av, runs n 81.2 x e 14.3 x n 3.10
x e 7.2 x s 85 to st x w 21.5 to beginning, 3-sty stn tnt & str.
Edgar M Smith to A Coleman Smith, at Scarborough, N Y. B & 8 & C a G. Mts \$68,500. Dec 23. Dec 24, 1910. 3:860—9.
A \$57,000—\$68,000.
32d st E, Nos 344 & 346, s s, 135 w 1st av, 35x98.9, 8-sty bk loft bldg. Frankbro Realty Co to Jos & Louis Frankel, 808 West End av. Mts \$73,000 & all liens. Sept 29. Dec 29, 1910.
3:937—44. A \$15,000—\$78,000.

3'4th st W, No 36, s s, 300 e 6th av, 25x98.9, 5-sty bk office & str bldg.
Deed of trust. Geo C Boldt, 6 W 34th st, to Lincoln Trust Co, 208 5th av, in trust for Louise C B Miles & Geo C Boldt, Jr. children of party of 1st part. Dec 21. Dec 24, 1910. 3:835—
14 & 63. A \$359,000—\$410,000.
3'th st W, No 22, s s, 328.2 w 5th av, 20x98.9, 3-sty bk tnt & str. The Lotus Realty Co to Holland Holding Co, 11 Pine st. B & S. Mt \$62,000. Dec 20. Dec 27, 1910. 3:835—
14 & 63. A \$359,000—\$410,000.
3'th st E, Nos 221 to 227, n s, 255 e 3d av, runs n 84.11 x s e — to e s lot 35 map in partition bet Allen & Wright x s 74.1 to st x w 75 to beginning.
Lot begins at n e cor of said lot 35, runs n 39.4 x w 100.6 x s 24.10 to rear of No 219 E 37th st x s e — to beginning, 1-sty bk church, being property of Kips Bay Methodist Episcopal Church.
N Y Telephone Co. 18 Cortlandt st. Dec 21. Dec 28, 1910.

Church.

N Y City Church Extension & Missionary Soc of the M E Church to N Y Telephone Co, 18 Cortlandt st. Dec 21. Dec 28, 1910. 3:918—14. A exempt—exempt.

O C & 100 37th st E, Nos 221 to 227, n s, 255 e 3d av, runs e 75 x n 113.6 x w 100.6 x s 24.10 x s e — x s 84.11 to beginning, bk church. Release mt. N Y Savings Bank to N Y City Church Extension & Missionary Soc of the Methodist Episcopal Church, 150 5th av. Dec 27. Dec 28, 1910. 3:918—14. A exempt—exempt. 21,000 44th st W, No 150, s s, 275 e 7th av, 16.8x100.4, 4-sty stn dwg. Release mt. Edw A Ashforth et al TRUSTEE Honora V Cabassud to Henry P Wall, 935 Leland av, Chicago, Ill. Dec 28. Dec 29, 1910. 4:996—53. A \$35,000—\$36,000.

44th st W, No 154, s s, 179.3 e Bway, 20.4x100.5, 5-sty stn dwg. Henry P Fessenden et al to Aaron J Bach, 55 E 80th st. Mt \$16,000. Dec 28. Dec 29, 1910. 4:996—55. A \$47,000—\$49,000.

000.

44th st W, s s, 225 w 6th av, strip 0.1x100.5x0.3x100.5. Margt V Leggett by Standish Chard GUARDIAN to Jno C Montgomery, 1963 Bway. B & S. Dec 29, 1910. 4:996.

46th st W, No 404, s s, 100 w 9th av, 25x100.5, 6-sty bk tnt & strs. Julius Hammel, 619 9th av, to Sigmund Gutfreund, 619 9th av. Dec 22. Dec 23, 1910. 4:1055—37. A \$11,000—\$34,-000

000.

Same property. Release dower. Erna wife Emanuel Fox to same.

Dec 22. Dec 23, 1910. 4:1055.

64th st W, No 214, s s, 197 w Bway, 19.4x100.5, 4-sty stn dwg.

Louis N Stern to Jacob Wertheim, 2 W 55th st. 1-15 right, title

& interest. B & S & C a G. Dec 24. Dec 27, 1910. 4:1017—

43½. A \$29,000—\$32,000.

65th st W, No 256, s s, 175 e 8th av, 25x100.5, 5-sty bk tnt &

strs. Henry H Korn to Hattie Korn, at cor Primrose & Fulton

avs, Mt Vernon, N Y. All liens. Dec 23. Dec 24, 1910. 4:1018

65th st E, Nos 329 to 335, n s, 175 w 1st av, 100x100.8, four 5-sty

bk tnts. Ferdinand Sulzberger to Nathan Sulzberger. B & S.

Jan 18, 1908. Dec 27, 1910. 5:1341—16 to 19. A \$36.000—

\$70,000.

Jan 18, 1908. Dec 27, 1910. 5:1341—16 to 19. A \$36.000—\$770.000.

\$70,000.

2d st W, No 265, n s, 114 e 8th av, 14x100.5, 3-sty & b stn dwg. Mary A L G Talbot HEIR, &c, Frances J M L Guilmartin to Philippe A Choquette, at Quebec, Can. B & S. Dec 21. Dec 28, 1910. 4:1024—5½. A \$16,000—\$17,000.

2d st W, No 231, n s, 380.9 e 8th av, 18.9x100.5, 3-sty & b stn dwg. Justin McCarthy et al EXRS, &c, Frances J M L Guilmartin to Philippe A Choquette, at Quebec, Can. Dec 21. Dec 28, 1910. 4:1024—16. A \$23,000—\$24,000.

52d st W, No 265, n s, 114 e 8th av, 14x100.5, 3-sty & b stn dwg. Justin McCarthy et al EXRS, &c, Frances J M L Guilmartin to Philippe A Choquette, at Quebec, Can. Dec 21. Dec 28, 1910. 4:1024—5½. A \$16,000—\$17,000.

52d st W, No 231, n s, 380.9 e 8th av, 18.9x100.5, 3-sty & b stn dwg. Mary A L G Talbot HEIR, &c, of Frances J M L Guilmartin to Philippe A Choquette, of Quebec, Can. B & S. Dec 21. Dec 28, 1910. 4:1024—16. A \$23,000—\$24,000.

56th st W, No 411, n s, 175 w 9th av, 25x100, 5-sty stn tnt. Benj J Cullen HEIR Judith M Cullen to Ensign Realty Co, 156 Bway. Mt \$10,000. Dec 28, 1910. 4:1066—25. A \$11,000—\$20,000.

\$20,000.

\$20,000. 56th st E, Nos 324 & 326, s s, 294.2 e 2d av, 44.10x100.5x42.9 100.5, 6-sty bk tnt & strs. 80th st E, Nos 218 & 220, s s, 250 e 3d av, 50x102.2, two 5-sty bk tnts.

bk tnts.
91st st E, No 162, s s, 191.8 w 3d av, 33.4x100.8, 5-sty bk tnt.|
Max J Kramer to Kramer Contracting Co, 35 Nassau st. All
liens. Nov 29. Dec 23, 1910. 5:1348—39. A \$18,000—\$55,000; 1525—37 & 38. A \$22,000—\$48,000; 1519—45. A \$17,000

000; 1525—37 & 38. A \$22,000—\$48,000; 1519—45. A \$17,000
—\$41,000.

58th st E, Nos 141 & 143, n s, 95 e Lex av, 50x100.5, 4-sty & b
stn dwg & 5-sty bk tnt. Robert Weber to John Weber. 1-5
part. Q C. Sub to life estate of his father. July 30, 1909.
Dec 23, 1910. 5:1313—24 & 25. A \$34,000—\$56,000. nom
58th st E, Nos 141 & 143, n s, 95 e Lex av, 50x100.5, 4-sty & b
stn dwg & 5-sty bk tnt. Rachel Weber ADMRX Hugo J Weber to
Emilie C & Geo H Keim & Laura A Weber, all at 1109 Mad av,
& Robt Weber, 22 W 120th st, & John J Sullivan at Woodcliff,
Hudson Co, N J, as TRUSTEES, &c, John Weber, dec'd, for
Louise M Weber. 1-5 part. Dec 20. Dec 23, 1910. 5:1313—
24 & 25. A \$34,000—\$56,000.

Same property. Rachel Weber to same. 1-5 part. Q C. Dec 20.
Dec 23, 1910. 5:1313.

58th st W, No 337, n s, 460.8 w 8th av, 21.5x100.5, 4-sty & b stn
dwg. Lorin S Bernheimer to Everett G Read, 225 W 68th st.
Dec 28, 1910. 4:1049—13½. A \$18,000—\$24,000. nom

60th st E, No 303, n s, 75 e 2d av, 25x100.5, 4-sty bk tnt. Sharlow Bldg Co to Sarah Welch, 1292 Mad av. Mt \$12,500. Dec 27. Dec 28, 1910. 5:1435-4½. A \$9,000-\$15,000. O C & 100 62d st W, No 233, n s, 300 e West End av, 25x100.5, 5-sty bk tnt & strs. Sarah Rosenkranz to Max Rosenkranz, 79 Norfolk st. All liens. June 22. Dec 23, 1910. 4:1154-13. A \$6,000-\$17,000. O C & 100 64th st W, Nos 145 & 147, n s, 354 e Ams av, 36x100.5, two 4-sty & b bk dwgs. Lawrence C Hafner to Rosana C Hafner, 330 W 101st st. Mts \$27,000. Dec 28, 1910. 4:1136-15 & 16. A \$18,000-\$33,000. O C & 100 69th st W. Nos 225-229. Asst of rents for 116 mos from Eab

\$18,000—\$55,000.

69th st W, Nos 225-229. Asst of rents for 1½ mos from Feb

1, 1911. Saml Jones to Lillian E Graff, 120 W 116th st. All
title. Dec 24. Dec 29, 1910. 4:1161.

70
71st st E, No 112, s s, 125 e Park av, 25x100.5, 4-sty bk &
stn school. M Louise Schieffelin et al to The Froebel League
of City of N Y, 112 E 71st st. B & S & C a G. Mts \$53,500 &
all liens. Nov 30. Dec 29, 1910. 5:1405—67. A \$35,000—
no. \$48,000

st E, No 324, s s, 200 e 2d av, 25x102.2, 5-sty bk tnt & str. in Nilsen or Neilson to Leopold Rosenblatt, 312 E 50th st. s \$10,500. Dec 27. Dec 28, 1910. 5:1448—43. A \$9,000—

\$21,000. Pec 27. nom \$21,000. The strip is a second of the strip is a s

O C & 10

76th st E, No 367, n s, 75 w 1st av, 25x102.2, 4-sty bk tnt. Geo
Larsen to Geo W Short, 2041 5th av, & 159 W 125th st. Mt
\$12,500. July 28, 1908. Dec 28, 1910. 5:1451—23½. A \$9,000
—\$16,000.

Same property. Geo W Short to Wells Holding Co, 159 W 125th
st. Mt \$12,500. Dec 28, 1910. 5:1451.

77th st E, No 236, s s, 255 w 2d av, 25x102.2, 6-sty bk tnt &
strs. Jacob Ackermann to Celia Kommel, 1225 Mad av. Mts
\$26,600 & all liens. Dec 20. Dec 23, 1910. 5:1431—35. A
\$11,000—\$33,000.

78th st E, No 323, n s, 300 w 1st av, 25x102.2, 4 streath

\$11,000—\$33,000.

78th st E, No 323, n s, 300 w 1st av, 25x102.2, 4-sty stn tnt.

FORECLOS, Dec 6, 1910. Warren Leslie referee to Hannah B
Anger, 72 E 122d st. Dec 28, 1910. 5:1453—14. A \$9,000—
\$20,000.

80th st E, No 171, n s, 200 w 3d av, 16.8x100, 3-sty stn dwg.
Operating Realty Co to Morton L Fearey, 133 W 11th st. Mt
\$6,000. Dec 28, 1910. 5:1509—28. A \$8,500—\$13,500.

O C & 10

81st st E, No 220, s s, 325 w 2d av, 25x100, 3-sty fr tnt. Hudson Trust Co to Marie Mangels, 220 E 81st st. B & S & C a G. Dec 23, 1910. 5:1526-38. A \$11,000-\$11,500. nom 82d st E, No 149, n s, 57.9 e Lex av, 30x102.2, 5-sty bk tnt. Anton Szilagye to Kathleen Slattery, 967 Park av. Mt \$25,000. Dec 29, 1910. 5:1511-23. A \$15,500-\$36,000. nom 83d st W, No 10, s s, 148 w Central Park West, 17x102.2, 3-sty & b stn dwg.

83d st W, s s, 165 w Central Park West, strip, 0.2x25.9x0.3x25.9, FORECLOS, Nov 29, 1910. Colin W MacLennan referee to Oakley Myers, 202 W 103d st. Dec 22. Dec 23, 1910. 4:1196-39. A \$12,000-\$19,000. 16,800

88th st E, No 504, s s, 100 e Av A, 25x100.8, 5-sty bk tnt. John Wintrich to Gottlieb Scholpp, 504 E 88th st. All title. Mt \$12,000. Dec, 27. Dec 28, 1910. 5:1584-48. A \$8,000-\$19,500. O C & 100 92d st E, No 131, n s, 56 w Lex av, 17x100.8, 3-sty stn dwg.

\$12,000. Dec 27. Dec 26, 1810. 0.1357

O C & 100

92d st E, No 131, n s, 56 w Lex av, 17x100.8, 3-sty stn dwg.

Rosa Jetter to Geo J Jetter, 207 East 54th st. All liens. Mar

19, 1897. Dec 28, 1910. 5:1521—14½. A \$10,000—\$14,000. nom

97th st W, No 259, n s, 89 e West End av, 18x91.11, 3-sty & b

bk dwg. Jos M Rigney to Sarah Rigney. Mt \$12,000. June 22,

1909. Dec 23, 1910. 7:1869—4½. A \$10,500—\$16,000.

O C & 100

O C & 10

97th st W, No 117, n s, 618.6 e Ams av, 15.6x100.11, 4-sty & b
bk dwg. Mary O'C Wilkie to Wm J Wilkie at Stamford, N Y.
Q C. Dec 29, 1910. 7:1852—25½. A \$7,400—\$13,000. no
100th st E, No 319, n s, 300 e 2d av, 25x100.11. |
100th st E, No 325, n s, 375 e 2d av, 25x100.11. |
two 5-sty bk tnts & strs.

John Focarile to Isidor Koplik, 4521 14th av, Bklyn. Mts \$41,000. Dec 20. Dec 28, 1910. 6:1672—13 & 16. A \$14,000—\$50,000. O C & 16

000.

100th st E, No 68, s s, 123.3 w Park av, 25x100.11, 5-sty bk tn Oscar C Kunze to Lottie L Wasserman, 2 E 127th st. Mts \$22, 000. Dec 21. Dec 28, 1910. 6:1605—42. A \$9,000—\$24,000. n 102d st E, Nos 119 to 121, n s, 227.6 e Park av, 50x100.11, 6-st bk tnt & strs. Eliza Palumbo to Theresa Palumbo, 261 Mul berry st. Mts \$43,250. Dec 1. Dec 27, 1910. 6:1630—10. \$18,000—\$58,000. berry st. Mts \$43,250. Dec 1. Dec 27, 1910. 6:1630—10. \$18,000—\$58,000. O C & 106th st W, No 113, n s, 175 w Col av, 25.6x100.11, 6-sty bk & strs. Wm J Casey to John O'Connor, 1127 Park av. \$34,000. Dec 27, 1910. 7:1861—25. A \$14,200—\$35,000. O C &

0 C & 100
106th st E, No 71, n s, 75 w Park av, 25x100.11, 5-sty bk tn².

Henrietta C Bulger to Alex Spiro, 260 Barrow st, Jeresey City,
N J. Mt \$24,000 & all liens. Dec 28, 1910. 6:1612—32½. A
\$12,000—\$21,000.

Same property. Alex Spiro to Hermino Butt, 36 Morningside av
East. Mt \$24,000 & all liens. Dec 28, 1910. 6:1612. O C & 100
107th st E, No 222, s s, 288.1 e 3d av, 21.10x100.11, 4-sty bk tnt
& str. Nathan Lamport & Sarah his wife to Jessie Lamport,
4602 13th av, Bklyn. Dec 27. Dec 28, 1910. 6:1656—37. A
\$7,000—\$14,000.

107th et E, No 238 con man No 236 s s 50 w 1st av 50x63 6

4602 13th av, Bklyn. Dec 27. Dec 28, 1910. 6:1656—37. A \$7,000—\$14,000.

107th st E, No 338, on map No 336, s s, 50 w 1st av, 50x63.6, 6-sty bk tnt & strs. Salvatore Pergolizzi to Selma Alexander, 338 & 340 E 15th st. B & S. All liens. Sept 12. Dec 23, 1910. 6:1678—30. A \$11,000—\$40,000. OC & 100. 107th st E, No 223, n s, 350 e 3d av, 25x100.11, 4-sty bk tnt & strs. FORECLOS, Dec 21, 1910. Leighton Lobdell referee to Nanette Weber, 38 W 92d st. Mt \$6,500. Dec 23, 1910. 6:1657—15. A \$8,000—\$16,500. Dec 23, 1910. 6:1657. Dec 23, 1910. 6:1657. I2,000 over mt. 109th st E, Nos 7 to 17. Release assignment of rents. Abr D Weinstein, 1200 Mad av, to Chas I Weinstein, 17 W 120th st. Dec 23, 1910. 6:1615. non 109th st E, Nos 37, n s, 200 w 1st av, 25x100.11, 6-sty bk tnt & strs. Leo Schafran to Undercliff Realty Co, 150 Nassau st. B & S & C a G. Mts \$28,000 & all liens. Dec 23. Dec 24, 1910. 6:1681—18. A \$7,000—\$30,000. 1009th st E, Nos 67 & 69, on map No 69, n s, 167.6 w Park av, 43.9 x100.11, 5-sty bk tnt & strs. Isaac Gingold to Saml W Levine, 1451 Minford pl. ½ right, title & interest. Mt \$32,800. Dec 22. Dec 24, 1910. 6:1615—29. A \$19,000—\$35,000. non 12th st E, No 158. Power of attorney to collect rents. Jacob H Asmussen, of Bklyn, to Louise M Asmussen his wife, 1259 Bushwick av, Bklyn. Nov 19. Dec 23, 1910. 6:1639.

13th st E, No 72, s w cor Park av, & 180 w from said cor (?), 25x100.11, probable error, 5-sty bk tnt & strs. Samuel Mitchell to Mamie Wessell, 1624 Mad av. Mt \$23,000. Dec 2. Dec 24, 1910. 6:1618—45. A \$11,000—\$21,000. O C & 16 13th st E, Nos 330 to 334, s s, 200 w 1st av, 75x100.11, three 6-sty bk tnts & strs. Henry G Krakaur et al to Amelia Krakaur, 127 E 92d st, & Marie Sulzer, 214 E 78th st. All liens. Dec 27, 1910. 6:1684—37 to 39. A \$21,000—\$79,500.

116th st W, Nos 236 & 238, s s, 300 e 8th av. 50x100.11. 2-sty bk str. Palisade Bldg Co to Charter Construction Co, 505 5th av. Mt \$50,000. Dec 27. Dec 29, 1910. 7:1831—51. A \$40,-

av. Mt \$50,000. Dec 27. Dec 29, 1910. 1.1031—31. A \$40,000—\$52,000.

117th st E, Nos 418 to 424, s s, 219 e 1st av ,75x100.11, 3 3-sty bk tnts & 1 2-sty fr dwg. Sunflower Realty & Security Corpn to John Focarile, 285 Pleasant av. Mts \$31,700 & all liens. Dec 27. Dec 28, 1910. 6:1710—39 to 41. A \$20,500—\$28,500.

0 C & 100
117th st W, No 421, n s, 167.8 e Ams av, 18.4x100.11, 4 & 5-sty
stn dwg. Margaretta C Clark to TRUSTEES of Columbia College, N Y, at 116th st & Ams av. Dec 20. Dec 27, 1910.
7:1961—46. A \$10,000—\$21,000.
117th st E, No 5, n s, 110 e 5th av, 25x100.11, 5-sty bk tnt.
Isaac Gingold to Henry Rosenthal, 230 W 113th st. Mt \$24,500.
Dec 22. Dec 24, 1910. 6:1623—5. A \$12,000—\$27,000. nom
118th st W, No 31, n s, 410 e Lenox av, 25x100.11, 5-sty bk tnt.
Harvard Realty Constn Co to Max Peters, 1449 5th av. Mts
\$25,250. Dec 29, 1910. 6:1717—18. A \$14,000—\$30,000.
O C & 100

121st st W, No 206, s s, 85 w 7th av, 40x100.11, two 5-sty bk thts.

Percival C Smith & ano EXRS, &c, Rosanna T T Boyer to Moses
Ezekiel, 18 Piazza Termini, Rome, Italy. Mt \$24,000. Dec 23,
1910. 7:1926—37. A \$21,000—\$45,000.

121st st E, No 362, s s, 66.8 w 1st av, 16.7x104, 3-sty bk tht.

FORECLOS, Nov 29, 1910. Saml Strasbourger referee to David
Mainzer, 345 W 28th st, & Leo J Kreshover, 130 W 34th st.
Dec 27, 1910. 6:1797—31. A \$4,500—\$8,000.

130th st W, No 517, n s, 279.4 w Ams av, runs n e 64.10 to
former c 1 Byrd st x n w 5 x n e 121 x n w 22.5 x·s w 121 to c
1 Byrd st x s e 3.3 x s w 78.4 to 130th st x e 28.2 to beg, 2-sty
fr bldg, vacant. Jas Frank to D Herbert O'Dowd at Rockville.
Centre, L I. Q C. Nov 30. Dec 29, 1910. 7:1985—19. A
\$9.000—\$9,000.

Same property. Release judgment. Occidental Boothy Co.

Centre, L. I. Q. C. Nov 50. Dec 29, 1910. 7.1955—15. A \$9,000—\$9,000. nom property. Release judgment. Occidental Realty Co to same. Mar 30. Dec 29, 1910. 7:1985. nom Same property. Martin B Hofman to same. All title which Washington Palmer had on May 11, 1905. Mt \$1,250 & all liens. Mar 30, 1910. Dec 29, 1910. 7:1985. O C & 100 Same property. D Herbert O'Dowd to C Blake Orcutt, 152 W 105th st. B & S & C a G. Dec 16. Dec 29, 1910. 7:1985. nom 130th st, No 517, n s, 139 e Bway, runs e 28.2 x n 64.10 x w 5 x n 121 x w 25 x s 121 x e 5 x s 78.4, & being lots 19 & 45 blk 1985 on tax map. Assigns transfer tax liens 2933 & 2937 on above premises. Chas N Wright to C Blake Orcutt, 152 W 105th st. Q C. Nov 26. Dec 29, 1910. 7:1985. nom 131st st W, No 163, n s, 125 e 7th av. 16x99.11, 3-sty & b stn dwg. Harrison & Searle to Wells Holding Co, 159 W 125th st. Mt \$9,000. Dec 28. Dec 29, 1910. 7:1916—7. A \$7,000—\$11,000.

\$11,000.

O C & 10

32d st W, Nos 163 & 165, n s, 75 e 7th av, 40x99.11, 4-sty bk

stable. C Cecilia Coleman to Jas A Murphy, Auditorium Hotel,

cor Michigan Boulevard & Congress st, Chicago, Ill. Mts \$50,000.

Dec 22. Dec 23, 1910. 7:1917—5. A \$18,000—\$32,000.

OC & 100

133d st E, No 6, s s, 110 e 5th av, 25x99.11, 5-sty bk tnt. Edw
A Davis to David L Hirschfield, 912 Kelly st. Mt \$24,000. Dec
22. Dec 24, 1910. 6:1757-68. A \$7,000-\$22,000. 100

140th st W, No 60, s s, 187.6 e Lenox av, 37.6x99.11, 6-sty bk tnt.
Cath E Muth to Ada Brower, 165 Lewis st, Perth Amboy, N J.
C a G. Mt \$31,500 & all liens. Dec 27. Dec 28, 1910. 6:1737

-63. A \$12,500-\$42,000. nom

148th st W, No 413, n s, 155 e Convent av, 20x99.11, 3-sty & b stn
dwg. Herbert G Squiers to Harriette B wife Herbert G Squiers,
at Katonah, N Y. B & S. All liens. Sept 16. Dec 27, 1910.

12063-24. A \$6,000-\$17,000. nom

148th st W, No 415, n s, 137 e Convent av, 18x99.11, 3-sty & b
bk dwg. Jno W Haaren EXR Jno W Haaren to Jno Schumacher,
1760 60th st, Bklyn. B & S. Dec 29, 1910. 7:2063-23½. A
\$5,400-\$15,000. 15,000

\$5,400—\$15,000.

153d st W |s s, 675 W Bway, 25x99.11 to Riverside Drive, excaptured cept part of Riverside Drive, vacant. FORECLOS, Nov 21, 1910. Michael J Horan, ref, to Jenckes Machine Co (Lim) at Sherbrooke, P of Q, Can. Dec 21. Dec 28, 1910. 7:-2099—61. A \$4,500—\$4,500.

158th st W, Nos 529 & 531, n s, 375 w Ams av, 50x99.11, vacant. FORECLOS, Nov 17, 1910. Wm C Arnold, ref, to Gesine F Meyer, 471 W 143d st. Dec 27. Dec 28, 1910. 8:2117—54 & 55, A \$20,000—\$20,000.

A \$20,000—\$20,000.

18,300
162d st W, s s, 100 w Bway, 75x97.7. 6-sty bk tnt. Florence Hinehcliffe to Wayne Investing Co, 100 Bway. C a G, Mts \$105,000. Dec 21. Dec 23, 1910. 8:2137—29. A \$21,000— 887,000.

178th st W, Nos 604 to 610, s s, 100 w St Nich av, 100x99.11, 2, 5-sty bk tnts. Sidney L Eastman of Saginaw, Mich to Saginaw Holding Co, foot of 206th st, Harlem River. All liens. Dec 17, 1910. Dec 29, 1910. 8:2144—38 & 40. A \$30,000—\$100,000.

Av A, Nos 1322 to 1328 |s e cor 71st st, 100.5x98, two 6-sty bk 1oft 71st st, No 500 | bldgs. Edw & Auguste Roesler EXRS August Roesler to Roesler Realty Co, 2 Rector st. Mt \$60,000. Dec 21. Dec 23, 1910. 5:1482—49 & 51. A \$42,000—\$98,000.

100,000

Av B, No 36 | s w cor 3d st, 23.10x49,4-sty bk tnt & str.

3d st, No 200|
3d st, No 198, s s, 49 w Av B, 30.11x23.10, 5-sty bk tnt & str.|

M & M Freedman Co to Morris Freedman, 250 W 112th st & Michl Freedman, 120 W 112th st. Mt \$25,000. Dec 27. Dec 29, 1910. 2:398-29 & 30. A \$27,000-\$37,000. nom Av D, Nos 20 & 22 | n e cor 3d st, 48x75, 6-sty bk tnts & strs.

3d st, Nos 341 & 343 | Morris Wolfe to Hyman Lazerus, 15 E 116th st. Mts \$94,000. July 15. Dec 23, 1910. 2:357-53. A \$38,-000-\$85,000.

v D, Nos 107 & 109 s w cor 8th st. 60x50, 6-sty bk tnt & strs. th st. | Gussie Berzinsky to Morris Shapiro, 404 East 8th st. Mt \$62,500. Dec 27. Dec 28, 1910. 2:377—37. A \$36,000—\$70,000. O C & 100

Audubon av, No 161 n e cor 173d st, 100x95, 6-sty bk tnt. Frank 173d st | T Kee to Wm Clark, 945 St Nicholas av, Mts \$176,000. Dec 27. Dec 28, 1910. 8:2130—29. A \$38,000— \$156,000.

Tressa H Daniels to Minnie H Wilson, 301 W 91st st. 1-20 part. C a G. Mt \$100,000. Dec 27, 1910. 4:1127—1. A \$80,000—\$160,000.

\$100,000. Lexington av, No 1717, e s, 50.11 n 107th st, 16.8x65, 4-sty s tnt. Sigmund Nichthauser to Benjamin Bernstein, 584 7th a Mt \$9,000. Dec 22. Dec 23, 1910. 6:1635—22. A \$6,500 \$10,000.

\$10,000. Lexington av, No 1511, e s, 76.5 s 98th st, 25x95, 5-sty bk tnt str. Jacob Rosenberg to Maurice Gunzburger, 513 8th av. M \$22,250 & all liens. Dec 27. Dec 28, 1910. 6:1625—53. \$12,000—\$23,500.

Madison av | n w cor 57th st, 100.5x28, 4-sty & b bk dwg. Caro-57th st, No 25 | line A James to Margt A Howard, 19 E 34th st. All liens. Dec 27. Dec 28, 1910. 5:1293—17. A \$185,000—\$205,-

000.

O C & 10 (Indison av. No 1629, e s. 25.6 s 109th st. 25x95, 5-sty bk tnt & str. FORECLOS, Dec 28, 1910. M Spencer Bevins ref to Geo Levy, 121 E 123d st. Mt \$10,000. Dec 29, 1910. 6:1614—50. A \$16,000—\$26,000.

Tark av. No 387, e s. 75.4 n 53d st. 25.1x70, 4-sty bk tnt. Brokers Investing Co et al to Van Dyck Estate at Hastings-on-Hudson, N Y, and also at 503 5th av. N Y. Q C & Confirmation deed. Mt \$26,000. Dec 17. Dec 28, 1910. 5:1308—4. A \$16,000—\$22.000.

Mt \$26,000. Dec 17. Dec 28, 1910. 5:1308—4. A \$16,000—\$22,000. 100

Park av, No 387, e s, 75.4 n 53d st, 25.1x70, 4-sty bk tnt. Van Dyck Estate to Montana Realty Co, 135 Bway. B & S. Mt \$26,-000. Dec 28, 1910. 5:1308—4. A \$16,000—\$22,000. O C & 100

Park av, No 1361 | n e cor 102d st, 100.11x27, 5-sty bk tnt & str. 102d st, No101 | FORECLOS, Nov 30, 1910. Adam Wiener ref to Abraham Herbst, 126 E 105th st. Dec 28. Dec 29, 1910. 6:1630—1. A \$14,000—\$28,000. 24.100

Park av, No 789, e s, 77.6 n 73d st, runs e 95.11 x n 0.5 8-10 x e 0.1 x n 19 x w 0.6 x n 0.4 x w 90 to av x s 25 to beg, 5-sty stn dwg. Adele Q wife Jas Brown to Lawrence E Embree at n e cor Queens & Jamaica avs, Flushing, L 1. Mts \$90,000. Dec 24. Dec 29, 1910. 5:1408—4. A \$45,000—\$105,000. nom Same property. Lawrence E Embree to Adele Q wife of & Jas Brown both at 789 Park av as joint tenants. Mt \$90,000. Dec 24. Dec 29, 1910. 5:1408.

Pinehurst av, e s, 100 n 180th st, 75x102.4x75x101.7, vacant. Albert V Donellan to Julia E Peck at Mt Vernon, N Y. Mt \$16,500. Dec 28. Dec 29, 1910. 8:2177—142. A \$18,000—\$18,000. Dec 29. A bec 29, 1910. 8:2177—142. A \$18,000—\$18,000. Dec 29. A bec 29, 1910. 8:2177—142. A \$18,000—\$18,000. Dec 24. Dec 29. Base and 130 s 181st st, & being plot 5 map (No

000. O C & 100

Pinehurst av, e s, abt 130 s 181st st, & being plot 5 map (No 1338) property of Fort Washington & Buena Vista Syndicates, 75x101.7x75x102.4, vacant. Fort Washington Syndicate to Chas Lowen, 2384 Morris av. B & S. May 17, 1909. Dec 23, 1910. 8:2177—142. A \$18,000—\$18,000. O C & 100

Riverside Drive, e s, 121.11 s 83d st, runs e 55.10 x s 23.4 x w 12 x s 15 x w 26.5 to Drive x n 42.1 to beg, 4 & 5-sty bk dwg. Margt Cross to Devereux Milburn, 16 W 10th st. Q C. Dec 29, 1910. 4:1245—2. A \$27,000—\$50,000. 100

St Nicholas av, No 970 |s e cor 159th st, 27.5x108.7x27x113.8, 5-sty 159th st, No 478 | bk tnt. Delaware Realty Co, at Walton, N Y, to Martha E Peck, at Walton, Delaware Co, N Y. Mts \$46,000—\$42,000. Same property. Martha E Peck to R H Susskind. Mts \$46,000.

\$18,000—\$42,000.

Same property. Martha E Peck to R H Susskind. Mts \$46,000.

Dec 9. Dec 23, 1910. 8:2108.

Wadsworth av, No 294, w s, 166.1 n 187th st, 23.8x95, 3-sty bk dwg. Brown-Weiss Realties to Chas Flaum, 215 Audubon av.

Mt \$7,500. Dec 12. Dec 28, 4910. 8:2170—18. A \$5,000—

dwg. Brown-Weiss Realties to Chas Flaum, 213 Audubon av. Mt \$7,500. Dec 12. Dec 28, 1910. 8:2170—18. A \$5,000—\$7,500.

West Broadway, Nos 537 & 539, e s, abt 150 n Bleecker st, 50x 100, 6-sty bk loft & str bldg. Geo G DeWitt et al EXRS Matilda W Bruce to Wm Bruce-Brown, 13 E 70th st. Dec 8. Dec 29, 1910. 2:536—3. A \$44.000—\$70.000.

West Broadway, No 402 & 404 | s w cor Spring st, 67.6x34.4x66.4x Spring st, Nos 166 & 168 | 37.2, 5-sty bk loft & str bldg. Geo G DeWitt et al EXRS Matilda W Bruce to David L Bruce-Brown, 13 E 70th st. Dec 8. Dec 29, 1910. 2:488—21. A \$31,000—\$42,000.

1st av, No 2370, e s, 129 n 121st st, 23x37x31.2x58.2, 4-sty bk tnt & str. Morris Kite to Samuel Bader, 314 East 84th st. Q C. Mts \$10,000. Dec 27. Dec 28, 1910. 6:1809—50. A \$5,000—\$10,500.

2d av, No 1881 | n w cor 97th st, 24.11x100. 5-sty bk tnt & str. 97th st, No 237 | Michl Gluckman et al HEIRS &c Gazella Gluckman to Max Gluckman, 190 Vernon av, Bklyn. 4-5 of ½ part. All title. Q C. Dec 28. Dec 29, 1910. 6:1647—21. A \$18,000—\$33,000.

December 31, 1910.

2d av, No 1946 | n e cor 100th st, 25.11x100.
100th st, No 301 |
2d av, No 1960 | s e cor 101st st, 25.11x100, 2 5-sty bk tnts &
101st st, No 300 | strs.

Isidor Koplik et al to John Focarile, 285 Pleasant av. Mts \$78,
750. Dec 20. Dec 28, 1910. 6:1672—1 & 49. A \$30,000—\$72,
000 0 C & 1

Conveyances

000. 0 C & 1012—1 & 49. A \$50,000—\$72,0 C & 10
1 av, No 2074, e s, 50.4 s 107th st, 25x99.2, 4-sty bk tnt & strs.
Max Rothbart et al to Herbitens Amusement Co, 2070 2d av.
Mts \$14,500. Dec 27. Dec 28, 1910. 6:1678—51. A \$10,000—
\$15,500.
1 av, No 2193, w s, 71.3 s 113th st, 21.3x100, 4-sty bk tnt & strs.
Release mt. Emission of the control of the

Mts \$14,500. Dec 27. Dec 28, 1910. 6:1678—51. A \$10,000—\$15,500. nom 2d av, No 2193, w s, 71.3 s 113th st, 21.3x100, 4-sty bk tnt & strs. Release mt. Emigrant Industrial Savings Bank to Minna Duschatko, 493 Fletcher pl. Dec 21. Dec 27, 1910. 6:1662—25. A \$8,400—\$15,000. 3,500 2d av, No 1449, w s, 78.9 s 76th st, 25x105, 5-sty bk tnt & str. The Prudential Bond & Mortgage Co to Israel Crystal, 63 E 118th st. B & S. All liens. Dec 6. Dec 23, 1910. 5:1430—25. A \$15,000—\$27,000. nom 2d av, No 2428, e s, 80.11 n 124th st, 20x80, 3-sty bk tnt. Pauline Doctor to Rose Hutter, 158 E 103d st. Mt \$8,000. Dec 22. Dec 24, 1910. 6:1801—4. A \$8,000—\$10,500. nom 3d av, No 289, e s, 63 n 22d st, 21x75, 3-sty bk tnt & str. Walstein S Reade to Theo B Sayre, 469 Wash av, Bklyn. Mt \$15,000. Dec 23. Dec 24, 1910. 3:903—4. A \$16,500—\$20,000. nom

3d av, No 289, e s, 63 n 22d st, 21x75, 3-sty bk tnt & str. Andw J Mullaney EXR James Mullaney to Walstein S Reade, 434 Clermont av ,Bklyn. Dec 23, 1910. 3:903—4. A \$16,500—\$20,000.

Same property. Margt V Mullaney widow to same. Q C. Dec 23, 1910. 3:903.

5th av, No 2148, w s, 90 s 132d st, 20x75, 4-sty stn tnt. John H White to Jennie Kind, 22 E 111th st. Mt \$10,000. Dec 23, 1910. 6:1729-36½. A \$10,500-\$14,000.

5th av, No 2148, w s, 90 s 132d st, 20x75, 4-sty stn tnt. Jennie Kind to Zion Baptist Church, 2148 5th av. Mt \$12,500. Dec 23. Dec 27, 1910. 6:1729-36½. A \$10,500-\$14,000. O C & 100 Gth av, Nos 152 & 154, e s, 42.6 n 11th st, 36,7x69.2x36.6x69.4, 2, 3-sty bk tnts & strs. Geo G DeWitt et al EXRS Matilda W Bruce to Wm Bruce-Brown, 13 E 70th st. Dec 8. Dec 29, 1910. 2:575-3 & 4. A \$30,000-\$35.500.

6th av, Nos 517 & 519 | s w cor 31st st, 49.5x100, part 4-sty bk 31st st, Nos 100 to 104 | str. Benj F Mahler to Saml Mahler, 50 W 77th st, & Abraham Mahler, 43 W 32d st. B & S. Mt \$200,-000. Dec 23. Dec 27, 1910. 3:806-43. A \$350,000-\$390.-000.

000.
6th av, Nos 375 to 379 n w cor 23d st, runs n 74.9 x w 63 x n 24 x 23d st, Nos 101 to 109 w 21 x s 98.9 to n s 23d st, x e 84 to beg, 4-sty bk tnts & strs & 2 4-sty bk bldgs & strs. Isabelle T Robey to Anna A Murtland, 40 E 81st st, 1-3 part. All title. B & S. Mts \$107,500. Dec 27. Dec 28, 1910. 3:799—34 to 37. A \$545,-000—\$579,000.
9th av | s w cor 22d st, 72x28.6, two 4-sty bk dwgs. 22d st, Nos 400 & 402 | Robt G Furey to Richd J Donovan, 234 9th av. Mts \$36,000. Sept 6. Dec 23, 1910. 3:719—44 & 45. A \$15,000—\$22,000.

MISCELLANEOUS.

Copy of last will of Henry Dale, late of Poughkeepsie. Apr 2, 1909. Dec 27, 1910.

Order of court that none of defendants have any right or interest in franchise granted to American Mfg Co to locate or erect poles, hang wires or construct conduits, etc. for electrical purposes in City of N Y & that mort for \$350,000 recorded May 24, 1905, is void as against said franchise, etc. Long Acre Electric Light & Power Co, plaintiff, agt John J & John D Moore, Anti-Monopoly Light & Power Co & Wm N Baron, INDIVID & as TRUSTEE, defendants. Dec 22. Dec 28, 1910.

Power of atty. Arthur Essing to Richd Eisig. Nov 22. Dec 29, 1910.

1910.
Power of attorney to collect \$75.00. George Levy to Harris Seff, 45
W 34th st. Nov 1. Dec 26, 1910.
Power of attorney. John G Wallace to Walter G Rawlings. Dec
27. Dec 28, 1910.
Power of attorney. Charlotte Geissler to Adolph Humpfner. Nov
30. Dec 27, 1910.
Power of attorney. Gebruder Thonet (Thonet Bros) of Vienna,
Austria, to Albert Wanner, Jr. July 31, 1899. Dec 24, 1910.

BOROUGH OF THE BRONX.

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

Beck st, No 755, w s. 150 n 156th st. 25x100, 2-sty bk dwg. Silas Baum to Henry Goldwater, 721 Beck st. All liens. Dec 28, 1910. 10:2708.

10:2708. nom
st | all R. T & I to land lying in bed of sts n of E 174th
t late | st, as shown on map (No 517 in Westchester Co)
t | of Mt Hope. Jacob C Weeks et al to Wm A Camav | eron. 50 E 196th st. Q C. July 27, 1908. Dec
910. 11:2890. 800
st. w s, 799.8 n Kingsbridge road, 45x101.9x59.7x102.6.
Schwenk to Christine Schwenk, 3200 3d av. Dec 3. Dec
910. 175th st late 1910.

Dora Schwenk to Christine Schwenk, 3200 3d av. Dec 3. Dec 23, 1910.

*Same property. Christine Schwenk to August C Schwenk, 3200 3d av. ½ part. Dec 3. Dec 23, 1910.

*Fulton st, s e s, 370 n 239th st, & being lot 103 map Washingtonville, 33x151.5. Mary E Sturgess to Wm A Sturgess, 4540 Richardson av. All liens. Dec 27, 1910.

Freeman st, No 803, n s, 98.8 e Union av, 20x86.9, 2-sty & b fr dwg. Franciska B Hohmann to Agnes M Pragnell, 819 Ritter pl. Mt \$4,000. Dec 15. Dec 23, 1910. 11:2968. O C & 10 *Glover st, e s, 178.11 n Westchester av, old line, 75x130. Steinmetz Const Co to Lillian E Kern, 1922 E 177th st. Mts \$20 - 000. Dec 27. Dec 28, 1910.

*Hobart st n w cor 236th st. 50x100. Jno M Buehler to Wm F 236th st | Kaysser. B & S. Aug 19. Dec 29, 1910. nor Irvine st, No 885, w s, 209.4 s Garrison av, 20x50, 3-sty bk dwg. Goldie Cowen to Meyer L Goldberg, 885 Irvine st. & Saml Barrett, 885 Irvine st. Mt \$6,250. Dec 27. Dec 28, 1910. 10:2761.

Kelly st. Nos 1056 & 1058, e s, 360.3 n 165th st, 40x100. 5-sty bk tnt. Boulevard Const Co to Thomas Schneider, 753 Union av.

O C & 100
Kelly st. Nos 1056 & 1058, e s, 360.3 n 165th st, 40x100, 5-sty bk
tnt. Boulevard Const Co to Thomas Schneider, 753 Union av.
Mt \$32,000. Dec 23. Dec 24, 1910. 10:2716. O C & 100
Park View Terrace, e s, 200 n 196th st, late Welleslev st,
125x125, except part for pl, vacant. FORECLOS. Nov 17, 1910.
T Louis A Britt referee to Harry Scher, 40 W 27th st. Dec 27.
Dec 28, 1910. 12:3318.

St Pauls pl |n w cor Crotona pl, 51.1x95.5x50x84.10, 6-sty Crotona pl, No 1451 | bk tnt. Emoh Realty Co to Broad Realty Co, 784 E 156th st. Mt \$46,000. Dec 23. Dec 24. 1910.

| New York | St. | St

same. 1-8 part. All title. B & S. Dec 28. Dec 29, 1910. 11:3174. 1,750

*216th st (2d st), n s. 250 w Tilden av. 25x109, Laconia Park. Emma N Polak to Catherine Walsh, 561 Mad av. All liens. Dec 17. Dec 28, 1910. 0 C & 100

*218th st, late 4th av, n s, 231 e White Plains road, 25x114, map of Wakefield. Chas P Hallock to Chas Johnson, 3575 White Plains road. All liens. Dec 22. Dec 23, 1910. 0 C & 100

*236th st, s s, 25 w Hobart st, 75x100. Release mt. John M Buehler to Wm F Kaysser, at Digney st, s s, 75 w Hobart st. Dec 22. Dec 23, 1910. nom

*236th st | s w cor Hobart st, 25x100. Wm F Kaysser to John M Hobart st | Buehler, 1412 Longfellow av. Mts \$5,600. Dec 22. Dec 23, 1910.

256th st | n s, 92.8 w Bway, runs n 147.7 x w 100 to e s Newton Newton av | av, late Courtlandt av x s 25 x e 50 x s 109.7 to st x e 51.8 to beginning.

Sylvan av, s w cor 256th st, 25.2x100.8, vacant. | Release mt. Park Mortgage Co to Jas S Segrave, 713 Eagle av. Nov 1. Dec 28, 1910. 13:3421.

*Av D|w s, extends from n s 6th st to s s 7th st, 216x205, Union-6th st port. Charlotte D Allison to Unionport Realty Co, 115 7th st Bway. Dec 24, 1910. Belmont av, Nos 2310 & 2312, e s, 150 n 183d st, 50x100, 5-sty bk tnt. Germansky Const Co to John C Giese, 75 Neptune av, New Rochelle, N Y. Mt \$35,000. Dec 24. Dec 28, 1910. 11:3088.

O C & 100

Anthony av, No 2021 | s w cor Burnside av, runs s 15.7 x w 74.1 x Burnside av

Brook av, Nos 1258 & 1260, e s, abt 212 s 169th st, 45x100.6 & being part lot 160 map of Morrisania bounded w by e s Brook av. 45 e by w s N Y & H R R Co 45 n by land Henry Matthews 100.6 & parallel with s line of lot 161 & 45 ft therefrom s by line parallel with n l said property & 45 s therefrom 100.6 vacant. Albert Bell et al to Jno H Buscall, 1825 Anthony av. All liens. Dec 27. Dec 28, 1910. 9:2395.

Same property. Jno H Buscall & Katie his wife to Jno H Buscall Co, 1825 Anthony av. All liens. Dec 27. Dec 28, 1910. 9:2395.

Bathgale av. No 1601 w s 143 4 s 172d st 16 8x120 event part

Bathgate av, No 1601, w s, 143.4 s 172d st, 16.8x120, except part for av, 2-sty fr dwg. Wm J C Rowe, of Bklyn, to Emma Rowe his wife, at Tuckahoe, N Y. B & S & confirmation deed. Dec 23. Dec 27, 1910. 11:2913.

*Bracken av, e s, 175 s Jefferson av, 50x100. Land Co A of Edenwald to Frances Faber. May 20. Dec 27, 1910. nom

Notice is hereby given that infringement will lead to prosecution.

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

*Barkley av | s e cor Clarence st, 100x200. Agnes M Scoville to Clarence st | Brown-Weiss Realties, 61 Park row. Mts \$14,000 & all liens. Dec 21. Dec 27, 1910.

Bryant av, No 913, w s, 215.3 s Garrison av, 50x100, 3-sty bk dwg & vacant. Margt E Reiser to Otto H Blell, 147 W 22d st. July 17, 1908. Dec 27, 1910. 10:2761. Oc & 100 Bathgate av, e s, 81.5 s 180th st, 123x72x123x69.11, vacant. Ella L Hebberd to Chas R Faruolo, 2075 Bathgate av. Dec 23. Dec 24, 1910. 11:3045.

*Bronxdale av, n e s, 31.11 s e Matthews av, 31.11x118.2x25x98.3. Muliner av, w s, 176.3 n Bronxdale av, 50x109.11x50x111.6.

Bronxdale av, n e s, 32.7 n w Matthews av, 57.4x97.5x50x125.7.

Bronxdale av, n e s, abt 118.7 n w Matthews av, runs n w 81.2 x n 151.10 x e 25 x s 50 x e 25 x s 25 x e 25 x s 108.4 to beginning. x n 151.10 x e 25 x 5 5 ginning.

Lydig av |n e cor Muliner av, 100x350.

Muliner av|

Bronx & Pelham Parkway |s w cor Bogart av, 100x872.5 to Lydig av x100x866.7. ronx & Pelham Parkway, s s, 75 e Matthews av, 50x152.11x Bronx & Pelham Parkway, s s, 75 e Matthews av, 50x152.11x 50x150.

Bronx & Pelham Parkway, s w cor Muliner av, 25x155.10x25 x157.3.

Bronx & Pelham Parkway | s e cor Muliner av, 100x410.9x416.7x Muliner av | 100.

Also land in Suffolk Co, N Y.

Bankers Realty & Security Co to Orion H Cheney as Supt of Banks of N Y State, 45 W 11th st, to be held in trust for the Northern Bank of N Y & Washington Savings Bank. Dec 28. Dec 29, 1910.

*Cedar av, s s, 384 w Corsa av, 25x157x—x—.

Corsa av, s w cor Cedar av, 25x109, & being lots 286 & 298 map | (No 981 in Westchester Co) of Laconia Park.

Domenico Agneta to Melrose Realty Co, 2775 Webster av. Dec 21. Dec 23, 1910.

Clay av | n e cor 167th st, 240.7x80, 5, 5-sty bk tnts & 2-sty fr 167th st| stable. Albert J Schwarzler to A J Schwarzler Co, 1340

Brook av. All liens. Dec 27. Dec 29, 1910. 9:2426. O C & 100

College av | n e s at s s 167th st, runs e 322.3 to w s Findlay av | x s 108.6 x w 100 x n 50 x w 100 to e s College av Findlay av | x n 314.5 to beg, vacant. Thos J McGuire to Ann wife Thos J McGuire. 100 w 139th st. Mt \$17,500. Dec 27. Dec 29, 1910. 9:2434.

Same property. Ann McGuire to T J McGuire Constn Co, 100 W 139th st. Mt \$17,500 & all liens. Dec 27. Dec 29, 1910. 9:2434.

Eagle av No 640, e s, 193.8 n Westchester av, 19x115, 2-sty & b Same property. Ann McGuire to T J McGuire Constn Co. 100 W 139th st. Mt \$17,500 & all liens. Dec 27. Dec 29, 1910. 9:-2434.

Eagle av. No 640, e s, 193.8 n Westchester av, 19x115, 2-sty & b bk dwg. Jacob Ackermann to Celia Kommel, 1225 Mad av. Mt \$5,000 & all liens. Dec 20. Dec 23, 1910. 10:2624. nom Findlay av | s e cor 165th st. 94.7x160.3 to w s 165th st. Nos 320 to 328 Teller av x108.11 to s s 165th st x185.2, five 5-sty bk this with strs on both cors. F T Const Co to Solomon M Schatzkin, at Rutherford, N J. Mts \$121,000. Dec 22. Dec 23, 1910. 9:2424-2432. nom *Fordham av, s s, at w line land of City of N Y (public school grounds), runs s 114 x w 60 x n 114 to av x e 60 to beginning, City Island. Release mt. Louise C Knapp to Anna N Booth, 56 Centre st, City Island. Dec 22. Dec 23, 1910. nom Grand Boulevard & Concourse, No 2015 | s w cor Bush st, 29.2x107.5 Bush st | x28x116, with all title to c 1 Bush st, from w s said Concourse to c 1 old Morris av, 3-sty bk dwg. Ernest Wenigmann to Babette Moller, 308 E 67th st. Mt \$11,000. Dec 24. Dec 27, 1910. 11:2808 & 2812. nom *Glebe av, e s, 160.7 n Westchester av, 50x147.5. Wm G Ruppel to Lena L wife Wm G Ruppel, 2251 Westchester av. 4 part. All title. Mt \$1.500 on whole. Dec 23, 1910. gift Hughes av, w s, 169.6 s 180th st, 37.7x165.10x38x17.14, vacant. Pasquale Lauria et al to Antonio Mungo, 235 E 106th st. Q C & confirmation deed. Dec 24. Dec 28, 1910. 11:3069. nom Hughes av, w s, 131.11 s 180th st, 37.7x165.10x38x17.14, vacant. Antonio Mungo et al to Pasquale Lauria, 244 Mott st. Q C & confirmation deed. Dec 24. Dec 28, 1910. 11:3069. nom Hoe av, No 1230, e s, 75 s Freeman st, 25x100, 2-sty fr rear bldg. Mary Poldow to Florence wife Theo Dean, 1228 Hoe av. All liens. Dec 27. Dec 29, 1910. 11:2986. nom Jerome av, No 2674 | n e cor Kingsbridge rd, 121.9x260 to Kingsbridge rd, Nos 1 to 21 | w s Morris av x121.9x260, 1, 2 & 2, Morris av x10.9x260, 1, 2 & 2, Morris av x10.9x No 2 under Torrens law.

*Johnson av, w s, 350 n Nelson av, 25x100. Land Co D of Edenwald to Thos J Doolan, 2388 2d av. Dec 16. Dec 24, 1910. nor

*Kossuth av | s e cor Byron st, 99x155.3x56.1x168.4. Rachel Milone

Byron st | to Carmelo Lo Curto, 1658 Mad av. Mt \$5,450. Dec

20. Dec 24, 1910. Oc & 16

*Kinsella av, n s, 73 e Rose st, 50x100. Mathilde Busch to Maria

E Bunz, 833 Kinsella av, Mt \$6,000. Dec 22. Dec 23, 1910.

O C & 16

Lind av, e s, 226.9 s 169th st, 25x100, vacant. Brown-Weiss Realties to Agnes M Scoville, 311 W 128th st. Dec 21. Dec 27, 1910. 9:2529. 1910. 9:2529. nom Longfellow av, w s, 350 n Lafayette av, 153x101.10x133.10x100, vacant. Broad Realty Co to Emoh Realty Co, 2333 Wash av. Mt \$10,000. Dec 23. Dec 24, 1910. 10:2764 & 2761. O C & 100

*Maclay av, w s, 100 n St Peters av, 25x100. CONTRACT. Maclay Av Realty Co with Geo L Clarke, 2511 Maclay av. Oct 28, 1909. Dec 29, 1910.

Marcher av | s w cor Boscobel av, 13x95x79.10x116.1, vacant. Boscobel av | Everett M Corner et al to Henry Gundlach, 2689 Heath av. Mts \$2,700 & all liens. Dec 14. Dec 24, 1910. 9:2520.

Merriam av, w s, 125.9 s 170th st, 160x100, vacant. Brown-Welss Realties to Chas Flaum, 215 Audubon av. Mt \$4,000. Dec 12. Dec 28, 1910. 9:2532.

Morris av, No 1871 |s w cor Mt Hope pl, 32.7x95, 2-sty fr dwg. Mt Hope pl | Mts \$7,000. Mt Hope pl, No 57, n s, 80 e Walton av, 45x125, 2-sty fr dwg & 2-sty fr stable in rear. Mt \$6,250. Echo pl, No 230, late Buckhout st, s s, 300 w Anthony av, old line, 50.8x100, 2-sty fr dwg. Mt \$9,000. Earnest R Eckley to Garfield Holding Co, 165 Bwav. Sub as above also to 2d mt on whole for \$12,000. Dec 22. Dec 29, 1910. 11:2801, 2827, 2809. nom Morris av, No 1064, e s, 310 n 165th st, 20x95, 3-sty bk dwg. Israel M Cohen to John H Loscarn, 3604 Bway. Mts \$9,500 & all liens. Dec 16. Dec 23, 1910. 9:2437. 100 Mott av, e s, 100 n 144th st, 100x151.8x100.4x139, vacant Louis M Jones to Mott Av Realty Co, 451 Tinton av. Mt \$7,500. Dec 21. Dec 23, 1910. 9:2343. O C & 100 Martha av | n w cor 241st st, 100x100.

Katonah av, n e cor 241st st, 100x100.

National av, if e cor 241st st, 100x100.

vacant.

John C Giese to Germansky Const Co, 2310 Belmont av. Mts \$8,200. Dec 22. Dec 28, 1910. 12:3390. O C & 16

*Parker av, w s, 125 n Rose pl, 25x100. Chas J Verro & Kate C his wife to Francesca P Verro, 1639 Parker av. Mt \$3,500. Dec 21. Dec 23, 1910. O C & 16

Palisade av, being land lying in bed of Palisade av, adj & bordering & bounding lands conveyed by Jennie F Meade & Frank B Meade to Ralph H McKelvey Mar 2, 1906. Jos W Teets to Ralph H McKelvey, 81 Johnson av, Spuyten Duyvil, N Y. Q C. Dec 24. Dec 27, 1910. 13:3411.

Prospect av, w s, 125 n 167th st, runs w 220.4 x n 163.9 x n e 124.10 x n 6.7 x e 108.1 to av x s 223.8 to beg, vacant. Mts \$40,000.

College av | n e s, at s s 167th st, runs e 322.3 to w s Findlay av Findlay av | x s 108.6 x w 100.1 x n 50 x w 100.1 to College av | nom

College av | n e s, at s s 167th st, runs e 322.3 to w s Findlay av Findlay av | x s 108.6 x w 100.1 x n 50 x w 100.1 to College av 167th st | x n 314.5 to beg, vacant.

T J McGuire Constn Co to Central Bldg Impt & Investment Co, 149 Church st. Mt \$17,500. Dec 29, 1910. 9:2434, 10:2680.

149 Church st. Mt \$17,500. Dec 29, 1910. 9:2434, 10:2680.

Park av late Railroad av, w s, old line \$1.9 n 158th st & at s s lot 56 map (No 141 in Westchester Co) of Wm H Morris at Melrose, No Melrose & part of West Morrisania, runs n along av 28.3 x e — to w s Park av new line x s — x w — to beg. Park av, No 3109 late Railroad av, w s, 89.1 n 158th st, being at s s lot 56 as above, runs n — x w — x s — x e — to beg, 26.7 x 98 x — x 87, 2-sty fr dwg.

Chas Monks to Carrie R Alice A & Julia L Stumpf, 3109 Park av. Q C. Oct 17. Dec 24, 1910. 9:2420. Oc & 25

Robbins av | w s 100 n 149th st, runs w 208 to e s Trinity av x n Trinity av | 47 to c 1 Terrace pl x n 63 x e 81 x s 50 x e 95 to Terrace pl | Robbins av x s 50 to beginning, vacant, with all title to strip bet old & new lines of Robbins av. City Real Estate Co to Stoller & Cook Co, 580 & 582 Robbins av. B & S. Dec 27, 1910. 10:2623. Oc & 100

*St Lawrence av | n w cor Mansion st, except part for av, 50x100. Mansion st | Jos W Krauer to Chas L Krauer, 1501 St Lawrence av. Mts \$11,000. Dec 24. Dec 27, 1910. Oc & 100

Seneca av | n w cor Whittier st, 25x100, vacant. James Murphy Whittier st | to Catherine wife James Murphy, 170 W 83d st. Dec 24. Dec 27, 1910. 10:2762. nom

Southern Boulevard, No 59 (839), n s, 150.11 e St Anns av, 25.4x 87.8x25x90.9.

Southern Boulevard, No 63 (843), n s, 150.11 e St Anns av, runs n 89.3 x e 5 x n 5 x e 20 x s 90.4 to st x w 25.4 to beginning two

87.8x25x90.9.

Southern Boulevard, No 63 (843), n s, 150.11 e St Anns av, runs n 89.3 x e 5 x n 5 x e 20 x s 90.4 to st x w 25.4 to beginning, two 5-sty bk tnts.

Cordelia Phillips to Ray Isaacs, 520 W 122d st. Mt \$33,500.

Dec 28, 1910. 10:2546. 100

Same property. Hensol-Powell Realty Co to Cordelia Phillips, 520 W 122d st. Mts \$23,000. Dec 28, 1910. 10:2546. 0 C & 100

Southern Boulevard, e s, 133.2 n Freeman st. 53.3x99.3x43.5x 101.5, vacant. CONTRACT. James Neil & Jessie his wife to Bertha Frey, 1305 Intervale av. Mts \$12,000. Dec 19. Dec 27, 1910. 11:2980 & contracts.

Southern Boulevard, No 59, n s, 100.4 e St Anns av. 25.3x87.8| x25x90.9.

Southern Boulevard, No 63, n s, 150.11 e St Anns av. runs n 89.3

x25x90.9.

Southern Boulevard, No 63, n s, 150.11 e St Anns av, runs n 89.3 x e 5 x n 5 x e 20 x s 90.4 to st x w 25.4 to beginning. two 5-sty bk thts.

Frank M Paul to Hensol-Powell Realty Co, 170 Bway. Mts \$23,000. Dec 28, 1910. 10:2546.

Stebbins av, Nos 1314 & 1316, e s, 75.11 s Freeman st, 50x110, 5-sty bk tnt. Hensol-Powell Realty Co to Frank M Paul, 257 W 122d st. Mt \$40,000. Dec 28, 1910. 11:2973. 100

*St Lawrence av, No 1436 (274), e s, 30 n Guion pl. 25x100, except part for av. Carrie E Horton to Bernard J Reynolds, 122 E 98th st. Dec 28. Dec 29, 1910. 4,500

Southern Boulevard, w s, 175 n 172d st, 100x100, vacant. Jno Yule to Thos H Roff at Morganville, Monmouth Co, N J. Mt \$20,000 & all liens. Nov 30. Dec 27, 1910. 11:2966, 2977.

O C & 100

\$20,000 & all liens. Nov 30. Dec 27. 1910. 11:2966, 2977.

O C & 100

Steuben av. e s, 75 n 208th st, 25x100, vacant. Fred H Wilker to Caroline wife Fred H Wilker, 326 E 19th st. All liens. Dec 28, 1910. 12:3337.

*Stillwell av, e s, 228 s McDonald st, 50x100. Hudson P Rose Co to Carl Brenner, 1733 Fillmore st. Correction deed. Dec 23. nom.

*Town Dock rds e cor Dean st, 100x100. FORECLOS, Oct 20, Dean st | 1910. Geo M S Schulz ref to Alex V Fraser, 306 W 72d st. Alfred A Fraser Jr, 933 Mad av exrs Franklin A Wilcox. Nov 19. Dec 29, 1910.

Tinton av, w s, 73.1 n 145th st, 150x100, vacant. Edward Sykes to Lucy Manning, 530 W 144th st. C a G. Mt \$8,400. Sept 8. Dec 23, 1910. 10:2576.

Tremont av, n s, 100.3 e Jerome av, & being lots 48 & 49 map 54 lots at Tremont, 50.1x94.10x50x91.2 w s, vacant. Solomon Jacobs to Han Const Co, 280 Bway. Mts \$43,000. Nov 30. Dec 24, 1910. 11:2854.

Trinity av, No 990. e s, 219.3 s 165th st, 50x100, 2-sty & b fr dwg & 1-sty fr bldg in rear. FORECLOS, Dec 14, 1910. Leo Leventpit referee to Osias Karp, 601 W 140th st. Mt \$8,000. Dec 28, 1910. 10:2639.

*Tremont av, s w s, abt 40 s e 7th st, & being lot 151 map (No. 20) in Westive to the constraint of the start of the

& 1-sty ir bidg in rear. Formedos, bet 11, 180. Dec 128, 1910. 10:2639. 7.360

*Tremont av, s w s, abt 40 s e 7th st, & being lot 151 map (No 29 in Westchester Co) of Unionport except part for Tremont av, 116x24x100x—. Lillian E Kern to Edwin C Jones, 2012 Gleason av. Mts \$4,000. Dec 27. Dec 28, 1910. 0 C & 100

Brooklyn L. I. City New York Hoboken Bayonne Staten Isla New Jersey

1162

WATER-FRON BULKHEADS WITH PIER PRIVILEGES FOR RENT FACTORIES, FACTORY SITES, RAIL CONNECTIONS
OF CORT. CHARLES W. TREMBLEY, 5 Cortlandt Street, N. Y. East River Newtown Cr. Hudson River Kill von Kull Arthur Kill Hackensack Passaic River

Tinton av, No. 918, e. s. 127.9 s. 163d st. 26.6x135, 2-sty & b fr. dwg. Maria Kahle to Annie Fidler, 860 E. 161st st. Dec. 15. Dec. 28, 1910. 10:2608.

Tiebout av | s. e. s. 650 n. e. Clark st., also abt. 50 n. 187th st. 160x Stevens pl. | 186.4 to Stevens pl. x101.2x171.7, vacant. Emily T. Leeds HEIR John Leeds to Eva H. Berry, 2543 Valentine av. Q. C. Dec. 28, 1910. 11:3022.

"Timpson av, e. s., 175 n. 205th st., 100x100. Ray Levy to Cath C. Hill, 15. Beechwood road, Summit, N. J. All liens. Dec. 7, Dec. 23, 1910.

"Union av | s. w. s. 108 n. w. St. Raymond av, & being lots Tryon row or Seddon st. 7, 8, 13 & 14 map (No. 270 in Westchester Co) of Jacob V. Hutschler, 100x200 to n. e. s. Tryon row or Seddon st., except part for Seddon st. Lillian E. Kern to Steinmetz Const. Co., 1416 Glover st. Mts. \$7,500. Dec. 27. Dec. 28, 1910.

Union av, Nos. 753 & 753½ | n. w. cor. 156th st., 100x20, 4-sty bk. tnt. 156th st., No. 809 | & strs. Boulevard Const. Co., 1054 Kelly st. to Everett M. Corner, 11 Boulevard. Rochelle Park. New Rochelle, N. Y., & Edma E. Patterson, 2244 Bathgate av. Mt. \$21,000. Dec. 14. Dec. 24, 1910. 10:2676.

Union av, Nos. 753 & 753½ | n. w. cor. 156th st., 100x20, 4-sty bk. tnt. 156th st., No. 809 | & strs. Thomas Schneider to Boulevard Const. Co., 1052 & 1054 Kelly st. Mt. \$14,000. Dec. 23. Dec. 24, 1910. 10:2676.

Union av, Nos. 753 & 753½ | n. w. cor. 156th st., 100x20, 4-sty bk. tnt. 156th st., No. 809 | & strs. Thomas Schneider to Boulevard Const. Co., 1052 & 1054 Kelly st. Mt. \$14,000. Dec. 23. Dec. 24, 1910. 10:2676.

Union av, No. 3753 & 753½ | n. w. cor. 156th st., 100x20, 4-sty bk. tnt. Adela M. Harrington to John Gilmartin, 432 E. 148th st. Mts. \$13,000. Dec. 22. Dec. 23, 1910. 11:2995. O. C. & 100 Valentine av, No. 2381 | w. s. 31.4 n. 184th st., runs w. 185.7 to n. s. 184th st. x. w. s. 184th st. x. v. s. 184th st.

ilton Securities Co, 165 Bway. Dec 22. Dec 23, 1910. 11:3188.

95,000
Same property. Hamilton Securities Co to Liberty Investing Co, 165 Bway. Dec 22. Dec 23, 1910. 11:3188. non Willis av, No 323, w s, 33.4 s 141st st, 16.8x81, 2-sty bk & fr tnt & str. Isaac H Weil to Ray Charig, 35 W 96th st. Mt \$4,000. Nov 18. Dec 24, 1910. 9:2303. non *Lands at Throggs Neck, begins at stone monument in s s right of way or private road at n e cor land of Jessie H Morris, runs to L I Sound & lands of C B Mitchell & Cora Morris & C P Huntington & to w s Throggs Neck road, contains 128 752-1,000 acres, with lands under water L I Sound adj uplands of Jessie H & Cora Morris, contains 60 897-1000 acres.

Plot begins at n w cor of property herein described at point in n s of right of way or private road adi lands of Cora Morris & adj lands of Jessie H Morris & C P Huntington & runs to L I Sound, contains 6 726-1,000 acres.

Also lands under water adj above, contains 6 909-1,000 acres.

Mrs Cora Morris of Westchester, to Van Nest Land & Impt Co, 68 Broad st. Dec 9. Dec 27, 1910.

Lots 1, 2, 3, 12, 13, 14, 19 to 23, 29 to 31, 46 to 50, 57 to 66, 81, 82, 84 to 93, 95, 98 to 105, 112 to 114, 125 to 137, 139, 140, 143 & 144 map (No 1431) estate of Lewis G Morris. Power of attorney. Annie L Morris to Cruikshank Co, 141 Bway. Nov 30. Dec 24, 1910.

*Lot 37 map of Olinville begins 100 from n e cor 1st st & 1st av, runs n 100 x e 100 x s 100 x w 100. Pasculina Belotta to Michl Belotta. Mt \$3,000. Mar 15. Dec 28, 1910. O C & 10 Lot begins on n w cor lot 136 map (No 517 in Westchester Co) of Mt Hope, runs w 25 x s 100 x e 25 to s w cor said lot x n 100 to beginning. Wm A Cameron to Jacob C & Sarah M Weeks & Wm A & Wm A Lawrence, Jr. All title. Q C. Sept 10, 1908. Dec 29, 1910. 11:2890.

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 23, 24, 27, 28 and 29,

BOROUGH OF MANHATTAN.

BOROUGH OF MANHATTAN.

Broome st, Nos 44½ & 46, all. John H Henshaw to Bernard Waldinger; Sept 28, 3 yrs, from Oct 1, 1910. Dec 23, 1910. 2:327. 2.925

Beaver st, No 19. Assign lease to secure covenants. Jos J & Jacob Elkin to Pabst Brewing Co, 606 W 49th st. Dec 27. Dec 28, 1910. 1:24. ... nom

Front st, Nos 67 & 69, all. Preferred City Real Estate Co to Anthony & Philip Musica, 259 Ovington av, Bklyn; 10 yrs, from May 1, 1911. Dec 27, 1910. 1:34. ... 4,100

Greenwich st, No 44, all. Edward Miehling EXR John Loster to Theophile Eylich, 44 Greenwich st; 10 years, from May 1, 1908. Dec 28, 1910. 1:18 ... 3,000

Houston st, No 179 W, all. Jno M Williams to Pietro Massari, 179 W Houston st; 3 4-12 years, from Jan 1, 1911. Dec 28, 1910. 2:520. ... 1,200 and 1,380

John st, No 23, entire bldg above store. John st, No 21, attic floor. Agreement as to extension of lease for 2 yrs, from May 1, 1910, at \$3,850 for term. Bertha Volkening with Dieges & Clust. a corpn. Apr 2. Dec 27, 1910. 1:79. ... nom

Notice is hereby given that infringement will lead to prosecution.

JOHN C. ORR CO., India, Java and Huron Sts., and East River City of New York, Borough of Brooklyn SASH, DOORS, BLINDS LUMBER OF ALL KINDS FOR BUILDERS 148 Greenpoint

Mortgages

BOROUGH OF THE BRONX.

.1.020

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 23, 24, 27, 28 and 29.

BOROUGH OF MANHATTAN.

Aurora Operating Co to TITLE GUARANTEE & TRUST CO. Certificate as to mort for \$4,000, covering land in Bklyn, N Y. Dec 23. Dec 28, 1910.

Aquero, Joaquin with May Kehoe. 119th st, No 429 E. Extension of \$2,500 mt until Nov 21, 1913 at 6%. Oct 22. Dec 29, 1910. 6:1807.

Abel, Geo F to Emma F Gulick at Princeton, N J. 27th st, Nos 254 to 258, s s, 60 e 8th av, runs e 50.11 x s 12.10 x w 51 x n 14.4 to beg. Dec 27, 1 yr, 6%. Dec 29, 1910. 3:776. 7,500 BANK FOR SAVINGS in City N Y, 280 4th av with Franz Schmitt, 209 E 94th st. 94th st, No 207 E. Extension of \$11,500 mt until Dec 28, 1915, 4½%. Dec 28. Dec 29, 1910. 5:-1540. Schmitt, 209 E 94th st. 94th st, No 207 E. Extension of \$11,500 mt until Dec 28, 1915, 4½%. Dec 28. Dec 29, 1910. 5:1540.

Brandon (Chas) Co to Clarence E Chapman at Oakland, N J. 73d st, No 125, n s, 283 e Park av, 24x102.2; 52d st, No 44, s s, 218 e Mad av, 18x100.5. Prior mt \$—. Dec 1, due June 1, 1911. 6%. Dec 29, 1910. 5:1408 & 1287. 13.500

Same to same. Same property. Certificate as to above mt. Dec 1. Dec 29, 1910. 5:1287 & 1408.

BANK FOR SAVINGS in City N Y, 280 4th av with Franz Schmitt 209 e 94th st. 94th st, No 209 E. Extension of \$10,500 mt until Dec 28, 1915 at 4½%. Dec 28. Dec 29, 1910. 5:1540. nom Bell, Mary E, 157 W 94th st to HARLEM SAVINGS BANK, 124 E 125th st. 94th st, No 157, n s, 232 e Ams av, 18x100.8. Dec 29, 1910. 3 yrs, —% as per bond. 4:1225. 10,000

Birnbaum, Saml to Max Moskowitz, 110 Rivington st. Mad st. No 328, s w cor Scammel st, Nos 25 & 27, 25x89x25x90.5. Mad st, No 352, s s, 240 e Scammel st, 23.3x94.10x23.3x95.1. Prior mt \$—. Dec 23, installs, 6%. Dec 29, 1910. 1:266. 5,400

Boden, Otto, 1325 3d av to Morris R Stang, 130 Broome st. 77th st, No 434, s s, 150 w Av A, 25x59.5x25.4x63.6. 76th st, No 433, n s, 438 e 1st av, 25x140.9x25.3x145.3. Prior mt \$—. Dec 28, due & c as per bond. Dec 29, 1910. 5:1471. 2,000

Bach, Aaron J to Caroline Neustadter at Elberon, N J. 44th st, No 154, s s, 179.3 e Bway, 20.4x100.5. P M. Dec 28, due & c as per bond. Dec 29, 1910. 5:1471. 2,000

Basch, Carrie R with Isaac Haft, 86 W 119th st. 101st st, No 64, s s, 130 w Park av, 25x100.11. Subordination agt. Dec 28. Dec 29, 1910. 6:1606. nom 18 per 19 per 19

to Barney Estate Co to EAST RIVER SAVINGS INSTN, 280 Bway.

55th st, Nos 139 to 145, n s, 175 e 7th av, 100x100.5. Dec 22, 5
yrs, 5%. Dec 23, 1910. 4:1008.

Same to same. Same property. Certificate as to above mt. Dec
22. Dec 23, 1910. 4:1008.

Barney Estate Co to TITLE INS CO of N Y, 135 Bway. Park
av, Nos 711 & 713, e s, 60.5 s 70th st, 2 lots, each 20x88.11.
2 mts, each \$45,000. Dec 22, 3 yrs, 5%. Dec 23, 1910. 5:1404.
90,000

2 mts, each \$45,000. Dec 22, 0 \$30,000. Same to same. Same property. 2 certificates as to above mts.

Dec 22. Dec 23, 1910. 5:1404.

Barney Estate Co to TITLE INS CO of N Y, 135 Bway. Park av, No 707, e s. 60.5 n 69th st, 20x88.11. Dec 22, 3 yrs, 5%. Dec 23, 1910. 5:1404.

Same to same. Same property. Certificate as to above mt. Dec

No 707, e s., 60.5 n 69th st, 20x88.11. Dec 22, 3 yrs, 5%. Dec 23, 1910. 5:1404.

Same to same. Same property. Certificate as to above mt. Dec 22. Dec 23, 1910. 5:1404.

Barney Estate Co to TITLE INS CO of N Y, 135 Bway. Park av, No 703, e s., 20.5 n 69th st, 20x88.11. Dec 22, 3 yrs, 5%. Dec 23, 1910. 5:1404.

Barney Estate Co to TITLE INS CO of N Y, 135 Bway. Park av, No 703, e s., 20.5 n 69th st, 20x88.11. Dec 22, 3 yrs, 5%. Dec 23, 1910. 5:1404.

Same to same. Same property. Certificate as to above mt. Dec 10. Dec 23, 1910. 5:1404.

Berkowitz, Max, of Arverne, L I, to Drayton Burrill, at Summit, N J, trustee James L Bogert for Mary A Stewart. Lex av, No 103, e s, 49.4 n 27th st, 24.8x100. Dec 22, 5 yrs, 5%. Dec 23, 1910. 3:883.

Blum, Israel to Pauline Altrocchi, at Florence, Italy. 26th st, No 438, s s, 400 w 9th av, 25x98.9. Dec 21, 5 yrs, 5%. Dec 24, 1910. 3:723.

Same & Bernard M Blum with same. Same property. Subordination agreement. Dec 24, 1910. 2:723. nom Blum, Israel & Morris Blum with same. Same property. Subordination agreement. Dec 23. Dec 24, 1910. 3:723. nom Same with Bella Smalbach, 265 W 127th st. Same property. Subordination agreement. Dec 23. Dec 24, 1910. 3:723. nom Brown, Henrietta L to Wm F Armstrong, 2350 Bway. 71st st, No 113, n s, 100 w Col av, 25x102.2. Prior mt \$20,000. Dec 22. due, &c, as per bond. Dec 24, 1910. 1:289. 1,700

Blyth, Margery H to James Everards Breweries, 12 E 133d st. Bowery, Nos 27 & 29, & Bayard st, Nos 35 & 37. Leasehold. Dec 22. duend, 6%. Dec 23, 1910. 1:289. 1,700

Barkin Const Co to Saml Barkin, 459 W 141st st. Riverside Drive, No 260, e s, 106.10 s 99th st, runs e 130.11 x s 100.11 to n s 98th st x w 96.11 to Drive x n 106.5 to beginning. Prior mt \$450,000. Dec 22, 1 yr, 6%. Dec 23, 1910. 7:1888. 60,000

Same to same. Same property. Certificate as to above mt. Dec 22. Dec 23, 1910. 7:1888.

Same to same. Same property. Certificate as to above mt. Dec 22. Dec 23, 1910. 7:1888.

Same to same. Same property. Certificate as to above mt. Dec 22. Dec 23, 1910. 7:1888.

Bernstein, Saul, 1845 7th av, with LAWYERS TITLE INS & TRUST CO, 160 Bway. Cathedral Parkway, n s, 350 w 7th av, 125x100. Agreement as to share ownership in bond & mt. Dec 23, 1910. 7:1826.

Bernstein, Saul with Jacob Horowitz, 4 W 120th st. Cathedral Parkway, n s, 350 w 7th av, 125x100. Agreement as to share ownership in mt. Dec 23, 1910. 7:1826.

Bernstein, Saul with Jacob Horowitz, 4 W 120th st. Cathedral Parkway, n s, 350 w 7th av, 125x100. Agreement as to share ownership in mt. Dec 23, 1910. 7:1826.

Bernstein, Saul with Jacob Horowitz, 4 W 120th st. Cathedral Parkway, n s, 350 w 7th av, 175x100. Agreement as to share ownership in mt. Dec 23, 1910. 7:2836.

Bernstein, Saul with Jacob Horowitz, 4 W 120th st. Cathedral Parkway, n s, 350 w 7th av, 175 w 7th av, 37.6x99.11. Subordination agreement. Nov 23. Dec 23, 1910. 7:2036.

Bernstein, Sullius, 32 W 87th st, with Saml Gotthelf, 1236 Mad av. 150th st, No 209, n s, 175 w 7th av, 37.6x99.11. Subordination agreement. Nov 23. Dec 23, 1910. 7:2036.

Bernstein, Sullius, 32 W 87th st, with Saml Gotthelf, 1236 Mad av. 150th st, No. 229, n s, 175 w 7th av, 37.6x99.11. Subordination agreement. Nov 23. Dec 24, 1910. 7:2036.

Bernstein, Sullius, 32 W 87th st, with Saml Gotthelf, 1236 Mad av. 150th st, No. 229, n s, 175 w 7th av, 37.6x99.11. Subordination agreement. Nov 23. Dec 24, 1910. 7:2036.

Bernstein, Sullius, 32 W 87th st, with Saml Gotthelf, 1236 Mad av. 150th st. No. 120th st. No. 229, x w 15.6 x n 76.4 x w 59.7 to beg. P M. Dec 24, 3 yrs, 4½%. Dec 28, 1910. 1:69.

28, 1910. 1:69.

Benzer, Geo & Louis with Solomon Plaut, 135 Central Park West. 19th st, No 429 E. Extension of \$12,000 mt until Feb 9, 1914, at 5%. Dec 20. Dec 28, 1910. 3:951. nom Brower, Ada, 165 Lewis st, to Cath E Muth, 650 E 22d st. 140th st, No 60, s s, 187.6 e Lenox av, 37.6x99.11. P M. Prior mt \$30,000. Dec 27, 3 yrs, 6%. Dec 28, 1910. 6:1737. 5,000 Cruikshank, Edwin A & Warren trus Carrie C Timpson will James Cruikshank with Jane E Oothout, 218 Mad av. 3d av, No 584. Extension of \$20,000 mt until Dec 1, 1913, at 4½%. Dec 16. Dec 28, 1910. 3:894.

Cahn, Ferdinand with Josephine Auerbach, 697 West End av. 163d st, No 459, n s, 200 e Ams av, 25x112.6. Extension of \$20,000 mt until Mar 20, 1914, at 5%. Dec 20. Dec 27, 1910. 8:2110.

\$20,000 mt unth star 20, 100 nom

S:2110.

Curtius, Thos M, of Tompkinsville, S I, to Geo G De Witt et al exrs Matilda W Bruce. Platt st, No 5, e s, 105.7 n Pearl st, runs e 80.1 x n 22.11 x w 15.2 x s 0.6 x w 66.8 to Platt st x s 23 to beginning. P M. Dec 27, 1910, 3 yrs, 4½%. 1:69. 21,525

Cohen, Saml & Meyer Welt, of Bklyn, N Y, to TITLE GUARANTEE & TRUST CO, 176 Bway. 103d st, No 159, n s, 210 w 3d av, 30x100.11. Dec 22, due, &c, as per bond. Dec 24, 1910.

6:1631.

6:1631.

Same to Louis Lewis, at Fort Washington av & 179th st. Same to Property. Prior mt \$14,000. Dec 23, due, &c, as per bond. Dec 24, 1910. 6:1631.

Cohen, Michl, 105 E 90th st. to David Wasser, 81-83 Chrystie st. 90th st, Nos 103 to 107, n s, 88 e Park av, 62x100. Prior mt \$56,500. Dec 28, due July 1, 1911, —%. Dec 29, 1910. 5:-1519. Same

ior mt 5:-

HECLA IRON WORKS

North 10th, 11th and 12th Streets **NEW YORK** BROOKLYN.

Architectural Bronze IRON WORK

Devlin, Edward & Hugh Gormley, 408 W 52d st, to Minder Stable Co, 408 W 52d st. 52d st, No 408 W. Leasehold. Oct 1, due, &c, as per chattel mt. Dec 24, 1910. 4:1061. notes, 6,000 Dawson Const Co to Saul Bernstein, 1845 7th av, Cathedral Parkway, n s, 350 w 7th av, 125x100. Dec 23, 1910. 5 yrs, 5½%. 7:1826. 235,000 Same & Jacob Horowitz with same. Same property. Subordination agreement. Dec 23, 1910. 7:1826. nom De Milt Dispensary, 23d st & 2d av, with Olivia J Hall, 118 E 29th st. 29th st, No 118 E. Extension of \$10,000 mt until Feb 1, 1916, at 4½%. Dec 15. Dec 23, 1910. 3:884. nom Same with same. Same property. Extension of \$3,000 mt until Feb 1, 1916, at 4½%. Dec 23, 1910. 3:884. nom Donald, Peter with Adolph Schlesinger, 105th st, No 343, n s, 150 w 1st av, 25x100.11. Extension of \$20,000 mt until Dec 21, 1913, at 5%. Dec 21. Dec 23, 1910. 6:1677. nom Dawson Const Co to Saml Bernstein. Cathedral Parkway (110th st), n s, 350 w 7th av, 125x100. Certificate as to mt for \$235,000. Dec 23. Dec 27, 1910. 7:1826.
Delli-Paoli, Alessandro to TITLE GUARANTEE & TRUST CO, 176 Bway. 19th st, No 216, s s, 389.6 w 2d av, 20.6x92. Dec 27, due, &c, as per bond. Dec 28, 1910. 3:899. 12,000 Dart, Agnes L wife Henry C to Lewis G Wallace, 116 Montague St, Bklyn, N Y. 64th st, No 174, s s, 212.6 w 3d av, 20.10x100.5. Prior mt \$22,000. Dec 27, 1 yr, 6%. Dec 28, 1910. 5:1398. 6,000 Davidow, Wm H, 55 W 87th st, to Leopold Mayer, 1308 Mad av,

Davidow, Wm H, 55 W 87th st, to Leopold Mayer, 1308 Mad av.

Amsterdam av, Nos 2208 & 2210, s w cor 170th st, No 500, 37.6 x100; 151st st, No 527, n s, 385 w Amsterdam av, 40x99.11; also land in Kings Co, N Y. Prior mt on New York property \$107,-000; on Brooklyn property \$32,000. Dec 27, due, &c, as per bond. Dec 28, 1910. 7:2083; 8:2126.

EMIGRANT INDUSTRIAL SAVINGS BANK, 51 Chambers st, with Franziska Hlavac, 493 Fletcher pl. 2d av, Nos 2191 & 2193, w s, 71.3 s 113th st, 42.6x80. Extension of \$7,000 mt until Dec 21, 1913, at 5%. Dec 21. Dec 27, 1910. 6:1662.

Ensign Realty Co to Hannah Morris, 300 E 112th st. 56th st, No 411, n s, 175 w 9th av, 25x100. Dec 28, 1910, due, as per bond, 5%. 4:1066.

Same to same. Same property. Certificate as to above mt. Dec 28, 1910. 4:1066.

No 411, n s, 175 w 9th av, 25x100. Dec 28, 1910, due, as per bond, 5%. 4:1066.

Same to same. Same property. Certificate as to above mt. Dec 28, 1910. 4:1066.

Eliowich, David to STATE BANK, 378 Grand st. Perry st, Nos 50 & 52, s e cor 4th st, Nos 259 to 263, 50x73.5x50x73.3. Prior mt \$\frac{1}{2}\$—. Dec 24, demand, 6%. Dec 28, 1910. 2:612. 2,500 Ettlinger, Lina with Antonio Candela, 2138 Belmont av. Grand st, No 208, n s, 23.4 e Mott st, 23.11x100x23.7x100. Agreement as to share ownership in mt. Dec 23. Dec 27, 1910. 2:470. nom Eadie, Jennie H to Adam Gentes, 1779 Brooklyn av, Brooklyn, N Y. 28th st, No 449, n e s, abt 155 e 10th av, 25x98.9. Leasehold. Dec 1, 3 yrs, 5%. Dec 28, 1910. 3:726. 2,100 Eureka Realty Co to Sophia Zimmermann, 1 W 70th st. 3d av, Nos 369 to 373, s e cor 27th st, Nos 200 to 208, runs e 160 x s 98.8 x w 25 x s 98.8 to 26th st, No 209, x w 25 x n 49.4 x w 2 x n 49.4 x w 23 x n 24.8 x w 85 to av, x n 74 to beg. Prior mt \$180,000. Dec 26, due Jan 1, 1914, 6%. Dec 28, 1910. 3: 60,000

907. 60,00
Same to same. Same property. Certificate as to above mt. Dec 27. Dec 28, 1910. 3:907.

Eckert, Margaretha & Barbara with Alfred Zache. 94th st. No 179, n s, 100 w 3d av, 18.9x100.8. Extension of \$10,000 mt until Dec 23, 1913 at 5%. Dec 28, 1910. 5:1523. nor Friedman, Marcus & Morris, 398 E 8th st. with Anna R Powell et al. 8th st, No 398, s s, 100 w Av D, 27.6x97.6. Extension of \$27,000 mt until Jan 28, 1916, at 5%. Nov 10. Dec 27, 1910. 2:377.

et al. 8th st, No 398, s s, 100 w Av D, 27.6x97.6. Extension of \$27,000 mt until Jan 28, 1916, at 5%. Nov 10. Dec 27, 1910. 2:377.

nom Friedlander, Sarah to MUTUAL LIFE INSURANCE CO of N Y, 34 Nassau st. 25th st, No 225, n s, 291 w 7th av, 21x98.9. Dec 28, 1910, due, &c, as per bond. 3:775.

14,000 Fritsche, Madeline W, I W 72d st, with John H McGurk, 1060 Almond st, Riverside, Cal. 77th st, No 214, s s, 230 e 3d av, 25x 102.2. Extension of \$14,000 mt until Dec 21, 1915, at 5%. Nov 21. Dec 27, 1910. 5:1431.

Focarile, John to Isidor Koplik, 4521 14th av, Bklyn, N Y. 2d av, No 1960, s e cor 101st st, No 300, 25.11x100. P M. Prior mt \$—. Dec 20, 3 yrs, 6%. Dec 28, 1910. 6:1672. 1,250 Focarile, John to Isidor Koplik, 4521 14th av, Bklyn, N Y. 2d av, No 1946, n e cor 100th st, No 301, 25.11x100. P M. Prior mt \$—. Dec 20, 3 yrs, 6%. Dec 28, 1910. 6:1672. 1,250 Friedman, Yetta to Harris D Colt, 14 E 60th st, trustee Edw M Cameron. 72d st, No 212, s s, 163.7 e 3d av, 17.10x102.2. Dec 27, 1910, due Jan 1, 1916, 4½%. 5:1426. 10.000 Fallon, Thos F to TITLE GUARANTEE & TRUST CO, 176 Bway. Baxter st, No 16, w s, abt 110 s Worth st, 25x116. Dec 21, due, &c, as per bond. Dec 23, 1910. 1:160. 12.000 Flower, Harriet, 24 Hester st, to James Rollins, 112 Milton st, Bklyn, N Y, & ano. 74th st, No 240, s s, 183.4 w 2d av, 16.8x 102.2. Prior mt \$—. Dec 20, due June 20, 1911, 6%. Dec 23, 1910. 5:1428.

Farrell, Kath G & Mary A O'Brien & Mollie Ottenberg with Moritz Walter, 28 E 60th st, & ano exrs Emanuel Walter. 125th st, No 114, s s, 170 w Lenox av, 30x100.11. Extension of \$5,-000 mt until Dec 10, 1911, at % as per bond, & subordination agreement. Dec 19. Dec 23, 1910. 7:1909.

Gaul, John to BOWERY SAVINGS BANK with Richd C Burne, at Huntington, L I. 116th st, No 122 E. Extension of \$18,000 mt until Dec 21, 1915, at 4½%. Dec 21, Dec 28, 1910. 5:1501.

Greenwood, Isaac J, Jr, 2626 Bway, to Gertrude J wife Fred Ingraham, at Hempstead, N Y. 6th av, No 457, w s, 83.5 n 27th

\$200,000 mt until Dec 21, 1915, at 47276. Bet 21.
5:1501.
reenwood, Isaac J, Jr, 2626 Bway, to Gertrude J wife Fred Ingraham, at Hempstead, N Y. 6th av, No 457, w s, 83.5 n 27th st, runs w 100 x n 25 x e 40 x s 5 x e 60 to av x s 20 to beginning; 6th av, No 771, s w cor 44th st, No 100, 25.5x75; 6th av, No 791, s w cor 45th st, No 100, 25.5x60; 14th st, No 214, s s, 250 w 7th av, 25x131.6; Murray st, No 53, n s, 100 e Bway, 25x100.4. ¼ part. All title. Prior mt \$14,000. Dec 22, due Mar 1, 1911, 6%. Dec 23, 1910. 1:133, 2:618, 3:803, 4:996 & 997.

Goodman, Augustus to City Real Estate Co, 176 Bway. 16th st, N o653, n s, 88 w Av C, 16.8x92. Dec 22, due, &c, as per bond. Dec 23, 1910. 3:984.

Hoadley, Fanne C to Empire State Realty Co, 192 Montague st, Bklyn, N Y. 22d st, No 265, n s, 225 e 8th av, 18.9x98.9; 23d st, No 252, s s, 225 e 8th av, 25x98.9; 22d st, No 261, n s, 262.6 e 8th av, 18.9x98.9; 23d st, No 250, s s, 250 e 8th av, 25x 98.9. Given to indemnify party 2d part against any loss as surety. Dec 15, demand, 6%. Dec 23, 1910. 3:772.

35,000

Haywood, Daniel H, 511 W 149th st, to Janet L McVickar, 47 E 78th st, et al trustees Janet S Lansing. 149th st, No 511, n s, 177.6 w Ams av, 17.6x99.11. Dec 22, 3 yrs, 5½%. Dec 23, 1910. 7:2081.

Humphreys, Edward W 32 E 38th st, to Jacob Stern, 58 E 58th st, 38th st, No 32, s s, 206.6 e Mad av, 18.6x98.9. Dec 23, 1910, 3 yrs, 5%. 3:867.

Hoadley, Fanné C, 18 E 82d st, to John R Drexel, at Newport, R I. 23d st, Nos 250 & 252, s s, 225 e 8th av, runs s 197.6 to n s 22d st, No 265, x e 18.9 x n 98.9 x e 18.9 x s 98.9 to 22d st, No 261, x e 18.9 x n 98.9 x e 18.9 x s 98.9 to 22d st, No 261, x e 18.9 x n 98.9 x e 18.9 x s 98.9 to 22d st, No 261, x e 18.9 x n 98.9 x e 18.9 x s 98.9 to 22d st, No 261, x e 18.9 x n 98.9 x e 18.9 x s 98.9 to 22d st, No 261, x e 18.9 x n 98.3 s s, 375 e Bway, 100x99.11. Prior mt \$140,000. Dec 27, 1910, 3 yrs, 6%. 8:2115.

Herbst, Jeannette, 126 E 105th st, to EMIGRANT INDUSTRIAL SAVINGS BANK, 51 Chambers st. 105th st, No 126, s s, 250 e Park av, 16.8x100.11. Dec 27, 1910, 3 yrs, 5%. 6:1632. 6,000 horwitz, Lizzie to Regina Goodman. Canal st, No 403, n e, 460 n w Thompson st, runs n e 71.11 x n w 14.7 x n w 14.7 x n 7.7 x s w 69.5 to Canal st, x s e 22 to beg. Feb 1, 1908, 3 yrs, 5%. Dec 28, 1910. 1:227.

Hoftheimer, Henry to NATIONAL BUTCHERS & DROVERS BANK of City N Y, 683 Bway. 93d st, No 7, n s, 168.2 e 5th av, 21x 100.8. Prior mt \$33,000. Dec 27, due, &c, as per bond. Dec 28, 1910. 5:1505.

Horbit, Abraham to Isaac Untermeyer, 15 E 60th st et al trustee Addie Wertheimer under will

Jackson, Kath R & Margt A, both 556 Mad av, & B Aymar Sands, 58 W 48th st, exrs Wm H Jackson with John Focarile, 285 Pleasant av. 117th st, Nos 420 & 424, s s, 219 e 1st av, -x-. Extension of \$7,500 mt until Dec 1, 1914, at 5%. Dec 5. Dec 28, 1910. 6:1710.

1910. 6:1710.

Jenckes Machine Co, Lim, of Sherbrooke, Quebec, Canada, to Clara M W Newton, 107 Field Point road, Greenwich, Conn, committee Chas P Newton. 153d st, s s, 675 w Bway, 25x99.11 to Riverside Drive, except part for Riverside Drive. P M. Dec 15, 2 yrs, 5½%. Dec 28, 1910. 7:2099.

Kassel, Abraham to JEFFERSON BANK, at Canal st, cor Forsyth st. Water st, No 501, s s, 315.11 e Pike Slip, 24x77x24x75.8. Prior mt \$10,000. Dec 27, demand, 6%. Dec 28, 1910. 1:248.

5,500

5,500

Kee, Frank T to BANK OF WASHINGTON HEIGHTS, 1915 Ams av. Audubon av, No 161, ne cor 173d st, 100x95. Prior mt \$176,000. Dec 27, demand, 6%. Dec 28, 1910. 8:2130. 18,000 Kimberly, Annie, 137 Hicks st, Bklyn, N Y, with Marks Levy. 73 W 113th st. 11th av, No 725, w s, 50.2 n 51st st, 25.1x100. Subordination agreement. Dec 22. Dec 29, 1910. 4:1099. nom Kuttner, Morris, 1245 Mad av, with Edw L Meierhoff, 1140 Mad av. 3d av, No 1114, w s, 40.5 n 65th st, 20x83.6. Extension of \$5,000 mt until Jan 1, 1916, at 4½%. Nov 30. Dec 27, 1910. 5:-1400.

Kassel, Abraham to N Y COUNTY NATIONAL BANK, 79 8th av. 3d st, No 72, s e cor Thompson st, Nos 230 to 236, 75x116.7. Prior mt \$—. Dec 22, 4 months, —%. Dec 23, 1910. 2:537. 20,000 Krauss, Philip to LAWYERS TITLE INS & TRUST CO, 160 Bway.

20,00
Krauss, Philip to LAWYERS TITLE INS & TRUST CO, 160 Bway.

18th st, No 255, n s, 100 e 8th av, runs n 66.11 x e 10 x s 11.9
x e 16 x s 57 to st x w 26 to beginning. P M. Dec 23, 1910,
3 yrs, 5%. 3:768.

8,00

x e 16 x s 57 to st x w 26 to beginning. P M. Bec 25, 1610, 3 yrs, 5%. 3:768. 8,000

Kenyon, Wm H to American Mortgage Co, 31 Nassau st. 82d st, No 321, n s, 240 w West End av, 20x102.2. Dec 23, 1910, 5 yrs, 4½%. 4:1245. 20.000

Kind, Jennie, 22 E 111th st, to Adolph Altman, 593 Riverside Drive. 5th av, No 2148, w s, 90 s 132d st, 20x75. Prior mt \$10,000. Dec 23, 1910, installs, 6%. 6:1729. 2,500

Kind, Jennie, 22 E 111th st, to John H White, 2148 5th av. 5th av, No 2148, w s, 90 s 132d st, 20x75. P M. Dec 23, 1910, due, &c, as per bond. 6:1729. 10,000

Kipp, Abraham to Real Estate Mort Co of N J, 63 Wall st. 11th st, No 512, s s, 170.6 e Av A, 25x75. P M. Dec 24, due Jan 1, 1916, 5%. Dec 29, 1910. 2:404. 16,000

Same & Victor Herbert, 321 W 108th st with same. Same property. Subordination agt. Dec 24. Dec 29, 1910. 2:404. nom Lalli, Michele & Annino to Fort Edward Brewing Co at Fort Edward, N Y. Bayard st, No 70, n s, abt 45 e Mott st, 22.10x100. Prior mt \$—. Nov 30, installs, 6%. Dec 29, 1910. 1:201. 1,352.35

Lese, Louis, 133 E 80th st, with John Focarile, 285 Pleasant av. 117th st, Nos 420-424 E. Extension of \$2,200 mt until Dec 1, 1911, at 6%. Dec 17. Dec 28, 1910. 6:1710. no Linder, David L to Cela Botengoff, 562 W 164th st. Bway, No 3902. Leasehold. All title. P M. Dec 22, installs, 6%. Dec 28, 1910. 8:2122. 285 Pleasant av. No 28, 1910. 8:2122. 1,700 Lewkowitz, Isidor to Rebecca T Mathews, 30 W 57th st. 125th st, No 26, s s, 325 e 5th av, 37.6x100.11. Dec 28, 1910, 10 yrs, 4½%. 6:1749. 36,000 Lefkowitz, Yetta wife Philip to Jacob Newstate, 945 Park av. Delancey st, No 78, n s, 73.6 e Allen st, 14x25. Prior mt \$9,-500. Dec 22, installs, 6%. Dec 23, 1910. 2:415. 3,000

December 31, 1910.

THE GEORGE A. JUST CO.

239 VERNON AVENUE LONG ISLAND CITY NEW YORK

IRON WORK FOR BUILDINGS

Lawyers Mortgage Co, 59 Liberty st, with Margt Morison. Moingside av W, s w cor 118th st, No 400, 100.11x125. Extens of \$200,000 mt until Oct 30, 1913, at 5½%. Oct 30. Dec 1910. 7:1961.

1910. 7:1961.

Same with LAWYERS TITLE INS & TRUST CO, 160 Bway. Same property. Agreement as to share ownership in mt. Oct 30. Dec 27, 1910. 7:1961.

Lawrence, Beatrice E to Marie Oliver, at Elmira, N Y. 48th st, No 230, s s, 258.10 e 8th av, 16.8x100.5. Prior mt \$16,000. Dec 23, 1 yr, 6%. Dec 24, 1910. 4:1019. 3.000

Lawyers Mortgage Co with Alfred V Wittmeyer & Theophile Kick, Lex av, No 329. Extension of \$21,000 mt until Dec 6, 1913, at 5%. Dec 10. Dec 24, 1910. 3:894.

Liegibel, Fredk to Lion Brewery, at s w cor Col av & 108th st. 8th av, No 401. Saloon lease. Dec 19, demand, 6%. Dec 23, 1910. 3:753.

Lowinger, Rosalie B with Helen B Mercer, 128th st, No 165, n s,

1910. 3:753. 5,347

Lowinger, Rosalie B with Helen B Mercer, 128th st, No 165, n s, 151.8 w 3d av, 41.8x99.11. Extension of \$33,000 mt until Dec 1, 1913, at 5%. Dec 1. Dec 29, 1910. 6:1777. nom Moneghan, Eliz J to Henry Brady, 330 W 27th st. 18th st, No 417, n s, 221 w 9th av, 25.7x92. Prior mt \$15,500. Dec 23, 1910, 2 yrs, 6%. 3:716. 1,500

Mangels, Marie to TITLE GUARANTEE & TRUST CO, 176 Bway. 81st st, No 220, s, 325 w 2d av, 25x100. Dec 23, 1910, due, &c, as per bond. 5:1526. 8,000

Myers, Oakley to Manhattan Mortgage Co. 200 Bway. 83d st. No

Mangels, Marie to TITLE GUARANTEE & TRUST CO, 176 Bway.

81st st, No 220, s s, 325 w 2d av, 25x100. Dec 23, 1910, due,
&c, as per bond. 5:1526.

Myers, Oakley to Manhattan Mortgage Co, 200 Bway. 83d st, No
10, s s, 148 w Central Park West, 17x102..2. Prior mt \$—.
Dec 22, due, &c, as per bond. Dec 23, 1910. 4:1196. 14,000

McDermott, Luke to Frederic de P Foster at Tuxedo Park, N Y,
3d av, No 2130, e s, 100 n 116th st, 26x100. Dec 23, 1910. 5
yrs, 4½%. 6:1666.

Miller (Mrs G B) & Co Tobacco Manufactory, a corpn, to Fannie
G Link, 248 West End av. Columbia st, No 97, w s, 50 s Stanton
st, 25x75; Stanton st, No 265, s w s, 75 n w Columbia st, 25x
100. Dec 16, 1 yr, 6%. Dec 24, 1910. 2:334. gold, 3,000

Same to same. Same property. Certificate as to above mt. Dec
23. Dec 24, 1910. 2:334.

Munter, Dora wife Henry L, 534 W 157th st, to Anna E Schmidt,
24 E 80th st, et al exrs, &c, Henry W Schmidt 39th st, No
415, n s, 200 w 9th av, 25x98.9. Dec 16, due Dec 1, 1915, 5%.
Dec 24, 1910. 3:737.

Same & Jos Corn, 139 Spring st, with same. Same property.
Subordination agreement. Dec 23. Dec 24, 1910. 3:737. nom
Markowitz, Moritz or Morris to Marks Kirshbaum, 113 E 91st st.
Clinton st, No 25, w s, 75 n Stanton st, 25x75. Prior mt \$20,000

Massari, Pietro to Lion Brewery at s w cor Col av & 108th st.
Houston st, No 179 W. Saloon lease. Dec 19, demand, 6%.
Dec 28, 1910, 0:520.

McGuire, Thos B to Henry B Carey, 314 E 16th st, trustee Caroline M McGuire. Water st, Nos 299 to 305, s s, 150 w Roosevelt st, runs s 71.7 x e 26.9 x s 0.7 x e 8.1 x n 0.4 x e 7 x n 72.5
to st x w 50.8 to beginning. P M. Prior mt \$—. Dec 15,
1 yr, 6%. Dec 28, 1910. 1:108.

Magonigle, Florence to Herman H Rippe, 112 North 9th av, Mt
McGuire, N Y. 175th st, No 140. s s, 290 e 7th av, 16x99.11.

50x99.11. P M. Dec 27, 3 yrs, 5½%. Dec 28, 1910. 8:2117. 18,000

Magonigle, Florence to Herman H Rippe, 112 North 9th av. Mt
Vernon, N Y. 127th st, No 140, s s, 290 e 7th av, 16x99.11. B,000

Montana Realty Co to Mira A Bowle, 1710 Walnut st, Phila, Pa.
Park av, Nos 383 to 387, e s, 254 n 53d st, runs e 70 x s 25.4 to n s 53d st, No 103, x e 20 x n 100.5 x w 90 to av x s 75.1 to beginning. Prior mt \$126,000. Dec 28, 1910, due, &c, as per bond. 5:1308.

Same to same. Same property. Certificate as to above mt. Dec 28, 1910. 5:1308.

Murtland, Anna A wife Saml to GREENWICH SAVINGS BANK, 246 6th av. 6th av, Nos 375 & 377, n w cor 23d st, runs n 50.9 x w 63 x n 48 x w 21 x s 98.9 to st x e 84 to beginning. Dec 28, 1910, due, &c, as per bond. 3:799.

McDavid, Marie H, of Greenville, S C, to Adelaide Hamilton, 17 W 20th st. Bway, Nos 227 & 229, cor Barclay st, Nos 1 & 1½, runs n w along Barclay st 140 x n e 69 x s e 25 x s w 23 x s e 115 to Bway x s w 46 to beginning. 1-27 part. All title. Dec 15, 2 yrs, 6%. Dec 28, 1910. 1:123.

McGuire (T J) Constn Co to Central Bldg Impt & Investment Co. 149 Church st. St Nich terrace, No 21, n w cor 129th st, No 361, 99.11x143. P M. Dec 29, 1910. 5 yrs, 6%. 7:1969. 15,000

Mann, Jos to Dora Lang, 235 E 122d st. 122d st, No 235 & 237.

149 Church st. St Nich terrace, No 21, n w cor 129th st. No 361, 99.11x143. P M. Dec 29, 1910. 5 yrs, 6%. 7:1969. 15,000 Mann, Jos to Dora Lang, 235 E 122d st. 122d st. No 235 & 237, n s, 205 w 2d av, 37.6x100.11. Prior mt \$34,000. Dec 27, due &c as per bond. Dec 29, 1910. 6:1787. 5.000 New York Lodge No 1 of the Benevolent & Protective Order of Elks to UNION TRUST CO, SO Bway. 59th st. No 312 & 314, s s, 475 e 9th av, 50x100.5. Dec 28, due Jan 1, 1916, 5%. Dec 29, 1910. 4:1049. 60,000 Nissenson, Bertha & Olga Rosenson to Walter F Kingsland, 22 Av du Bois de Boulogne, Paris, France. 113th st. No 12. s s, 200 e 5th av, 25x100. Dec 28, 1910, 5 yrs, 4½%. 6:1618. 21,000 Same & STATE BANK with same. Same property. Certificate as to above mt. Dec 28, 1910. 6:1618. nom Nettel, Sigmund, of Far Rockaway, N Y, to MUTUAL LIFE INS CO of N Y, 34 Nassau st. 169th st. n s. 468.3 w Bway. 50x 86.7. Prior mt \$—. Dec 23, 1910, due, &c, as per bond. 8:2138. Nomen Realty Co, 309 Bway, to Annie S Arnold, at Islip, N Y. Houston st. Nos 426 & 428, n e cor Ay D, No 2, 44.9x70. Ex-

0:2188. 2,2 Nomen Realty Co, 309 Bway, to Annie S Arnold, at Islip, N Y. Houston st, Nos 426 & 428, n e cor Av D, No 2, 44.9x70. Ex-tension of \$53,000 mt until Oct 1, 1913, at 5%. Dec 23, 1910. 2:357.

2:357. nom
N Y Protestant Episcopal Public School, 63 Wall st, with Sarah
Rappaport, 970 Union av. Houston st, Nos 398 & 400 E. Extension of \$42,000 mt until May 1, 1914, at 5½%. Nov 30. Dec
27, 1910. 2:371.
N Y LIFE INS CO with Louis Gattineau, 68 E 106th st. 106th
st, No 68 E. Extension of \$17,000 mt until Jan 1, 1914, at 5%.
Dec 9. Dec 27, 1910. 6:1611.
O'Connor, Michl, 580 West End av, to John G Brown, 346 W 72d
st. West End av, No 580, n e cor 88th st, No 267, 20.8x100.
Dec 23, 5 yrs, 5%. Dec 27, 1910. 4:1236.
Punchard, Henry to Henry T Nichols, 323 Sterling pl, Bklyn,
N Y & ano. Jones st, No 21, n s, 175 e Bleecker st, 25x100.
Dec 1, 1 yr, 5%. Dec 29, 1910. 2:590.

Pocono Bldg Co to Henry P Binney at Canton, Mass as trus. 4th av, Nos 229 to 233, s e cor 19th st, No 100, 82x150; 4th av, Nos 221 to 227, n e cor 18th st, Nos 101 to 111, runs n 102 x e 150 x n 82 to s s 19th st, Nos 102 & 104 x e 50 x s 92 x e 18 x s 92 to 18th st x w 218 to beg. Prior mt \$2,500,000. Nov 5, due Feb 1, 1915, 5%. Dec 29, 1910. 3:874. gold bonds 500,000 Same to same. Same property. Certificate as to above mt. Dec 28. Dec 29, 1910. 3:874.

Pennsylvania-Long Island Development Co to — Certificate as to mt for \$11,100 on property at Brentwood, L I. Dec 5. Dec 29, 1910.

Pieretti, Giuseppe to Lion Brewery. King st, Nos 12 & 14. Saloon lease. Aug 29, demand, 6%. Dec 28, 1910. 2:519. 819

Polstein, Isaac to Alex S Wolffe, 950 E 163d st. 99th st, Nos 212 to 216, s s, 125 e Bway, 60x100. Prior mt \$85,000. Dec 27, due Jan 1, 1914, 6%. Dec 28, 1910. 7:1870. 15,000

Plummer, Mary E trustee Amy Burk to MANHATTAN LIFE INS CO, 66 Bway. Greenwich st, Nos 797 & 799, n e cor 12th st, No 329, runs n 74.7 x e 77.10 x s 23 x w 53.3 x s 48.11 to st x w 21 to beginning. P M. Dec 27, 1910, due, &c, as per bond. 2:625. 30,000

Peets, Elias S or E Spencer, 101 W 81st st, to John G Brown, 346 W 72d st. 129th st, No 132, s s, 400 e 7th av, 25x99.11. Dec 27, 1910, 5 yrs, 5%. 7:1913. 23,000

Peiser, Albert to Milton Arnold. 3d av, No 1114, w s, 40.5 n 65th st, 20x83.6. Leasehold. Given as collateral security for payment of note of \$5,550. July 29, 1907, 1 yr, 6%. Rerecorded from Aug 19, 1907. Dec 27, 1910, 5:1400. 3,000

Roffmann, Chas to EMIGRANT INDUSTRIAL SAVINGS BANK, 51 Chambers st. 18th st, No 350, s s, 200 e 9th av, 25x92. Prior mt \$24,000. Dec 27, 1910, due June 3, 1912, 5%. 3741.

Rector, &c, of St Philips Church, N Y, a corpn, to GREENWICH SAVINGS BANK, 246 6th av. 30th st, Nos 115 to 131, n s, 188.7 w 6th av, 239.5x43.2x238.2x91.6. Dec 27, 1910, due, &c, as per bond. 3:806.

osenbaum, Max I with Bertha & Louis Snitman. 8th st. Nos 318 & 320, s s, 308.4 e Av B, 39.8x97.6. Extension of \$4,000 mt until Apr 1, 1913, at 6%. Oct 1, 1909. Dec 23, 1910. Rosenbaum,

2:390. nom
Rosenbaum, Max I, Bklyn, N Y, to Frank Gens, 204 W 119th st.
Sth st, Nos 318-320, s s, 308.4 e Av B, 39.8x97.6. Prior mt
\$53,500. Dec 17, installs, 6%. Dec 23, 1910. 2:390. 2,000
Reade, Walstein S, of Bklyn, N Y, to Harris D Colt, 14 E 60th st,
& ano trustees for Caroline H Johnston will Richard Arnold. 3d
av, No 289, e s, 63 n 22d st, 21x75. P M. Dec 23, 1910, due
Jan 1, 1914, 5%. 3:903. 15,000
Read, Everett G to Amercan Mortgage Co, 31 Nassau st. 58th
st, No 337, n s, 460.8 w 8th av, 21.5x100.5. P M. Dec 28, 1910,
5 yrs, 5%. 4:1049. 20,000
Read, Everett G, 225 W 68th st, to Mary A Kaufman, 257 Arlington av, Bklyn, N Y. 58th st, No 337, n s, 460.8 w 8th av, 21x
100.5x21.5x100.5. Prior mt \$20,000. Dec 28, 1910, 3 yrs, 6%.
4:1049. Reeder, Arthur J, also known as Jas A Beader, Cilbert T.

4:1049.

Reeder, Arthur J, also known as Jas A Reeder, Gilbert T Reeder to Josephine Reeder. Mad av, No 415; also land in Kings Co, N Y. Leasehold. Mar 1, 5 yrs, 4%. Dec 28, 1910. 5:1284.

Rothfeld, Bettie, Jno Frankenheimer, Hyman Sonn, August Oppenheimer & Robt B Rothfeld trustees Sigmund Rothfeld with Mary B Slevin, 157 W 77th st. 3d av, No 1802. Extension of \$10,000 mt until Jan 1, 1916, at 5½%. Dec 14. Dec 29, 1910. 6:1628.

mt until Jan 1, 1916, at 5½%. Dec 14. Dec 29, 1910. 6:1628.

nom
Reres, Nicolo of Borough of Queens, N Y & Ignazio Moddi of
N Y to TITLE GUARANTEE & TRUST CO, 176 Bway. 106th st,
No 329, n s. 200 w 1st av, 25x100.11. Dec 28, due &c as per
bond. Dec 29, 1910. 6:1678.

Rothfeld, Bettie, Jno Frankenheimer, Hyman Sonn, August Oppenheimer & Robt B Rothfeld trus Sigmund Rothfeld with
Simon Sichel, 122 W 121st st. 48th st, No 240 & 242 W. Extension of \$36,000 mt until June 1, 1914 at 4½%. Dec 13. Dec
29, 1910. 4:1019.

Slattery, Kathleen to Anton Szilagye, 149 E 82d st. 82d st. No
149, n s, 57.9 e Lex av, 30x102.2. P M. Prior mt \$—. Dec
29, 1910. 4:1019.

Saginaw Holding Co to Isaac Untermyer, 15 E 60th st et al exrs
Bernard Lowenstein. 178th st, Nos 604 to 610, s s, 100 w St
Nich av, 2 lots, each 50x99.10; 2 mts, each \$47,000. Dec 28, 5
yrs, 5%. Dec 29, 1910. 8:2144.

Sill, Harold M & Thomas H Dougherty of Philadelphia, Pa trus
Amelia W Dougherty with Henry Weiss. 121st st, No 319, n s,
200 e 2d av, 25x100.10. Extension of \$21,000 mt until Feb 1,
1916, at 5%. Dec 15. Dec 29, 1910. 6:1798.

Scholpp, Gottlieb, 504 E 88th st, to John Wintrich, 71 Av A. 88th
st, No 504, s s, 100 e Av A. 25x100.8. P M. Prior mt \$1,000.

Steuer, Max D, 55 W 88th st, to John Focarile, 285 Pleasant av.
100th st, No 319 E. Agreement modifying clause in mt. Dec
19. Dec 28, 1910. 6:1672.

Schwarz, Fredk A O, 20 E 61st st, with Abraham Dorb, 515 W
124th st. 142d st, Nos 541 & 543 W. Extension of \$37,000 mt
until Feb 18, 1914, at 5½%. Dec 16. Dec 28, 1910. 7:2074.

nom
Solinsky, Louis to Frank Solinsky, 213 E 72d st. Mad st, No 201,
no acor Ruteers st. No 29, 60x48.2. Prior mt \$62,750.

until Feb 18, 1914, at 5½%. Dec 16. Dec 28, 1910. 7:2074.

Solinsky, Louis to Frank Solinsky, 213 E 72d st. Mad st. No 201. nom ne cor Rutgers st. No 29, 60x48.2. Prior mt \$62,750. Dec 21, due, &c, as per bond. Dec 28, 1910. 1:271. 4.250
Schroeder, Dora wife Friedrich, 346 E 139th st, to METROPOLITAN SAVINGS BANK, 59 Cooper sq E. 4th st, No 399, n s, 47 e Lewis st, 24x96. P M. Dec 23, 1910, 5 yrs, 5%. 2:359. 4,500
Schroeder, Dora, 346 E 139th st, to Henry Keim, 132 E 65th st. 4th st, No 399, n s, 47 e Lewis st, 24x96. P M. Prior mt \$4,500. Dec 23, 1910, due, &c, as per bond. 2:359. 2,500
Stewart, John to LAWYERS TITLE INS & TRUST CO, 160 Bway. 46th st, No 503, n s, 100 w 10th av, 25x100.4. Dec 23, 1910, due &c as per bond. 4:1075.

St Andrews Methodist Episcopal Church to TITLE GUARANTEE & TRUST CO, 176 Bway. 76th st, No 120, s s, 225.1 w Col av. 18x102.2. Dec 27, 1910, due, &c, as per bond. 4:1147. 12,000
Segelbohm, Louis to Sarah Gens, 204 W 119th st. 132d st. No 10, s s, 185 e 5th av, 25x99.11. Prior mt \$—. Dec 22, due, &c, as per bond. Dec 27, 1910. 6:1756.

December 31, 1910.

The Building Department of the City of New York permits the use of PLASTER BOARDS on Elevator and Dumbwaiter Shafts in order to make them fireproof. Why not make King's Fibrous Plaster Boards on the walls and ceil-the entire house fireproof by using King's Fibrous Plaster Boards on the walls and ceil-the entire house fireproof by using King's Fibrous Plaster Boards on the walls and ceil-the walls and ceil-the entire house fireproof by using King's Fibrous Plaster Boards on the walls and ceil-the wall and ceil-the w

J. B. KING & CO., 17 State Street, N. Y. Manufacturers of King's Windsor Cement and King's Fibrous Plaster Boards

Scharlin, Sarah to Louis Fischer, 162 W 87th st. Division st, No 110, n s, 37.2 e Allen st, 16.1x76x16.6x83.7. Dec 27, 1910, 3 yrs, 6%. 1:294.

110, n s, 37.2 e Allen st, 16.1x76x16.6x83.7. Dec 27, 1910. 3 yrs, 6%. 1:294.

Singer, Chas L to Saml Buegeleisen, 955 Prospect av. Clinton st, No 157, w s, 83.5 n Grand st, 20x50. Prior mt \$\(\)—. Dec 20, due Jan 1, 1912, 6%. Dec 27, 1910. 2:346.

Sutherland Realty Co, 505 5th av, to Reuben Arkush, 159 W 77th st. Certificate as to mt for \$20,000 covering land in Queens Co, N Y. Dec 12. Dec 27, 1910. Miscl.

Same to same. Certificate as to mt for \$15,000 covering land in Queens Co, N Y. Dec 12. Dec 27, 1910. Miscl.

Turnan, Janet M to American Mortgage Co, 31 Nassau st. 99th st, No 249, n s, 136 w Bway, 14x100.11. Dec 27, 1910, 3 yrs, 5%. 7:1871.

Tuzzolino, Rosina to Salvatore Cannariato, 234 E 75th st. 12th st, No 330, s s, 357.8 e 2d av, runs e 25 x s 93.8 x s w 17.5 x w 10 x n 103.3 to beginning. Prior mt \$35,000. Dec 19, 5 yrs, 6%. Dec 28, 1910. 2:453.

Thom, James to Speedway Amusement Co, at Ams av & 193d st. Ams av, e s, 9.846 n 155th st, runs e 207.3 to w s Public Drive x — to point 228.7 e Ams av x w 228.7 to av x s 100 to beginning; 10th av, s e s, at n cor plot 15, runs s e 228.3 to Speedway Park x n e 102.9 x n w 255.6 to av x s 100 to beginning, being part plot 16 map Fort George property part of estate Isaac Dyckman. Dec 27, due, &c, as per notes. Dec 28, 1910. 8:2149.

20 W 17th St Co a corpn, 2 W 45th st to Wm L Condit at Hoboken, N J. 17th st, No 20, s w s ,325 n w 5th av. 33.4x92.

Isaac Dyckman. Dec 27, due, &c, as per notes. Dec 28, 1910. 8:2149.

20 W 17th St Co a corpn, 2 W 45th st to Wm L Condit at Hoboken, N J. 17th st, No 20, s w s ,325 n w 5th av. 33.4x92. Dec 29, 1910. 5 yrs, 5%. 3:818. 160,000 Wacht, Saml with Solomon Frankel, 128 W 111th st, & Samuel Werner, 316 W 94th st. 101st st, Nos 331 to 345, n s, 40 w 1st av, 4 lots, each 40x100.11. Agreement releasing parties of 2d part from all liability under 4 bonds & mts made by Minnle Rose. Dec 14. Dec 23, 1910. 6:1673. 5,000 Wolff, Amanda, of San Antonio, Tex, with First United Presbyterian Church, 16 W 108th st. 101st st, No 64 W. Extension of mt for \$19,000 to Dec 13, 1913, at 5%. Dec 13. Dec 27, 1910. 7:1836. nom
Winsten, Ray H to EAST RIVER SAVINGS INSTN, 280 Bway. 3d av, Nos 2306 & 2308, n w cor 125th st, Nos 171 & 173, 49.11 x90. Dec 27, 1910, 2 yrs, 5%. 6:1774. 100,000 Werner, Saml, 316 W 94th st, & Solomon Frankel, at 128 W 111th st, with Wilson M Powell individ & as trustees et al. Ridge st, Nos 155 to 161, w s, 200 n Stanton st, 100x100. Extension of \$115,000 mt until Dec 1, 1913, at 5%. Nov 22. Dec 27, 1910. 2:345.

Nos 155 to 161, w s, 200 n Stanton st, 100x100. Extension of \$115,000 mt until Dec 1, 1913, at 5%. Nov 22. Dec 27, 1910. 2:345.

Weiss, Sidonia, 329 W 28th st, to Sterling Sterling, 420 E 136th st. 39th st, No 317, n s, 250 w 8th av, 25x98.9. Prior mt \$15,000. Dec 20, 1910, 2 yrs, 5%. 3:763. Corrects error in last issue, when interest was 6%. 2,000 Wolowitch (B) Realty Co to Rosehill Realty Corpn, 35 Nassau st. Av B, Nos 228 to 232, s w cor 14th st, Nos 542 & 544, 68.11x95. Dec 19, 3 yrs, 6%. Dec 23, 1910. 2:407. 2.000 Same to same. Same property. Certificate as to above mt. Dec 19, due, &c, as per bond. Dec 23, 1910. 2:407. 2.000 Same to Same. Same property. Certificate as to above mt. Dec 19, due, &c, as per bond. Dec 23, 1910. 2:407. 336 st, Nos 60 & 62, on map Nos 60 to 66, runs s 118.7 x e 85.9 x n 17.6 x w 27.7 x n 75.9 to s s 33d st x w 98 to beginning. P M. Dec 28, 1910, due Apr 1, 1921, 5½%, until Apr 1, 1916, 5% thereafter. 3:834. 1,150,000 Wertheim, Solomon with Helen B Mercer, 128th st, No 169, n s, 110 w 3d av, 41.8x99.11. Extension of \$33,000 mt until Dec 1, 1913, at 5½%. Dec 1. Dec 29, 1910. 6:1777. nom

BOROUGH OF THE BRONX.

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

new Annexed District (Act of 1895).

American Real Estate Co with TITLE GUARANTEE & TRUST CO, 176 Bway. Lowell st, se cor Longfellow av, 80x41.6. Subordination agreement. Dec 23. Dec 24, 1910. 10:2755 & 2757. nom Same with same. Bancroft st, ne cor Longfellow av, 80x41.6. Subordination agreement. Dec 23. Dec 24, 1910. 10:2755 & 2757.

Baum, Silas to Saml A Moss, at Maryville, Cal, & ano trustees Chas H Moss. Beck st, ws. 150 n 156th st, 25x100. Dec 20, 5 yrs, 5%. Dec 24, 1910. 10:2708. 8,500 Bloch, Adolph & Henry, both at 911 Park av, with Lawyers Realty Co, 160 Bway. Kelly st, es, 280.3 n 165th st, 2 lots, each 40x 100. Agreement as to share interest in 2 bonds & mts. Dec 21. Dec 23, 1910. 10:2716.

Brener Realty Co, 600 Prospect av, to Saml Levison, 230 W 113th st. Kelly or 152d st, s s, 154 e Robbins av, 46x70.10. Prior mt \$32,000. Dec 23, due, &c, as per bond. Dec 24, 1910. 10:2643.

*Booth, Anna N wife of & Harry T to Grace D Caylor, 16 Diversity of the standard of the s

*Booth, Anna N wife of & Harry T to Grace D Gaylor, 16 River st, Stamford, Conn. Fordham av, s s, adj land public school of City N Y, runs s 113.6 x w 60 x n 113.6 to av x e 60 to beginning, City Island. Dec 23, 1910, due May 1, 1914, 6%. 2,00 Broad Realty Co to Albert J Leon, 2109 Bway. Longfellow av. w s, 350 n Lafayette av, 153x101.10x133.10x100. Dec 23, 1910, 5 yrs, 6%. 10:2764 & 2761.

w s, 350 n Lafayette av, 153x101.10x133.10x100. Dec 23, 1910, 5 yrs, 6%. 10:2764 & 2761.

Same to same. Same property. Certificate as to above mt. Dec 23, 1910. 10:2764-2761.

Brener Realty Co to Saml Levison. Concord av, s w cor 152d st, 46x70.9. Certificate as to mort for \$2,600. Dec 23. Dec 24, 1910. 10:2643.

Buscall, John H, 1825 Anthony av, to Albert Bell, 449 W 162d st, et al. Brock av, e s, 324.11 n 168th st, 45x100.6. P M. Dec 27, 3 yrs, 5%. Dec 28, 1910. 9:2395. 6,800

Buscall (John H) Co to Manhattan Mortgage Co, 200 Bway. Brook av, e s, 324.11 n 168th st, 45x100.6. Prior mt \$—. Dec 27, due, &c, as per bond. Dec 28, 1910. 9:2395. 28,000

Same to same. Same property. Certificate as to above mt. Dec 27. Dec 28, 1910. 9:2395.

Brennan, Margt M to Atlantic Co-operative Savings & Loan Assoc, 321 Court st, Brooklyn, N Y. Fieldston rd, w s, 37 s Faraday av, 25x100. Dec 27, installs, 6%. Dec 28, 1910. 13:3421. 400

Beche, Eugenie to Nicholas Henry, 220 W 107th st. Prospect av, No 725, w s, 121.1 s 156th st, 20x106.1x20x106.9. Dec 27, due Jan 1, 1913, 5%. Dec 28, 1910. 10:2675. 4,000

Berney Realty Co to Frank H Patterson at Lake Mahopac, N Y & ano trus Henry B Patterson. Simpson st, e s, 321.11 s West-chester av, 40x100. Dec 29, 1910, due Jan 1, 1916, 5%. 10:-2795

2120.

Same to same. Same property. Certificate as to above mt. Dec 28. Dec 29, 1910. 10:2725.

Boulevard Const Co to Thos Schneider, 753 Union av. Union av. Nos 753 & 753½, n w cor 156th st, No 809, 100x20. Prior mt \$14,000. Dec 23, due, &c, as per bond. Dec 24, 1910. 10:2676.

Cleverdon, Margt M or Margt N to DOLLAR SAVINGS BANK, 2808
3d av. 179th st, No 205, n s, 298.4 w Anthony av, 39.2x85.2x
44.4x85. Dec 27, 1910, due Dec 1, 1913, 5½%. 11:2812. 4,000
Cohen, Israel M to Viola H Eckstein, 24 W 85th st. Morris av.
No 1064, e. s, 310 n 165th st, 20x95. Dec 23, due, &c, as per
bond. Dec 24, 1910. 9:2437.
Cornish (J W) Const Co to LAWYERS TITLE INS & TRUST CO,
160 Bway. 3d av, w s, 104.8 n 175th st, 50x104.7x49.11x105.5.
Dec 23, 5 yrs, 5%. Dec 24, 1910. 11:2923. 38,000
Same to Sidney W Hughes, at Pelham Manor, N Y. Same property. Prior mt \$38,000. Dec 23, 1 yr, 6%. Dec 24, 1910.
11:2923. 2,500
Colling Kath to Mary Colling 783 Fast 163d st, 163d st, No 782

11:2923. 2,500

Collins, Kath to Mary Collins, 783 East 163d st. 163d st, No 782, s s, 18.3 e Tinton av, 20.6x75.7. P M. Nov 28, 5 yrs, 5%. Dec 28, 1910. 10:2668. 3,000

*Co-Operative Construction Co of Williamsbridge, 3642 Holland av, to Geo McCauslan, No 3 6th st, Weehawken, N J. Maple st or Holland av, e s, 100 s 215th st, & being lot 97 map New Village Jerome, 25x100. Prior mt \$12,000. Dec 23, 2 yrs, 6%. Dec 24, 1910. 3,300

*Same to same. Same property. Certificate as to above mt. Dec 23. Dec 24, 1910. 3,300

*Same to Edw L Coster at Irvington, N Y. Same property. Nov 1, 5 yrs, 5½%. Dec 24, 1910. 10,000

*Same to same. Same property. Certificate as to above mt. Oct 29. Dec 24, 1910. —

29. Dec 24, 1910.

*Donovan, Danl of Bklyn, N Y, to Henrietta N Greeley, 1914 G st N W, Washington, D C. Van Nest av, n w cor Rose st, 25x 100. Dec 23, due, &c, as per bond. Dec 24, 1910. 1,000 Edgehill Terraces Co, 84 Wm st, to Mary M McKelvey, No — Palisade av, Spuyten Duyvil. 227th st, n s, 115 e Arlington av, runs n e 85 x s e 10 x n e 55 x s w 115 to st x n w 65 to beg. Oct 24, 3 yrs, 5½%. Dec 29, 1910. 13:3407. 7,500 Eckman, Hayman to Manhattan Mort Co, 200 Bway. 169th st, n s, 93.11 w Fulton av, 2 lots ,each, 43x98.6; 2 mts, each \$30,000; 2 prior mts \$—— each. Dec 28, due &c as per bond. Dec 29, 1910. 11:2925. 60,000

Emoh Realty Co to Saml Cowen, 778 Beck st. Longfellow av w s

29, 1910. 11:2925. 60,00

Emoh Realty Co to Saml Cowen, 778 Beck st, Longfellow av, w s, 350 n Lafayette av, 153x101.10x133.10x100. Prior mt \$10,000. Dec 23, 1 yr, 6%. Dec 27, 1910. 10:2761 & 2764. 65

Same to same. Same property. Certificate as to above mt. Dec 23. Dec 27, 1910. 10:2761-2764. —

Emoh Realty Co to Harriet S Steele, 128 Bay 34th st. Bklvn. N Y. Longfellow av, w s, 350 n Lafayette av, 153x101.10x133.10 x100. Dec 23, due, &c, as per bond. Dec 24, 1910. 10:2764 & 2761.

x100. Dec 25, due, &c, as pc. & 2761.

Faruolo, Chas R to Ella L Hebberd, 1 W 83d st. Bathgate av, e s, 81.5 s 180th st, 123x72x123x69.11. P M. Dec 23, 1 yr, 5%. Dec 24, 1910. 11:3045.

Table Co to TITLE GUARANTEE & TRUST CO, 176 Bway.

5%. Dec 24, 1910. 11:3045.

Field Realty Co to TITLE GUARANTEE & TRUST CO, 176 Bway. Ryer av, w s, 475 s Irving st, 50x100, except part for Grand Boulevard & Concourse. Bldg loan. Dec 23, 1 yr, 6%. Dec 24, 1910. 11:3163.

Same to same. Ryer av, w s, 425 s Irving st, 50x100, except part for Grand Boulevard & Concourse. Dec 23, 1 yr, 6%. Dec 24, 1910. 11:3165.

Same to same. Ryer av, w s, 425 s Irving st, 100x100, except part for Grand Boulevard & Concourse. Dec 22. Dec 24, 1910. 11:3165.

*Faber, Frances to Land Co A of Edenwald, 14 E 42d st. Bracken av, e s, 175 s Jefferson av, 50x100. P M. Dec 24, 3 yrs, 5\%\%. Dec 27, 1910.

Feusterer, Richd to Pauline R Wolin, 1574 Crotona Park East. Wilkens av, w s, 244 n 170th st, 100x76.9x75x85.9. Prior mt \$7,000. Nov 28, due as per bond. Dec 21, 1910. 11:2965. Corrects error in last issue, when mortgagor was Richd Fensterer.

Corrects error in last issue, when mortgagor was Richd Fensterer.

8,000

Fidler, Annie, 860 E 161st st, to Marie Kahle, 918 Tinton av, & ano. Tinton av No 918 e s 127.9 s 163d st 26.6x135. P M. Dec 15 6 yrs, 5%. Dec 28, 1910. 10:2668.

5,900

Germansky Construction Co to Robt A Ganzenmuller, 2983 Marion av. Belmont av, Nos 2310 & 2312, e s, 150 n 183d st, 50x 100. Prior mt \$29,000. Dec 24, due Sept 24, 1913, 6%. Dec 28, 1910. 11:3088.

Same to Everett L Barnard, 12 Boulevard, New Rochelle. Katonah av, n e cor 241st st, 100x100. Prior mt \$—. Dec 24, due June 24, 1911, 6%. Dec 28, 1910. 12:3390.

2,250

Same to same, Same property. Certificate as to above mt. Dec 24. Dec 28, 1910. 12:3390.

2,250

Same to same, Same property. Certificate as to above mt. Dec 24. Dec 28, 1910. 12:3390.

Germansky Construction Co to DOLLAR SAVINGS BANK, 2808 3d av. Belmont av, Nos 2310 & 2312, e s, 150 n 193d st, 50x100. Dec 23, due Dec 1, 1913, 5%. Dec 28, 1910. 11:3088.

Germansky Constn Co to DOLLAR SAVINGS BANK. Belmont av, e s, 150 n 183d st, 50x100. Certificate as to above mt. Dec 24. Dec 29, 1910. 11:3088.

Same to Robt A Ganzenmuller. Same property. Certificate as to mt for \$6,000. Dec 24. Dec 29, 1910. 11:3088.

Germansky Constn Co to Isaac Josephson, 208 W 121st st. Martha av, n w cor 241st st, 100x100. Prior mt \$—. Dec 28, due June 28, 1911, 6%. Dec 29, 1910. 12:3390.

Grecco, Patria to Justine Bunke, 410 E 141st st. 133d st, s s, 50 e Cypress av, 25x100. Leasehold. Dec 22, due Jan 1, 1918, 5%. Dec 24, 1910. 10:2651.

*Gillette, Chas B to Augusta Blomquest, 1047 Jackson av. 243d st, No 741, n s, 40 w 2d av or st, 30x87x40x87. Dec 23, due, &c. as per bond. Dec 24, 1910.

Gilmartin, John, 432 E 148th st, to Adela M Harrington, 1478 Vyse av. Vyse av, No 1476, e s, 200 n Jennings st, 25x100. P. M. Prior mt \$13,000. Dec 22, due June 23, 1914. 6%. Dec 23, 1910. 11:2995.

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Hamilton Securities Co, 165 Bway, with Lawyers Realty Co, 160 Bway. Kelly st, Nos 1056 & 1058, e s, 360.3 n 165th st, 40x100. Agreement as to share ownership in mt. Dec 21. Dec 23, 1910. 10:2716. Agreement as to share owhership in fit. Dec 21. Bec 25, 1640. 10:2716.

Hillson, Sarah & Minnie Levy to Eliz K Upham, 247 5th av. 173d st, Nos 452-454, s s, 100 e Park av, 50x100. Dec 23, 3 yrs. 5½%. Dec 27, 1910. 11:2905.

Han Const Co to Solomon Jacobs, 3 E 86th st. Tremont av, n s, 100.3 e Jerome av, 40x91.2x40x94.10 e s. Bldg loan. Prior mt \$\infty\$—, Dec 22, 1 yr, 6%. Dec 24, 1910. 11:2854. 27,000

Same to same. Same property. Certificate as to above mt. Dec 22. Dec 24, 1910. 11:2854.

Same to same. Same property. P M. Prior mt \$\infty\$—. Dec 22, 1 yr, 6%. Dec 24, 1910. 11:2854. 16,000

Holbert, Emilie W of Orange, Lake Co, N Y, devisee Jno Bates to TITLE GUARANTEE & TRUST CO, 176 Bway. 3d av, No 2649, w s, 21 n 141st st, 19x95. Dec 29, 1910, due &c as per bond. 9:2322. 3,500

Hoter, Minnie with Meyer L Goldberg, 885 Irvine st & Saml Barw s, 21 n 141st st, 19x95. Dec 29, 1910, due &c as per bond. 9:2322.

Hoter, Minnie with Meyer L Goldberg, 885 Irvine st & Saml Barrett, 885 Irvine st. Irvine st, w s, 209.4 s Garrison av. 20x50. Extension of \$1,200 mt until Feb 16, 1913 at 6%. Dec 27. Dec 28, 1910. 10:2761.

*Hill, Cath C, 15 Beechwood road, Summit, N J, with Edward L Coster, at Irvington, Westchester Co, N Y. Maple st, e s, 100 s 215th st, and being lot 97 map New Village of Jerome, 25x100. Subordination agreement. Dec 22. Dec 24, 1910. nom Interne Construction Co to Franklin Pierce, 312 W 103d st. Intervale av, s w cor 165th st, runs s 111.2 x w 84.9 x n e 126.11 to 165th st, x e 40.3 to beg, except part for 165th st. Dec 27, due, &c, as per bond. Dec 28, 1910. 10:2699. 54,000 Same to same. Same property. Certificate as to above mt. Dec 27. Dec 28, 1910. 10:2699.

Same to Max Cohen, 1185 Fulton av et al. Same property. Prior mt \$54,000. Dec 28, 1910, 1 yr, 6%. 10:2699. 2,500 Same to same. Same property. Certificate as to above mt. Dec 28, 1910. 10:2699.

*Johnson, Chas to Chas P Hallock, at s e cor Honeywell av & 180th st. 218th st, late 4th av, n s, 231 e White Plains road, 25x114, Wakefield. P M. Dec 22, 3 yrs, 5%. Dec 23, 1910. 1.250

*Jones, Edwin C, 2012 Gleason av, to Steinmetz Construction Co, abt 40 s a 7th st. 116x24x 180th st. 210th St, late 1812, 25x114, Wakefield. P. M. Dec 22, 3 yrs, 5%. Dec 23, 1910. 1.250

*Jones, Edwin C, 2012 Gleason av, to Steinmetz Construction Co, 1416 Glover st. Tremont av, s w s, abt 40 s e 7th st, 116x24x 100x—, & being lot 151 map Unionport. P. M. Prior mt \$3,000. Dec 27, 2 yrs, 6%. Dec 28, 1910. 1,000

Karp, Osias to Ernest Hall, 1087 Boston rd. Trinity av, No 990, e s, 219.3 s 165th st, 50x100. P. M. Prior mt \$8,000. Dec 28, 1910, due July 1, 1914, 6%. 10:2639. 6,000

*Kaysser, Wm F to E S Prince Co, 1870 Webster av, 236th st, s s, 25 w Hobart st, 75x100. Prior mt \$—. Dec 22, due July 1, 1911, 6%. Dec 23, 1910. 1,686.62

*Same to Chas Massoth, 1217 Tinton av. Same property. Dec 22, 2 yrs, 6%. Dec 23, 1910. 12,000

Kilian, Daniel to Bertha Sattler, 306 w 102d st. Hughes av, No 2143, w s, 146.4 s Oak Tree pl, 16.8x95. Dec 22, due Jan 1, 1914, 5%. Dec 23, 1910. 11:3070. 3,000

Levy, Minnie & Sarah Hillson to Louis E Kleban, 1130 Union av. 173d st, Nos 452 & 454, s s, 100 e Park av, 50x100. Prior mt \$9,000. Dec 23, due May 1, 1915, 6%. Dec 27, 1910. 11:2905. 3,000

Levey, Av Union Church in City N Y to TITLE GUARANTEE & 3,000 Levy, Minnie & Sarah Hillson to Louis E Kleban, 1130 Union av. 173d st, Nos 452 & 454, s s, 100 e Park av, 50x100. Prior mt \$9,000. Dec 23, due May I, 1915, 6%. Dec 27, 1910. 11:2905. 3,000 Lenox Av Union Church in City N Y to TITLE GUARANTEE & TRUST CO, 176 Bway. Fulton av, Nos 1131 & 1133, w s, 125 s 167th st, late 5th st, 40x100. Dec 22, due, &c, as per bond. Dec 24, 1910. 10:2608. 7,000 Loscorn, Theone H with Viola H Eckstein, 24 W 85th st. Morris av, No 1064, e s, 310 n 195th st, 20x95. Subordination agreement. Dec 23. Dec 24, 1910. 9:2437. nom Liberty Investing Co to Mrs Frank Leslie, at Sherman Sq. Hotel, 2039 Bway. Walton av, w s, 70.1 n 184th st, 19.11x96.5x22.2x 96.5. P M. Dec 22, 3 yrs, 5%. Dec 23, 1910. 11:3188. 6,500 Same to same. Walton av, w s, 90 n 184th st, 19.11x96.5. P M. Dec 22, 3 yrs, 5%. Dec 23, 1910. 11:3188. 6,500 LaWyErs TiTlle INS & TRUST CO with Moorehead Realty & Constn Co. Boston rd, n e cor 164th st, 27.4x108.9x25.6x118.9; Boston rd, e s, 27.4 n 164th st, 39.9x94.3x37x108.9 Extension of 2 mts for \$30,000 each until Dec 23, 1915 at 5%. Dec 23. Dec 28, 1910. 10:2622. nom 23. Dec 28, 1910. 10:2622. nom 24.3 Extension of \$28,000 mt until Dec 23, 1915 at 5%. Dec 23. Dec 28, 1910. 10:2622. nom 24.3 Extension of \$28,000 mt until Dec 23, 1915 at 5%. Dec 28. Dec 29, 1910. 10:2622. nom 29. 1910. 10:2706. Notes 5,500 Same to same. Same property. Certificate as to above mt. Dec 19. Dec 29, 1910. 10:2706. Policy Prior mt \$76,000. Dec 19, 4 months, 0%. Siven to secure Merchandise. Dec 29, 1910. 10:2706. Notes 5,500 Same to same. Same property. Certificate as to above mt. Dec 19. Dec 29, 1910. 10:2706. Policy Prior mt \$76,000. Prior mt \$4,500. Dec 27, due June 27, 1912. 6%. Dec 28, 1910. 11:3094. 1.500 Mahony, Mary C to Thos Freston, 422 E 145th st. 140th st, No 407, n s, 100 e Willis av, 21x100. Prior mt \$4,500. Dec 27, due June 27, 1912. 6%. Dec 28, 1910. 11:3094. 1.500 Mahony, Mary C to Thos Freston, 422 B 145th st. 140th st, No 407, n s, 100 e Willis av, 21x100. Prior mt \$4,500. Dec 27, due,

McDonald, Clinton to Wm Mueller at Euclid av, near Hobart st, Ridgefield Park, N J. 145th st, s s, 200 e Brook av late Clif-ton av, 25x100. Dec 29, 1910, due Jan 1, 1914, 5%. 9:2271. ton av, 25x100. Dec 29, 1910, due Jan 1, 1914, 5%. 9:2271.

3,000

Mott Av Realty Co to Louis M Jones, 30 W 87th st. Mott av, e s, 100 n 144th st, 100x151.8x100.4x139. P M. Prior mt \$7,500. Dec 21, 2 yrs, 6%. Dec 23, 1910. 9:2343. 12,250

*Mack, Grace E & Michl J at E 205th st, Williamsbridge, to Cath C Hill, 15 Beechwood road, Summit, N J. Wallace av, e s, extends from 203d st to road to Westchester, being lots 377 to 395 map Adee Park; Burke av, n s, 200 e Barnes av, 100x47.3x 102.8x70.8; Burke av, s s, 260 e Barnes av, 40x542.6 to Adee av; Adee av, s s, 260 e Barnes av, 40x100x42x100. Dec 24, 1910, 1 yr, 6%. 2.500

*Melrose Realty Co, 2775 Webster av, to Edw McK Whiting, 606 W 116th st, guardian John Sutherland S Wilson. Cedar av, 25x 109, & being lots 286 & 298 map Laconia Park. Dec 14, 3 yrs, 6%. Dec 23, 1910.

*Mulford, Rosa A E, 51 Belmont av, Jersey City, N J, with Ella Greenberg, 630 Mead st. Grant av, s s, 228 w Unionport road, 25x100. Extension of \$3,500 mt until Dec 28, 1913, at 5½%. Dec 28. Dec 29, 1910.

*Nassman, Otto to Freda Brownshield, 1660 Wallace av. Wallace av, No 1660 (Jefferson st), e s, 125 s Columbus av ,25x 100, Westchester. Prior mt \$—. Dec 23, due, &c, as per bond. Dec 28, 1910.

O'Gorman, Wm J, 420 E 135th st to Eliza Golden, 229 E 116th st. 138th st, No 421, n s, 183.9 e Willis av, 16.3x100; 139th st, No 410, s s, 86.3 e Willis av, 16.3x100. Dec 28, 1 yr, 6%. Dec 29, 1910. 9:2285.

Phillips, Cordelia,520 W 122d st, to Hensol Powell Realty Co, 170 Bway. Southern Boulevard, No 63, n s, 150.11 e St Ann's av. 1910. 9:2285.

Phillips, Cordelia,520 W 122d st, to Hensol Powell Realty Co, 170
Bway. Southern Boulevard, No 63, n s, 150.11 e St Ann's av,
runs n 89.2 x e 5 x n 5 x e 20 x s 90.4 to So Boulevard x w
25.4 to beg. P M. Prior mt \$12,000. Dec 28, 1910, due Apr
18, 1913, 6%. 10:2546.

Phillips, Cordelia, 520 W 122d st, to Hensol Powell Realty Co,
170 Bway. So Boulevard, No 59, n s, 100.4 e St Ann's av, 25.3x
87.8x25x90.9. P M. Prior mt \$11,000. Dec 28, 1910, due Apr
18, 1913, 6%. 10:2546.

Pragnell, Agnes M, 819 Ritter pl, to Franciska B Hohmann, 1353
Clinton av. Freeman st, No 803, n s, 98.8 e Union av, 20x
86.9. P M. Dec 15, due, &c, as per bond. Dec 23, 1910.
11:2968. 11:2968. 1,000

Rowe, Emma to LAWYERS TITLE INS & TRUST CO, 160 Bway. Bathgate av, No 1601, w s, 143.4 s 172d st, 16.8x120, except part for av. Dec 27, 1910, 5 yrs, 5½%. 11:2913. 3,000

Raport, Mathias & Solomon Hirschkorn to LAWYERS TITLE INS & TRUST CO, 160 Bway. Dawson st, n w s, 225 s w Longwood av, 25x100. Dec 23, 1910, 5 yrs, 5%. 10:2695. 9,000

Schuck, Geo to TITLE GUARANTEE & TRUST CO, 176 Bway. Bassford av, n w cor 183d st, 55.5x67.7x61.9x67.10. Dec 23, 1910, due, &c, as per bond. 11:3053. 28,000

Same to same. Wash av, n e cor 183d st, runs n 68.2 x e 67.8 x s 61.9 to st x w 67.10 to beginning. Dec 23, 1910, due, &c, as per bond. 11:3053.

Schatzkin, Solomon M, of Rutherford, N J, to Julius Halpern, 51 E 1910, due, &c, as per bond. 11:3053. 28,000
Same to same. Wash av, n e cor 183d st, runs n 68.2 x e 67.8 x s 61.9 to st x w 67.10 to beginning. Dec 23, 1910, due, &c, as per bond. 11:3053. 30,000
Schatzkin, Solomon M, of Rutherford, N J, to Julius Halpern, 51 E 91st st. Franklin av, w s, 229.5 s 170th st, 51x212.6. Prior mt \$38,000. Dec 22, 2 yrs, 6%. Dec 24, 1910. 11:2931. 7,000
Schuck, Fredk, 18 St Nicholas pl, with TITLE GUARANTEE & TRUST CO, 176 Bway. Washington av, n e cor 183d st, 68.2x 67.8x61.9x67.11; Bassford av, n w cor 183d st, 55.5x67.7x61.9x 67.10. Subordination agreement. Dec 23, 1910. 11:3053. nom *Schwartz, Minnie & Rosie Morris, 608 Morris Park av, to Ellen McCarthy, at Eastern Boulevard & Ferry lane. Morris Park av, No 608, 25x100, except part for av. Prior mt \$7,500. Dec 22, 2 yrs, 6%. Dec 27, 1910. 1,200
Stoller & Cook Co to City Real Estate Co, 176 Bway. Robbins av, w s, 100 n 149th st, runs w 208 to e s Trinity av x n 47 to c 1 Terrace pl x n 63 x e 81 x s 50 x e 95 to av x s 50 to beginning. P M. Dec 27, 1910, due, &c, as per bond. 10:2623. 9,000
Segrave, Jas S to Park Mortgage Co, 41 Park row. 256th st. n s, 92.8 w Bway, runs n 147.7 x w 100 to e s Newton av, late Courtlandt av, x s 25 x e 50 x s 109.7 to st, x e 51.8 to beg. Nov 1, 3 yrs, 6%. Dec 28, 1910. 13:3421.

Sefferien, Peter with Frank R Leary. Tinton av, No 680. e s. 221.11 n 152a st, 20x125. Extension of \$5,500 mt until Sent 16, 1913, at 5%. Dec 29, 1910. 10:2665.

Scher, Harry, 40 W 27th st, to Jas H Young, 2558 Marion av, Park View Terrace, e s, 200 n 196th st, late Wellesley st, 125x 125. P M. Dec 27, 3 yrs, 6%. Dec 28, 1910. 12:3318, 13,000
*Steinmetz Construction Co, 1416 Glover st, to Beni Steinmetz, 1416 Glover st. Glover av, e s, 300 s Lyon av, 25x130. Prior mt \$\$5,000. Dec 27, 2 yrs, 6%. Dec 28, 1910. 2,000
*Steinmetz Construction Co, 1416 Glover st, to Beni Steinmetz, 1416 Glover st. Glover av, e s, 300 s Lyon av, 25x130. Prior mt \$\$5,000. Dec 27, 2 yrs, 6%. Dec 27, Dec 28, 1910. 10:2577. Dec 28, 1910. 10:2576. Corre



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*Trumpler, Fredk, 681 E 221st st, & ano exrs Barbara Trumpler to Albert F Gescheidt Jr 154 Cottage av, trus Katie Trumpler. Assigns 3 mts. 220th st late 6th st, n s, 230 e 4th av, e ½ of w ½ of lot 357 map of Wakefield, 25x114 & other property. Dec 28, 1910.

Teller Realty & Constn Co to Geo Ludwig, 469 E 136th st. Teller av, n w s 333.10 n e 169th st. 75x100. Prior mt \$—. Dec 29, 1910, demand, 6%. 11:2782 & 2783.

Same to same. Same property. Certificate as to above mt. Dec 29, 1910. 11:2782 & 2783.

Same to Henry Raabe at s w cor Audubon av & 182d st. Same property. Prior mt \$24,000. Dec 29, 1910, demand, 6%. 11:-2782 & 2783.

property. Pr 2782 & 2783.

property. Prior mt \$24,000. Bec 23, 1310, demand, 676.

2782 & 2783.

Same to same. Same property. Certificate as to above mt. Dec 29, 1910. 11:2782 & 2783.

Tenbrook, Frank A, 315 E 175th st, to Antonio D'Angelo, 720 E 212th st. Evelyn pl, n e cor Davidson av, 46x100. Prior mt \$27,000. Dec 23, 1910, due, &c, as per bond. 11:3197. 3.250

Usona Const Co to TITLE GUARANTEE & TRUST CO, 176 Bway. Longfellow av, n e cor Bancroft st, 41.6x80. Bldg loan. Dec 23, 1 yr, 6%. Dec 24, 1910. 10:2755 & 2757. 21.000

Same to same. Same property. Certificate as to above mt. Dec 23. Dec 24, 1910. 10:2755 & 2757.

Same to same. Longfellow av, e s, 158.6 n Bancroft st, 41.6x80. Bldg loan. Dec 23, 1 yr, 6%. Dec 24, 1910. 10:2755 & 2757. 21.000

Same to same. Same property. Certificate as to above mt. Dec 23. Dec 24, 1910. 10:2755 & 2757.

Violante (Jno) Realty Co to Prospect Investing Co at Purchase, N Y. Mapes av, n w s, 78.4 s 182d st & being lot 130 map East Tremont, 61x150x75x150.5, except part for av. Building loan. Dec 23, 1910, 1 yr, 6%. 11:3110.

Same to same. Same property. Certificate as to above mt. Dec 23, 1910. 11:3110.

Vollmar, Friedrich to GERMAN SAVINGS BANK, 100 E 14th st. 136th st, No 582, s s, 125 e St Ann's av, 25x100. Dec 28, 1910, 5 yrs, 5%. Dec 28, 1910. 10:2548.

Van Sant, Jas L to Grace W Patten, 235 W 75th st. Bergen av, No 492, s e s at n s, 147th st, 27.5x94x25x105.4. Prior mt \$30,000. Dec 29, 1910. 1 yr, 6%. 9:2292.

Wheatly, Harriet E to LAWYERS TITLE INS & TRUST CO, 160 Bway. 190th st late St James st, s s, 340 e Jerome av, 55x175. Dec 28, 3 yrs, 5½%. Dec 29, 1910. 11:3174.

Source 29, 1910. 10:2579.

Wilensky (B) Co, 58 Canal st, to Carrie Nauheim, Longfellow av, No 1487. Certificate as to mt for \$1,600. Dec 7. Dec 23, 1910. 11:3000.

William Const Co to LAWYERS TITLE INS & TRUST CO, 160 Bway. Wilkins av, late pl, e s, 188.1 n Southern Boulevard, 20x 58.4x49x42.3; Wilkins av, late pl, e s, 208.1 n Southern Boulevard, 20x75.9x34x58.4. Dec 23, 5 yrs, 5½%. Dec 24, 1910. 11:2976.

Weller, Fredk, Jr, 2163 Crotona av, & Ernest L Meeker, 135 W 83d st, to Paragon Mortgage Co, 507 Tremont av. Mt Hone av. 15,000 135 W

11:2976. 15,000

Weller, Fredk, Jr, 2163 Crotona av, & Ernest L Meeker, 135 W
83d st, to Paragon Mortgage Co, 507 Tremont av. Mt Hope av,
late Monroe av, n e cor 174th st, 25x95. Bldg loan. Dec 8, 1 yr,
6%. Dec 23, 1910. 11:2798. 22,500

Same to Chas Buckbee, 2705 Kingsbridge terrace. Same property. P M. Prior mt \$22,500. Dec 8, due, &c, as per bond.
Dec 23, 1910. 11:2798. 2.000

Zehder, Sophie to Florence C Speranza at Bedford, N Y. Forest
av, w s, 239 s 166th st, 20x87.6. Dec 28, 5 yrs, 5%. Dec 29,
1910. 10:2650. 4,500

JUDGMENTS IN FORECLOSURE SUITS.

Dec. 22.

99th st, n s, 105 w 2d av, 37.6x100.11. New
York Protestant Episcopal School agt Barnet
Miller et al; Nash & Jones, att'ys; ——ref.
(Amt due, \$34,507.92.
Waverly pl, No 30. Julius Lowenthal agt
Franklin Haines et al; Bernheimer & Lowenthal, att'ys; Jas A Lynch, ref. (Amt due,
\$26,366,67.)

trankin Hames et al, Bernneimer & Lowenthal, att'ys; Jas A Lynch, ref. (Amt due, \$26,366.67.)

Dec. 23.

135th st, ss, 175 w 7th av, 350x99.11. Adela B Sloane extrx agt Henry Hall et al; Howland, Murray & Prentice, att'ys; Adam Wiener, ref. (Amt due, \$265,687.50.)

3d av, No 4000. Madison Trust Co agt Alexander Axt et al; Action No 1; Allen W Ashburn, Jr, att'y; Jos Rowan, ref. (Amt due, \$3,057.71.)

3d av, No 4002. Same agt same; same att'y; same ref. (Amt due, \$3,057.71.)

3d av, No 4004. Same agt same; same att'y; same ref. (Amt due, \$3,076.52.)

Dec. 24.

Av A, No 1020. Emma C Orr agt Julia Kannet al; Wm C Orr, att'y; Jas J Curnen, ref. (Amt due, \$3,352.60.)

Briggs av, n 6, lot 924, map of Village of Williamsbridge. Walter Whehell agt Chas W Reidinger et al; Edw R Koch, att'y; Saml Stark, ref. (Amt due, \$509.25.)

Briggs av, n s, lot 933, map of Village of Williamsbridge; Action No 2; same atty; Phelan Beall, ref. (Amt due, \$409.25.)

Briggs av, n s, lot 934, map of Village of Williamsbridge; Action No 3; same atty; Walter J Egan, ref. (Amt due, \$509.25.)

Dec. 27.

West 11th st, n s, 139.10 w Waverly pl, runs n

J Egan, ref. (Amt due, \$509.25.)

Dec. 27.

West 11th st, n s, 139.10 w Waverly pl, runs n 12 x n 40 x e .06 x n 45 x w 19.10 x s 45 x — .06 x s 40 x s 12 x e 20.3 to beg. Abram L Cross agt Gertrude E Cooper; Frank Benjamin, att'y; Chas L Hoffman, ref. (Amt due, \$6,250.)

109th st, s s, 171 e Amsterdam av, 18x99.11. New Amsterdam National Bank agt Mary E Strassburg et al; Parker & Aaron, att'ys, Auguste M Thiery, ref. (Amt due, \$5,618.09.)

114th st, No 69 East. Same agt same; same att'y; same ref. (Amt due, \$5,618.09.)

Lot 331, map of Washingtonville, Bronx. Morris E Weber agt Wm D Miller; Edgar L Ryder att'y; Richard H Clarke, ref. (Amt due, \$2,-401.24.)

Dec. 28.

Dec. 28.

174th st, Nos 522 & 524 West. Florence Rittwagen agt Wallach Riesler & Co; Jas B Cauthers, att'y; E Mortimer Boyle, ref. (Amt due, \$12,128.92.)

174th st, No 526 West. Same agt same; same att'y; same ref. (Amt due, \$12,128.92.)

156th st, n s, 396.6 e Bway, 39.3x99.11. Metropolitan Life Ins Co agt Louis Meryash; Woodford, Bovee & Butcher, att'ys; Raymond V Ingersoll, ref. (Amt due, \$37,750.25.)

Bainbridge av, n w s, 244.6 n e Travers st, 52.1x149.1. Mary A Plunkett agt Margaret (Amt due, \$5,060.83.)

LIS PENDENS.

Dec. 24. No Lis Pendens filed this day.

No Lis Pendens filed this day.

Dec. 27.

Cortlandt av, No 871. Salvatore Zimbardi agt
Constance P Simpson et al; action to foreclose
mechanics lien; att'y, J D Tobias.

Webster av, w s, 225.4 n 179th st, 75x100.

Herman Frank agt Isaac C Laitin; action to
impress lien; att'y, I Levison.

Madison av, Nos 36 & 38. H G Vogel Co agt
Geo Backer Construction Co; action to foreclose mechanics lien; att'y, D Bernstein.

Cherry st, No 306. Butler & Herman Co agt Harris Falkin; notice of levy; att'ys, Eidlitz & Hulse.

Son St. No 343 East. Tenement House Dept agt Dora Isaacson; notice of levy; att'y, A R Washinton.

Watson. Vashintgon av, n w s, 50 s w 159th st, 25x100. Josie Schwab agt Wm F Steinebach et al;

action to reinstate mortgage; att'y, B F Donovan.

Dec. 29.

Cherry st, No 383. Simon Levy agt Abraham Davidoff et al; notice of levy; att ys, Shapiro & Levy.

Son st, n s, 204.5 w 3d av, 25.6x102.2. Ellen Wade agt Bridget Loughlin et al; partition; att'y, R J Culhane.

att'y, R J Culhane.

Dec. 30.

21st st, s s, 387.5 w 6th av, 46x92. Louis Bossert et ai agt Garon Construction Co; action to foreclose mechanics lien; att'y, J S Ross.

4th st, No 87 East.

2d av, No 73.

Lester Klauber et al agt Jacob Abeles et al; action to cancel mortgage, &c; att'ys, M B & Dinville av, No 3345. Jno P Bengston agt Anna M Flygare et al; action to foreclose mechanics lien; att ys, Phillips & Avery.

30th st, s s, 412.6 w 5th av, 37.6x74. City Finance Co agt August K Janssen et al; action to foreclose mechanics lien; atty, J S Glasser.

Mayflower av, w s, 259.11 n Middletown rd, 25x100. Ignatz Klein agt Bankers, Realty & Security Co; specific performance; att'y, M Marks.

FORECLOSURE SUITS.

Dec. 24.

2d av, e s, 20.10 n 115th st, 20x80. Sarah M Williams agt Benj Silverman et al; att'ys, Krakower & Peters.

74th st, Nos 212 & 214 East. Lewis A London et al agt Elien Priess et al; att'y, M Mayer.

Dec. 27.

Madison av, Nos 321 & 323. Abraham C Weingarten et al agt Louis Jacobs et al; att'y, I Dobrow.

Dec. 28

Dec. 28.

Dec. 28.

Hughes av, e s, 150 s 189th st, 25x87.6. Cipriani Realty & Construction Co agt Fratantoni & Amabile Realty Co; att'y, R K Brown.

Manhattan av, n w cor 118th st, 100.11x100. Geo D Gregory agt Ledyard Construction Co et al; att'y, A T Davidson.

Freeman st, s w cor Longfellow av, 109.5x131.9 x irreg, excepting parts released. Daniel J Mendelson agt Longfellow Realty Corp et al; att'y, A T Scharps.

81st st, No 239 East. Jno J Mueller et al agt Nathan Tuckman; att'ys, Gerlich & Schwegler.

Sist st, No 239 East. Jno J Mueller et al agt Nathan Tuckman; att'ys, Gerlich & Schwegler.

West Farms rd, s e s, 523.6 n e Lyon st, 64x 291.7x irreg. Harry S Purdy et al agt Bethoven Englander et al; amended; att'y, W S Smith.

West Farms rd, s e s, 468.6 n e Lyon st, 27.5x 239.5x irreg. Angus Wilkie agt Abraham Greenberg et al; amended; att'y, W S Smith.

124th st, s s, 200 e 1st av, 25x100. Anna S Stemme et al agt Susan M Thall et al; att'y, F B Chedsey.

124th st, s s, 225 e 1st av, 25x100.11. Anna S Stemme et al agt Susan M Thall et al; att'y, F B Chedsey.

Lexington av, Nos 1713 & 1715; two actions; Italian Savings Bank of the City of N Y agt Chas A Person et al; att'ys, Wayland & Bernard.

Grand st, n s, 50 e Wooster st, 25x100. Henry

nard.
rand st, n s, 50 e Wooster st, 25x100. Henry
E Coe et al agt Almira Gassner et al; att'y,
E E Mercelies.
35th st, No 529 East. Jos H Schwartz agt
Christopher Munnich et al; att'ys, Krakower
& Peters.

& Peters.
135th st, n s, 420 w Amsterdam av, 40x99.11.
Louise Booss agt Siegfried Blumenkrohn et al;
att'ys, Dutton & Kilsheimer.
88th st, n s, 200 w 1st av, 25x100.8. Adele
Herold agt Edw Cladel et al; att'y, H A Herold

old.
214th st, s s, Lot 839, map of Laconia Park,
Bronx. Geo H Lawrence et al exrs agt Adelaide Burlando et al; att'y, H C Henderson.
Audubon av, n w cor 180th st, 25x100. Adolph
M Bendheim agt Sol V Busch et al; att'y,
L S Mary

Audubon av, A.

M. Bendheim agt Sol V Busen
L. S Marx.
164th st, s. s, 275 e Amsterdam av, 50x112.4.
Public Bank et al agt Max S A Wilson et al;
att'y, H Fluegelman.
Weshington av, No 1246. Atlantic Dock Co agt att'y, H Fluegelman. Washington av, No 1246. Atlantic Dock Co agt Cauldwell Avenue Co et al; att'y, G G Dutcher.

Cauldwell Avenue Co et al; att'y, G G Dutcher.

Dec. 29.

49th st, No 342 East. Elias Feldman agt Annie Moltz et al; att'y, H Kopp.

Teller av, w s, 119.6 s 166th st, 40x100; two actions. Frances Schwab extrx agt David Robinson et al; at'ys, Brussel & Beebe.

119th st, No 135 East. Annie Gissel et al agt Minnehaha A Junker et al; amended; att'y, J M Rider.

235th st, n s, 405 w White Plains rd, 75x114.6.

235th st, n s, 385 w White Plains rd, 25x114.6.

Four actions. Henry C Gerhards et al agt Germansky Construction Co et al; att'y, B F Gerding.

135th st, n s, 150 w St Anns av, 25x100. Abraham Buxbaum et al agt Katharine M Tiernan; att'ys, Otterbourg, Steindler & Houston.

114th st, Nos 108 & 110 East. Meyer Jarmulowsky et al agt Pauline Epstein et al; att'y, B Alexander.

Marmion av, n e cor 176th st, 100x119. Hattie Dannhauser agt Katonah Construction Co et al; att'y, S Wray.

Dec. 30.

189th st, s w cor Amsterdam av, 100x99.11. Cornelia E Scott agt Jno B Berry Co et al; amended; att'ys, Dayton & Bailey.

178th st, s s, 80 w Daly av, 80.6x81.4; two actions; Adele Herold agt D H W Spring Realty Co et al; att'y, W G Whaley.

109th st, No 337 East. Francesca Stropoli agt Louis Leiman et al; att'y, J L Bernstein.

108th st, No 169 East. Arnold Adler agt Genevieve Schwarz et al; att'ys, Lese & Connolly.

30th st, No 526 West. Stanley H Molleson et al agt Berthold Weil et al; att'y, S H Molleson.

al agt Berthold Weil et al; att'y, S H Molleson.

99th st, n s, 359 w 1st av, 37x100.11. Mutual Life Ins Co of N Y agt Julius Shweitzer et al; att'y, J McKeen.

125th st, s s, 100 w Bway, 63x100.11. Realty Trust agt Tina Myers et al; att'y, J Sapinsky. Park av, No 3042. Wm Engel agt Thos N Doutney et al; att'y, L S Goebel.

125th st, No 551 West. Broadway Savings Institution of the City of N Y agt Annie N Harris extrx et al; amended; att'y, R B Kelly. Morris av, n w cor 165th st, 50,10x102.7. Manhattan Mortgage Co agt Civic Realty & Construction Co et al; att'ys, Carrington & Pierce.

JUDGMENTS

Dec.
24 Acer, Frank A-Johnson Kahn Co674.86
27 Abramowitz, Harry et al-A Kuflik et al.
21 Ablamowicz, Harry Ct ar It Harrie Ct ar.
27 Adickes Herman F-G W Jarchow119.72
27 Adickes Herman F-G W Jarchow119.72
28 Ainslie, Geo H-Bordens Condensed Milk
Co
98 Angelone Tony-Milhury Atlantic Mfg Co
25 Anzolone, Tony-Mindaly Atlantic Mis Co.
29 Aglione, Peter & Michael—American Surety
29 Aglione, Peter & Michael—American Surety
Co of N Y
Co of N Y
20 111111111, 11111011 00 11 0 11 0 1111011 00 111
29 Appleby, Alrichia J—A C Quinn. 232,60
29 Appleby, Alfred J-A C Quinn252.00
30 Adams, Frank J-L Frankel99.31
30 Atkins, Sam-J Aronauer
30 Abelowitz, Abraham-Forward Ass'n 16.65
30 Appel, Saml J et al—A Boskowitz2,063.62
50 Appel, Sami J et al-A Boskowitz2,005.02
30 Ackerman, Peter A-N Y Telephone Co.25.12
24 Bandell, Fredk D-E R Thomas Motor Co.
24 Bloch, Barnett-H Baumgart
24 Boyer, Alice B-A Grimmcosts, 27.41
27 Brian, Chas W et al—Rudolph Wurlitzer Co
27 Brian. Chas W et al-Rudolph Wurlitzer Co
27 Bennett, Edw H* & Henry C—S A Park.49.77 27 Blaustein, Jacob—R Blausteincosts, 100.80
27 Bennett, Edw H* & Henry C-S A Park. 49.77
27 Blaustein, Jacob-R Blaustein, costs, 100.80
27 Blaustein, Jacob—R Blausteincosts, 100.80 27 Basch, Geo C—J Murray et al49.31
27 Black, Minnie et al-J J Mayers173.67
27 Black, Minnie et al - 5 5 Mayers115.01
27*Blodsky, Isaac et al—the same. 173.67 27 Battelle, Thos B—E O Weiss. 32.79 27 Bernstein, Jacob—M Hermann 37.01
27 Battelle, Thos B—E O Weiss
27 Bernstein, Jacob-M Hermann37.01
27 Boyce, Edwin W et al-A Boehm et al
costs, 27.65
27 Borchardt, Gus-Equitable Trust Co of N Y.
21 Borchardt, Gus-Equitable Trust Co of N 1.
27 Brecher, Jos-J J Berkowitz89.51
27 Bricca, Louis-Mayer Bros Co155.66
27 Brooks, Byron-E W Peck et al76.48

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27 Bragaw, Allen C-Waldorf Astoria Hotel Co	25
27 Bragaw, Allen C-Waldorf Astoria Hotel Co 269.90 28 Baudholtz, Frank A & Harry S-American Newspaper Publishers Assn 133.72 28 Bernstein, Philip-E Pollock.costs, 110.87 138.72 28 Berman, Saml-B Wener 220.86 28 Burns, Jas E-First National Bank of the Town of Union 43.03 28 Baylarian, Jivan-L Schlesinger 220.50 28 Bunner, Albt D-O'Brien Bros 259.37	2
28 Bernstein, Philip—E Pollockcosts, 110.87 28 Berman, Saml—B Wener	2
Town of Union	21 21 21 22 23 23
28 Bunner, Albt D—O'Brien Bros	333
28 Bauer, Chas T—H Koehler & Co95.95 28 Becker, Max F—J Schwartz279.60	3
28 Brayman, Max—Empire Slippins & Ford- warding Co	3339
28 Browne, Maggie—Roosevelt Hospital	00 00 00 00
29 Bonner, Robt—Duffy Carney Co115.52 29 Bergman, Henry—S Frey et al152.41	3 2
29 Blick, Saml—R E Taylor Co. .226.25 29 Brown, Emma B—M Murtha 1.89.00 29 Burgess. Earl—Courier Co of Buffalo .225.36	2222
30 Brehm, Eugene A—H Sachs80.00 30 Brown, Isaac—National Fireproof Sash &	2
Town of Union	2 2
30 the same—the same	3
30 Bell, T Hope et al—Hudson Mantel & Mirror Co	2 2
30 Bonamusa, Carmen—G H Rosenblatt230.06 30 Biren, Wm—N Y Telephone Co34.83	2
30 Buckner, Wm P et al—Richmond Cedar Works	2
30 Burrows, Norman R et al—the same.119.48 30 Brady, Jno—J M Careycosts, 142.53	2 2 2 2 2 2
30 Barrett, Thos admr—M A Sheridan367.60 24 Chase, Saml C—A N Cohen	2 2
24 Conen, Louis—P Lewin	2
27 Crosby, Reba L et al—F V Burton et al.	22222
2,158.51 27 Clarke, Fredk H-J Dutton et al.costs, 125.85 27 Cohn, Israel M-City of N Y	2 2
27 Coffin, Fredk—M J Dutche	2
27 Crotis, Efraim—J Schenkel	5151515151
27 Connolli, Chip et al—I Hahn	
28 Cohen, Abraham et al—Ocean Accident & Guarantee Corp	515165
28 Covert, Henry M—Schenenger Carver Co. 115.41 28 Collins, Wm H—International Printing Press-	500
men & Assistants Union of North America	2
28 Claussen, Max—F C Mussgiller	5. 21212121
29 Callan, Peter—M O'Beirne 898.10 29 Cohen, Louis—L Hershfeld 75.62	2
29 Childs, Glessner B et al—H A Cramer 4,250.03 29 Crosby, Reba L—G Schneider	2
	2222
Bosse	2
29 Celentano, Humbert—E J Schwabe Mfg Co. 156.71 30 Cahill, Gerald—E E Hinklecosts. 114.50	2 2
30 Cahill, Gerald—E E Hinkle et al.costs, 114.50 30 Clarke, Jas R—B Oshin	2
30 Caltabellota, Antonio et al—M Ackerman	2
30 Carter, Harry D—J Osler	9
30 Cozine, Chauncey G-T E Tuttle416.04 30 Coombs, Jas B-W E Lindstedt Jr1,817.74	51.52
30 Cammerer, Adelaide L—B Maycosts, 110.62 30 Crosby, Lorenzo G et al—Richmond Cedar Works	. 20
30 Cardwell, Thos—J S Sills et al37.97 30 Carpenter, Francis O & Benj F—Nassau	64.6
Bank of N Y	616
24 D'Angelo, Tony or Antonio et al—G B Ray- mond & Co	616
24 Dereo, Michele & Anglalina—S Krauter, 4/6.54 24 D'Angelo, Tony or Antonio et al—G B Ray- mond & Co	
of property and costs	9.
28*Deichman, Jno et al—M Rochmes535.95 28 Dodgem, Albt C—D Davis, Jr403.50 28 D'Atrio, Mariano—D McGoniglecosts. 12.41	
28*Deichman, Jno et al—M Rochmes 535.95 28 Dodgem, Albt C—D Davis, Jr 403.50 28 D'Attrio, Mariano—D McGoniglecosts, 12.41 28 D'Attrio, Mariano—D McGoniglecosts, 12.41 28 De Martino, Ralph et al—N Y & N J Produce Co	
duce Co	
210.18	4

29 29	De Socio, Pasquale—J S Goldman et al. 48.84 Donogh, Jane M—G W Curtis et al
29 29 29 30 30 30 30	De Socio, Pasquale—J S Goldman et al. 48.84 Donogh, Jane M—G W Curtis et al
$\begin{array}{c} 30 \\ 30 \\ 30 \\ 30 \\ 30 \\ 30 \\ 24 \end{array}$	De Pina, Geo S—Geo A Fisher Co
28 28 28	Epstein, Louis—Sheldon School
29 29	Efficient, Sam—M Tyler
30	Eisenberg, Jos—Henckern & Willenbrock Co
24	Fowler, Bernard J—Ludwig Baumann & Co
24 24 24 27 27 27 27	Euwer, Laura—J Josephson et al. 87.18 Prdtmann, Paul W—New York Printing & Pub Co
27 27 27 27 27 27 28	the same—the same 124.18 the same—the same 124.18 the same—the same 124.18 the same—the same 124.18 Frazier, Moses L—S Eckstein et al. 9.75.59 Freyer, Mayer H—D Starinsky 90.05 Fullam, Katherine M et al—W N O'Donnell
28 28 29 29 29	Fisher, Sara—I Oleet
29 29 30 30 30	Firestone, Chas et al—L D Powell Co 89.17 Francisco, Harry L—J F Canade 1,024.81 Falick, Leopold—M Hundler 44.65 Friedman, Morris—Boston Fire Ins Co 26.01 Fox, Constance M or Maud or Mrs Jno Jr—
30 24 24 24 24 24 24 27	Fisher, Sara—I Oleet
27 27 27 27 27 27 27 27	Guilfoy, Saml—N Fells
27	Gonoud, Matthew K J et al—Jas M Shaw & Co
27 28 28 28 28	Gallasch, Carl & Martha—E Rosenblutb
28	trie Co
29 29 29 29 29 29 29 29	Gumpel, David L—H M Susswein et al. 233 41 Goldenberg, Wm et al—M Rubincosts, 17.15 Glick, Philip et al—D Jones
30 30 30 30 30	Gossett, Henrietta—P Voss et al. 75 30 Greene, Jennie—H J Erickson. 68 41 Goldberg, Jos—J Berkowitz 23 65
20 20 €0	rales in the City of N Y

30 30 24 24 27	the same—the same
27 27 27 27 27 27 27 27 27	the same—the same
27 27 27 27 27 28 28	the same—the same 1,057.18 Hanzen, Theodore et al—the same 3,535.43 the same—the same 1,057.18 Hatfield, Fenwick W et al—A Boehm et al possession of property and costs 27.65 Hochberg, Nathan—M Blum 36.49 Henshaw, Jno—J C Bogert Co 425.57
28 28 28	Hunt, Jno J—Geo L Storm & Co
28 28 28 28	Helpern, Benjamin E.—Funk & Wagnalls.61.25 Holley, Wm V.—J M Bruce
28 28 28	Howes, Orson G et al—S J Rode et al. 134.91 Heckle, Jno H—H Scheid et al
29 29 29 29	Hillen, Louis—Bernheim Distilling Co. 190.25 Hall, Jos H—M F McDonald costs, 13.46 Harlan, Isidore—J Berelowitz 72.45 Heene, Engelhardt & Augusta S—I Spiegel et al 71.46 Hausmann, Abraham—R Rosenfeld 66.71 Hundt, Chas—M G Darmstadt et al 234.41 Hahl, Lizzie—F Steffins 218.00 Herrera, Santiago et al.—Commercial Ad-
29 30 30 30 30	Hausmann, Abraham—R Rosenfeld
30 24 28 28 29 29	Hahl, Lizzie—F Steffins
29 29 30	Jaworower, Alfred B—Title Guarantee & Trust Co
30 30 30 30	Jucobson, Jacob—L Stossel
$\frac{24}{27}$ $\frac{27}{27}$	Keppler, Chas A—J F Godillot105.96 Karpoff, Henry et al—A Kuflik et al111.91
27288999999999	Klaug, Salin-Royal Eddor Co. 02.38 Koppleman, Nathan et al—I Lefkowitz.357.64 Kallet, Isadore—J Satlow
29 29 29 29	Knight, Alfred B et al—H A Cramer. 4,250,03 *Komros, Anatozos et al—D Pappatina et al. 121,91 Knapp, Jane W—Hawk & Wetherbee. 279,77 Kramer, Chas et al—R E Taylor Co. 287,21 Kayser, Harry—Demmerle & Co
30 24 24 27 27	Works
27 27 27 27 27 27 27 28	Lazelle. Harry—E Faurie 247.31 Levv. Saml—H Schwed et al. 241.66 Lautz. Carl C—Outing Pub Co. 86.52
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28*Levy, Alvin et al—the same
28 Larkin, Moses V—E Ryan
29 Law, Edna L admrx—A H Joine et al
30*Levenson, Morris et al—Tenement House Dept
30 Loewenstein, Max—W F Easleycosts, 136.75 30 Logan, Wm H et al—Richmond Cedar Works 30 Langley, Edw G et al—the same
27 Mead, J M—City of N Y. 47.28 27 Morris, Joe—A Kuflik et al .35.61 27 Myers, Simon—Markowitz Waist Co. 159.11 27 Myers, Simon—Markowitz Waist Co. 159.11 27 Meryash, Rebecca—Columbia Bank. 2,108.44 27 Morse, Jas W—J Crowell .248.16 27 Miranda, Felix—B Frank et al .225.41 27*Miller, Emil et al—L Gold .113.52
27 Mead, J M—City of N Y. 47.28 27 Morris, Joe—A Kuflik et al. 35.61 27 Myers, Simon—Markowitz Waist Co. 159.11 27 Meryash, Rebecca—Columbia Bank. 2,108.44 27 Morse, Jas W—J Crowell 248.16 27 Miranda, Felix—B Frank et al. 225.41 27*Miller, Emil et al—L Gold. 113.52 28 Miller, Jno W—L M Jones et al. costs, 142.67 28 Merybohn, Mary & Dietrich—F H Hecht 327.61 28 Mernaugh, Annie F—K V McEvoy. 120.00 28 Mernaugh, Annie T—K J McKee. 170.25 28 Meltzer, David et al—Franmor Realty Co. 127.42 28 Moritz, Isaac—State Bank. 3,230.55 28 Mastellono, Armido et al—N Y & N J Produce Co. 69.28
28 Martin, Jno T-S M Harris et al 73 16
28 McIver, Francis M—R R Vernon. 47.71 29 Maas, Gertrude—E Hartwig 404.41 29 Morris, Louis H—E Levi. 241.61 29 Magill, Walter F—J N Loeser 101.91 29 Moss, Jas—M H Rogers 47.28 29 Miller, Theodore S—H Hirschberg 2.529.36 29 Mack, Mary V extrx—T Hagen 179.41 20 Morry, Coa 2.524.54
30 Mohr, Simon—B E Hausdorf. 799.23 30 Mooney, Michael E—W J Gerety. 107.79 30 Metz, Benj et al—S J Freeman Co 30.41 30 McCaffrey, Nellie—T D Day Jr 112.67 30 McCalland, Wm C—Interborough Rapid Transit Co costs, 107.88 27 Nichols, Alexander—Oriental Metal Bed Co.
28 Natanson, Max W—C A Siebold
30 Meisenger, Grace S—Wannegau Realty Co. 30 Moisenger, Grace S—Wannegau Realty Co. 59,41 30 Mohr, Simon—B E Hausdorf. 799,23 30 Mooney, Michael E—W J Gerety. 107,79 30 Metz, Benj et al—S J Freeman Co. 30,41 30 McCaffrey, Nellie—T D Day Jr. 112,67 30 McClelland, Wm C—Interborough Rapid Transit Co
28*O'Connell, Jno H et al—Strauss Pritz Co. 28 Osborn, Daniel—F W Weiss
27 Perlman, David—M Levin 69.87 27 Phillips, Jacob—Empire Import & Herring
27 Parpard, Fredk—American Exchange Cigar 138.33 28 Polumbo, Michael—Atlas Portland Cement 32 41 28 Palumbo, Michael—Atlas Portland Cement 0
28 Palumbo, Michael—Atlas Portland Cement Co.
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30 Perlian, Barnet et al—C Zimmerman, 455.62 30 Poole, Pierce N—J Josephson et al74.42

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30 Porter, Alfred et al—Richmond Cedar W 30 Park, Wm A et al—the same	119.48 119.48 .35.05 .69.93 76.41 335.93 116.50
27 Robertson, Elizabeth—H Elias 27 Ries, Herman J—H Hirsch 27 Reichman, Jos et al—J Wakelee et al. 27*Rens, Otto et al—I Hahn 27 Russell, Edw M—Osborne Co 28 Ransom, Albt W—E M Ransom5, 28 the same—C H Young et al. costs, 28 Rheinish, Frank—J Cawein 28 Rothstein, Harry et al—H Chevanney 28 Roche, Patk et al—H Koehler & Co. 29 Robinson, Douglas et al revyrs—H Felse	249.41 .74.65 .61.71 150.67 .39.26 835.18 65.60 584.07 .56.91 .78.25 nthal
29 Russo, Camillo—J Wenzel 29 Rasso, Camillo—J Mott Iron Works 29 Reigenstreich Solomon & Rose—I Gold	N Y 108.42 .51.90 183.92 330.95
29 Rosenstein, Hannah—Bowery Bank of N 29 Rittman, Fredk E—D E Walton 29 Rosen, Marcus & Mary—H Lewkowitz 30 Robinson, Douglas et al, rec'rs—H L 2 merly. 30 Roth, Chas et al—A Boskowitz 30 Rosenberg, Jacob—Forward Ass'n 30 Ratner, David—Frank Levy, Inc 30 Roughman, Saml et al—M Hendler 30 Rosenberg, Jacob—A Springer et al 30 Runge, Harry A—N Y Telephone Co 30 Russell, Henry—State Bank 1, 30 Reid, David C et al—Richmond Cedar W 30 Robinson, Jas et al—the same 30 Rubenstein, Sam—A Frenkel. 30 Richmond, Caroline E—W L Cummings	063.62 .93.52 .33.55 .32.15 .17.41 .39.15 276.80 7orks 119.48 119.48 119.48
30 Raqucci, Antonio—J Siclari et al	.20.14 Beef
Co of N Y. 27 Spedon, Saml M—M Phillipsborn Co 27 Schavrin, Isaac V—A Lewin 27 Scheriff, Michael et al—F Makos 27 Scheritlin, Lottie—I Haughney 27 Scheitlin, Lottie—I Haughney 27 Scheitlin, Lottie—I Haughney 27 Sackelos, Markos—Goldmeyer Co 27 Sims, Carolina A B—J Ewing 27 the same—L Ewing 27 Swiezy, Ludwig—A Blue 27 Sheer, Hyman et al—M Weingarten et 27 Siefen, Jno G—L Gretsch & Co 27 Stokell, Louis et al—L Gold 28 Schroeder, Harry—Hanover Novelty 28 Schroeder, Harry—Hanover Novelty 28 Schapiro, Sarab—N Schwartz et al 28 Sabatini, Guiseppe A & Antonio*—L Donmerich et al 28 Schul, Chas H—H L Calman	317.78 .95.65 132.81 095.24 100.00 419.41 .65.49 200.00 440.00 .47.68 a1.
27 Siefen, Jno G—L Gretsch & Co	113.82 113.82 Co. .17.15 535.95 .89.72 F
28 Salt, Roy R et al—People, &c. 28 Stadtmore, Abraham et al—the same. 28 Sadler, Houston M—H C Quinby. 29 Saffer, Saml—Butterick Pub Co. 29 Sookne, Jos et al—M M Keshin 29 Schenur, Max et al—the same 29 Scheinkman, Bernard—Lawyers Mort	500.00 500.00 773.09 412.31 528.54 Co. 452.39 270.89
29*Schofer, Otto et al—S Glicksctein et al 29 Silver, Isidor et al—L D Powell Co. 29 Sickels, Chas R—F R Schwartz. 29*Schulhoff, Jno et al—C R Clifford et al 29*Sevins, Lincoln et al—the same 29*Sevins, Lincoln et al—the same 29 Siegel, Morris et al—H Lewkowitz 29 Siegel, Morris et al—H Lewkowitz 29 Siwerstein, Jacob—E Fisher, et al. 29 Simms, Lucinda admrx—Interborough R Transit Co	Co. .35.68 .65.41 .89.17 151.11 .89.91 .89.91 .89.91 .81.25 .335.13 147.67 apid 114.38 287.21
30 Shapiro, Solomon et al—Tenement Hou Dept. 30 Schramm, Chas E—Cross, Austin & Ire. Lumber Co. 30 Sommerfield, Max & Mary—J Meyer 30 Sixbey, Carl—S Ford 30 Storr, Hyman—I Sirkin 30 Stein, Wm—Frank Levy, Inc 30 Striekland, Edwin S—J Srageser Stea Copper Works. 30 Schneider, Jos et al—Rochester Distil Co 30 Scherfer, Fanny & Hyman et al—M Holer.	se .59.41 land 806.26 .65.66 .46.22 .29.65 .47.09 m .77.81 ling .75.66
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27*Tuyt, Bastian et al—J Wakelee et al 27 Tenner, Murray C—G Hildebrant 27 Trossmann, Hyman—I Levinson 28 Trachtman, Solomon M* & Rose* et M Rochmes	.61.71 .84.54 .50.57 al— .535.95

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28	Tyrill, Jas A et al—Jas M Shaw & Co. 26.57 Ten Brook, Frank A—H M Hirschberg. 115.45 Thompson, Geo—Russell & Erwin Mfg Co. 144.65 Templeman, Chas B—Jno N Loeser Mfg Co. 374.41 Teichman, Edw B et al—Hudson Mantel & Mirror Co. 143.56 Tallis, Walter H—F W Lindars 100.60 Tufaro, Antonio—J & M Haffen Brewing Co. 292.72 *Tappen, Henry et al—Commercial Advertiser Assoc 60.53 Taffel, Aigmund—A Weiser 65.37 Tannahill, Chas F—I L Ernst et al. 4,966.19 Underweiser, Isidor—W L Hartman 19.65 Ullman, Sigmund—City of N Y 322.65 Ullendorf, Justus H et al—International Gas Fixture Co. 60.61 Uhlig, Paul—M W Mathews 172.60 Vitale, Jas—Hollywood Co. 83.93 Van Doren, Wm C—J Kirschenbaum 126.91 Verhees, Louis—A S Hoyd 275.41 Verity, H Sydney—L Weiher 69.41 Vigorito, Sabata—Clausen Flanagan Brewery 63.60.63 Van Blarcom, Chas W—E Hamilton 188.12
29	Thompson, Geo-Russell & Erwin Mfg Co.
30	Templeman, Chas B-Jno N Loeser Mfg Co
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30	Tallis, Walter H-F W Lindars 100.60
50	Co
30	tiser Assoc 60.53
30	Taffel, Aigmund—A Weiser65.37 Tannahill, Chas F—I L Ernst et al4,966.19
24 27	Underweiser, Isidor—W L Hartman19.65 Ullman, Sigmund—City of N Y322.65
28	Uhlendorf, Justus H et al-International Gas Fixture Co. 60 61
30	Uhlig, Paul—M W Mathews172.60
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28 28	Wilder, Jos—the same
28	Williams, Alice—the same
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28	Wilcox, Emma—the same114.45 Wilcox, Emma—the same290.49
28 28	Winkle, Simon—the same
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30 27 28 28	Yaeger, Wm-City of N Y
27 28	Zuckerman, Saml—H Blackman34.65 Ziegenthaler, Chas—Hangver Novelty Co. 10.61
28 28	Zuckerman, Saml-City of N Y290.49
29	Zissis, Apostolos et al—D Pappatina et al.
30	Zimmerman, Wolf or Zimm-M Selitzky
30	Zuckerman, Saml—H Blackman 34.65 Ziegenthaler, Chas—Hanover Novelty Co.19.81 Zuckerman, Saml—City of N Y 290.49 Zapke, Adolph W——the same 109.32 Zissis, Apostolos et al—D Pappatina et al. Zimmerman, Wolf or Zimm—M Selitzky 185.40 Zager, Mary—F Leustek 22.41 Zaconick, Mauci et al—I Green 64.40
30	
	CORPORATIONS

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4	M L Schwartz Co-W M Barrett.costs, 117.50 Interborough Rapid Transit Co-V Schem-
4	beck 2,096.98 Mountain Construction Co et al—L Marx et al
4	the same—the same
#	the same—the same 150 oo
*	reeriess Petticoat Co-M M Goldschmidt.
4	Mountain Construction Co et al-N T.
4	Strauss et al
4	National Surely Co—the came
1	the same—the same
1	Caulifac Hotel Co—B Cov 4 co= co
Tİ.	cigliano
7	Bloch Protected Hat Pin Co-Fairbanks Co
	Teredo Proof Paint Co-A Klipstein & Co.
7	Grove Construction Co et al-A Kuflishy et
	al

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27 Joseph, Inc—H A Upham & Co255.66 Atlantic Boat Club—City of N Y249.85 27 Star Co—D. O Ostepheld 25.26.20	30
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28 I Greenberg, Inc—N C Dunham et al511.59 28*U S Embroidery Mfg Co et al—M Rochmes	3
28 Boston Road Realty & Garage Co-S F Bow-	3
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29 Eric R R Co—Eagle Tailoring Co 410.78 29 Vose Piano Co of N Y—American Felt Co.	В
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29 Ebling Brewing Co—G Lahrmann.costs, 74.17 29 City of N Y—C B Knapp et alcosts, 870.93 29 Willard Automatic Press Corp—G W Ram-	Е
29 McNickle Pharmacy Inc-Uniohn Co 30.69	S
29 Ajax Construction Co—G Brown3,358.58 20 City of N Y—E S Murphy et al375.00 30 Kings Farm Realty Co—Tenement House	31
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30 Acme Hall Co Cafe—City of N Y66.15 30 Acme Cement Plaster Mills—the same	H
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30 Ambrose, Machine Co—the same37.70 30 American Banker Credit Co—the same	S 4]
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30 American Feed Inspection & Warranty Co—the same	T.
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30	American Plaiting Machine Co—the same
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30	American Smoked Fish Co—the same 47.18
30	American Smoked Fish Co—the same47.18 American Tissot Soc—the same170.84 American Title & Security Co—the same
30	American Title & Security Co-the same
30	American Varnish Works—the same. 397.74 Anderson Express Co—the same28.29
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30	Automatic Carpet Cleaning Co—the same
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30	Architects, Engineers & Builders Law Assoc
20	—the same
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30	Evangelical Lutheran Church of the Epiph-
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30	William F Rohrig Co-G C Hesselgren Pub
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30	Penn Rectifying Co—N Y Telephone Co.35.63
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30	Cedar Works
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2	29 Fort Hamilton Fireproof Sash & Door Co,	Dec. 24, 27, 28 29 and 30.
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*	29 American Salvation Army—Salvation Army of the United Statescosts, 129.10	Same—H F Lippe. 1910
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	29 People of the State of N Y-D Rothschild.	Byrnes, Stephen A—Royal Bank of N Y. 1910
	29 Erie R R Co—Eagle Tailoring Co410.78 29 Vose Piano Co of N Y—American Felt Co.	
7	29 Erie R R Co—Eagle Tailoring Co410.78	Berg, Frances—J Schaeffer. 19102.909.37
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- 5	29 James A Kelly Inc-Patterson Bros153.34	Carbery, Chas W—I Levison et al. 191059.41 Carpenter, Jno K—Mercantile Finance Co. 1910
- 2	Fratantoni & Amabile Realty Co—A Tozzini	Carpenter, 510 K—Mercantile Finance Co. 1510
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-	M Altieri et al	Cook, Herman A-N Y Telephone Co. 1902.24.49 Comisky, Chas-H Levine et al. 1902180.50
9	M Altieri et al	Comisky, Chas-H Levine et al. 1902180.50
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sary in the City of N Y. 19102,122.54
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son. 1910
Germansky Construction Co—E Burlando. 1910. 100
North River Ins Co—Arington Co 1906 758 20
Grove Construction Co—Dry Dock Sash & Door Co. 1910
Gault Realty Co—J F Wilson. 1909

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

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AMERICAN LUXFER PRISM CO. Tel. 8257 Spring 8258 507-509 West Broadway N.Y.



MECHANICS' LIENS

Dec. 24.

Dec. 24.

253—108th st, No 255 West. Abraham Oboler agt Chas E McManus & Jno Wegman. \$1,489.71

254—165th st, s s, whole front between Findlay & Teller avs, 108.11x160.3x94.7. H Herrmann Trim Co agt Solomon M Schatzkin & F T Construction Co. 6,125.00

255—117th st, Nos 519 & 521 East. Beckey Stein agt Rena Sulzberger & Chas S Lippner . 93.50

Dec. 27.

256—Van Nest av, No 533. Loyis Regola agt
Mary Gasparrini 160.00
257—165th st, s s, whole front bet Findlay &
Teller avs, 185.2x108.11x160.3x94.7. Church
E Gates & Co agt F T Construction Co, Solomon M Schatzkin & Frank & Jacob I Frankel
1,028.12

Dec. 28.

same
271—Same property. Michele Sonzillo agt
same
37.25
272—37th st. Nos 130 & 132 West. Kovalsky
Bros agt Church of the Holy Innocents Roman Catholic, Philip Levy & Henry M Weil.
225.00
273—103d st. No 159 East. David Kratenstein
et al agt Saml Cohen & Louis Rosen. 427.00
274—135th st. No 2 West. Geo Rogers agt
Doris Osserman 18.00
275—Brook av, n e cor 170th st. 50x100.
Brooklyn Fireproof Sash & Door Co, Inc, agt
Brook Avenue Construction Co. 165.00
276—165th st, s. s. whole front bet Findlay &
Teller avs. 185.2x108.11x160.3x94.7. Same
agt F T Construction Co. 500.00
277—Washington av, No 2268. Cerussi Marble
Works agt Paldow Construction Co. 125.00
278—Manhattan st. Nos 39 & 41. Isidore Field
agt First United Presbyterian Church. 11.50
279—Same property. Leon Gelbson agt same
21.95
280—Same property. Rubin Sragow agt same Dec. 29.

Dec. 30.

BUILDING LOAN CONTRACTS.

Dec. 24.

No Building Loan Contracts filed this day.

Dec. 28.

Dec. 29.

SATISFIED MECHANICS' LIENS.

Dec. 24.

agt Mary A Fitzgerald et al. (Nov 17, 1910)

Same property. Thonet Bros agt same. (Oct 28, 1910)

Same property. D H McLaury Marble Works agt same. (Nov 12, 1910)

Same property. D H McLaury Marble Works agt same. (Nov 12, 1910)

Sth av. n e cor 135th st. Nathan Gordon act Jno Coben et al. (May 23, 1910)...42.80

143d st. No 578 West. Hurwitz & Finkelstein act Superior Corp et al. (Dec 20, 1910).95.00

236th st. Dignev av. s w cor. Michael Crowley agt J W Kaysser et al. (Dec 15, 1910)

236th st. s. w cor. Hobart st. Henry G Silleck 210.00
236th st. s w cor Hobart st. Henry G Silleck
Jr agt Wm F Kaysser et al. (Dec 15, 1910)
3,684.12
Pitman av, s w cor Digney av. Kearney Bros
agt Wm F Kaysser et al. (Dec 15, 1910)
1,500.00

5th av, No 564. Jno J Wallace agt Arpinel Pavshanjian et al. (Nov 19, 1910)...1,274.90 Same property. Same agt same. (Nov 29, 1910)....1,274.90 240e av, e s, 100 s 173d st. Tony Spinarelie agt Aaron Miller et al. (Nov 19, 1910).375.00

Dec. 29.

Dec. 30.

ATTACHMENTS.

Dec. 23.

No Attachments filed this day.

Dec. 24.

Hatch, M Raymond; Arthur Terry; \$3,500; J M Coleman.

Campbell, Walter G; W Gill Wylie; \$8,800; G C Holton.

Dec. 27.

T C Reavis Co; David Okmansky; \$249.25; H C Gomprecht.

Dec. 28.

Pusey & Jones Co; Ralph G Ludwig; \$1,531.12; Katz & Sommerich.

Sternberg, Ulrike, Otto Sternberg, Felix Frank-furter, Alfred Haberland & Çarl Liebert; American Litho Co.; \$6,558.74; Lehmaier & Pellet.

Dec. 29.

No Attachments filed this day.

CHATTEL MORTGAGES.

Dec. 22, 23, 24, 27 and 28. AFFECTING REAL ESTATE.

AFFECTING REAL ESTATE.

Brook Ave Const Co. 427 E 170th. Harlem Gas Fixt Co: Gas Fixt. \$260 Longfellow Realty Corp. 1255 Longfellow av. L H Mace & Co. Refrigerators, &c. 171 Longfellow Realty Corp. 990-94 Freeman. L H Mace & Co. Refrigerator, &c. 292 Oliva, Vincenzo or Peron Oliva. s w cor Av St John & S Boulevard. Lincoln Mantel Co. Mantels. 912 Walpole, Mary. Whittier st nr Garrison av. Colonial Mantel & Refrigerator Co. Mantels. 288 Walpole, Mary. w s Whittier st 100 ft n Garrison av. Colonial Mantel & Refrigerator Co. Refrigerators & Fix. 176 Walmaur Realty Co. 5 Beekman st. Elite Gas & Electric Fix Co. Gas Fix, &c. 350

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