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# A REAL ESTATE MAN'S IMPRESSIONS OF BERLIN. 

The German Capital Has No Skyscrapers, but It Beats New York in Big Transactions -A $\$ 17,000,000$ Deal-Brokers Are Well Organized-The Increment Tax.

By ELISHA SNIFFIN, Secretary of the Board of Brokers.

I
SUBMIT a few of my impressions of earing on real estate, and I trust some them may be of interest.
Upon entering the office of Adolf Rosenbaum, president of the Verein Berliner Grundstucks und Hypotheken Makler (Society of Berlin Real Estate and Mortgage own Real Estate Board of Brokers, my attention was caught by a framed motto burned in wood which read: "Nur die Ruhe kann es machen," the meaning of which I found of much value during my stay in this wonderful city. The visitor city, free from confusion in any part of its vast business districts, with streets, splendidly paved and clean as a pin, that brightened by flower beds and garden a huge garden in full bloom.
arge stores, all seeming to do a prosperous business, rarely do you find a vacant one and, when you do, it is for good reasons such as a new building being erected next There is a building and remodeling activity all over the city and even in the suburbs that reminds you or New York They have beaten und originality and block is here the rarest of things. Ber lin streets are laid out in beautifully curved lines, starting or ending in squares or public places, all containing fountains or monuments; and flower-beds are every where. If flower-beds are not placed in the center of the streets they are on the edge of the sidewalk; if not there, they The effect is varied in the different streets, the effect is varied in the diferent streets, but all owners have a community of inin their particular section.

## UNTER DEN LINDEN

Probably the best known street is Unter den Linden, famous for its stately trees. On this street are some of the best known hotels, museums, the Russian and French Embassies, etc. It commences at the Royal Castle, the Berlin residence of the Emperor, and runs to the Brandenburge Thor, where commences the Tiergarten the largest and finest public park in Ber lin, at the other end of which is one of th finest suburbs-Charlottenburg.

Some of the most beautiful town resi The drives and bridle paths in this park The drives and bridle paths in this park when in residence the Emperor is seen al most daily riding a superb horse or driv ing, usually from eight to ten in the morning.
The principal street for high-class shopping is Leipziger Strasse. It commences at the Potsdamer Platz, where are the magnificent buildings of A . Wertheim and other well-known firms. The street con inues to the Spittel Markt.
In the city proper, among the finest resi dential streets is that known as the Kur furstendam. It is the prolongation of the Tiergarten Strasse and runs through Charlottenburg up to the Grunewald colony. Both sides of this beautiful stree are lined with high-class modern apo marks to 10,000 marks for eight to fifteen marks to 10,000 maks servants' rooms, kitchen, storerooms, et

Another item of interest, perhaps, is Ber lin gay life at night. It is brilliant and oddly interesting. But one is apt to th city's most palatial amusement house next door to its most prominent banking institutions-right in the banking center. Among such is the Palais de Danse, a very fine building about one year old, which cost with its site about $7,000,000$ marks. This and other popular places turn night into day from 11 p . m . to $4 \mathrm{a} . \mathrm{m}$. . $r$ om hive of industry.

I may cite the suburb of Schoeneberg as an apartment house quarter corre sponding to our Washington Heights see tion. Schoeneberg was founded by one of Berlin's most prominent real estate operators, George Haberland, who formed a syndicate and bought the site, which about ten years ago was farm land. took him several years to get control o lay out model streets on curved lines lay out model streets ono wed lines pleted large plots were sold off to builder and building companies for improvement his company retaining absolute control over both the landscape designs and the architectural treatment of the buildings to be constructed. His company offered


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number of prizes for architectural designs, the first award being 8,000 marks, the second 6,000 marks, and so on. There are at present some five hundred houses int the ity of Schoeneberg, and the architects seen so many beautiful desions before in apartment buildings

## APARTMENT HOUSE RENTS

Apartment houses are either four or five tories in height, according to the section of the city and the value of the land. They ontain from two to three families on a loor in eight to nine room apartments. erfiners do not coumt the rooms in an apartment as we do; only inhabitable ooms, excluding storerooms, servants rooms, kitchen and bathrooms are meant apartment. Suites bring from. 2,000 to ,800 marks rent a year and would bring easily in New York 5,000 to 8,000 marks The rooms are enormous, many of them being 20 by 25,18 by 20 , etc. The decorations furnished by the owners are very eautiful; ordinary painted woodwork you do not find, everything being done in the ery finest white enamel. Even the floors are enamel paint, except in some of the principal rooms, which have inlaid hardwood floors.
All the rooms have plenty of light and air, the rear court-yards showing again the owners community of interest, as the court-yards of probably' half a dozen may be treated as one sarden. fences separating the properties are alwork. A her marks the division of ownerwhip In a great many instances the owner has placed prettily designed white enamel benches, one for each of the different ten-
ants in his house. Every apartment has balcony on both the front and the rear, and these are also filled with flowers and growing plants; so you can imagine how beautiful the premises are

SCHOENEBERG AND ITS FOUNDER.
Schoeneberg is now six years old, and has been a huge success for its promoters Indeed, when vacancies occur there, apartments are snapped up from a waitis is own sas and electric light faxtures ith hin. ing connections in the wall You may have your washstand as simple or elaboas youke but you must pay all the plumbing bills for connection. The ease is for one to three years, and you must give the owner three months' notice of your intention on its termination; he, in turn, must serve you with three months' notice should he wish to raise There are now many sections like schoeneberg. The city does not help new developments of this sort in any way, but after they are finished their streets and gardens, etc., are taken over and cared for by the city. For the most part, the houses are owned by realty companies or from the suburbs to the business district is about $21 / 2$ cents on cars in which there is plenty of room to sit down.
It was through the courtesy and expert guidance of that wonderful man, George Haberland, that I thoroughly inspected Schoeneberg and other parts or Berlin He is presiden (Berlin Bealty Con seser his management has paid 100 per under in dividends anmually for a 100 per f years $H e$ is also a Royal Commercial Councillor and while the busiest of men, he gave the better part of a day to me As a rule, apartment houses over here are not manazed by real estate firms, but by the owner himself, with the assistance of a janitor and his wife, who are in a class by themselves. The houses have more privacy than ours, and sleepy hall boys, elevator men and the like are not met with here. You ring for an entrance and are at once shown to the elevator by the janitor or his wife, who are politeness personified. The car stops at your door by an electric device, returning in the same manner-no noise, everything of the utmost simplicity.
A part of Schoeneberg is sometimes re ferred to as "the District of Columbia," on account of the many Americans residing there. Its center is the Bayrische Platz, the delight of the Berliner and the vrottoes, white benches, oreen lawns and grottoes, white benches, green lawns and flower borders. From this center radiate buildings vie in originality of design. One of the streets is in the architecture of old Nuremberg. It might have been taken from the stage decorations of Wagner's "Meistersinger." The street picture is an exact copy of historic prototypes. Schoeneberg, together with other suburbs on similar lines, is making the newer Berlin a city of exceptional beauty.
bIG REAL ESTATE DEALS
I have great respect for the magnitude of our realty operations in New York, bu when it comes to buying undeveloped when it comd Imagine a seventeen-million-dollar deal in vacant ats in New York! Recently a part of the Tempelhof Parade Ground the colossal exercise ground of the Kaiser's own regiments, was bought by a syndi leadership of the Deutsche Bank and the Berlin Realty Company. The property was bought from the government for 72,

000,000 marks, and consists of about on and one-half million square metres. It is intended to improve and lay out the tract somewhat after the manner of the Bavarian Quarter. The company has the right to pay the government in twenty annual payments, wit
a unique proposition.
In another of the outlying suburban districts, is a development called the Grunewad comes of the wealthy the like devoted to homes of thint of magnificence I do not know in our country. This tract was bought from the government, and consists of some 300 acres, on which valued at 200,000 marks to $1,000,000$ marks and over. The architecture is very running through the property, with every conceivable kind of pleasure craft. The tract lies just beyond Charlottenburg
The underground trains are models of cleanliness. In fact, they don't stand for dirt in Berlin. Another thing in which they are ahead of us is: every corner has an artistically designed signpost, showing the name of the street and of the crossstreet in large blue enamel letters on a
white background. Directly under the white background. Directly under the numbers of every street name are the numbers of every
building on that block in consecutive order: 15-26, or vice versa, 26-15. On most of the corner buildings the name and street numbers are also to be found, thus showing at a glance the particular house you are looking for. In this respect, New York City could copy Berlin with much profit.
In laying out the city, the children are not forgotten, for playgrounds are everygood. There are numerous places of amusement of a nice order, where a man and his family can spend the evening and take refreshment; and in any restau rant in any part of the city, even its remotest suburbs, you can get a most delicious meal at positively one-fourth price in New York City.

## BROKERS' ORGANIZATIONS

The Society of Berlin Real Estate and Mortgage Brokers, which I have already mentioned, was organized about twenty seven years ago. It has 150 members, active and associate. The initiation fee is 20 marks, and the annual dues are 20 marks. They meet once a month in a conference hall, which is engaged for th purpose. The president is Adolf Rosen baum, one of the leading real estate brok ers in Berlin. The association is comstanding as brokers. The membership standing as brokers. The membership which loan on bond and mortgage, realty which ioan on bond operators, etc. Every large German city has a similar organi zation, and these are grouped together into a national association, called the Verband Deutscher Grundstücks und Hy-pothekenmakler-Verein, with offices at Frankfort-on-Main. The president is K Stern-Simon, of Frankfort-on-Main, and the vice-president, Adolf Rosenbaum, of The alrance fas a conven many. The last one was held in Munich in July of this year. It has been in existence five years, and was formed to further the interests of the common membership in particular and the real estate
brokers in general. It keeps in close touch with all public matters.
The real estate broker in Germany has had a pretty hard time for years in getprofessions, but the fine work of this and the allied associations is now recognized. They have regulated commissions, and They have regulated commissions, and when a difference of opinion arises and
recourse is had to the law, the court asks for an opinion from the Chamber of Comfor an opinion from the chamber of which, in turn, generally abides by the decision of the national or local associations.
About twenty local associations are members of the national association, which has about 800 individual members. Each association pays to this national associaion 6 marks per capita per annum
Here is the translation of the rules and regulations of the Berlin society, relating to brokerage transactions on February 4 ,
1907 . They are valid in the territory of 1907. They are valid in the territory of the Corporation of Merchants of Berlin
and of the Potsdam Chamber of Commerce of Berlin.

## RULES GOVERNING BROKERAGE.

The term "Lombard loan" means a first mortgage of record, used as collateral security should the holder desire money
for immediate use. The length of the first for immediate use. The length of the first mortgage is usually ten years, and the
second mortgage is five years. The rate second mortgage is five years. The rate from 4 to $41 / 2$ per cent., according to quality. That of the second mortgage is

WHEN COMMISSIONS ARE EARNED The broker's fee is payable
or the bringing about of purchase agreements on real estate, by the seller;
For the securing of exchange agreements, by both parties in proportion to the
For the procuring of mortgage capital of any kind, by the recipient of the capital;
For rentals, etc., by the owner of the property rented.

WHEN COMMISSIONS ARE DUE.
As soon as the broker has brought about a written agreement which is binding for both parties or a legally sanctioned agreement, the broker is entitled to his commission.
This commission is payable no later than the term on which the legal
sanction has been granted to the sanction h
The obligation to pay the commission remains valid if the transfer of a change of mind on the part of the seller. ${ }^{1}$

PAYING COMMISSIONS ON LOANS
The claim for commissions arises with the legalization of an agreement relating to the procuring and receiving kinds, including Lombard loans.
This commission is due on the day on which the payment, fully or in part,
in accordance with the agreement, in accordance with the agreement, takes place.
The claim for a brokerage fee is due only after the payment of the capi tal if the latter has been or is de layed for reasons for which the party supplying the capital is responsible which the broker is responsible.
The claim becomes invalid if the pay ment, for the same reasons, does not takes place at all.

## COMMISSIONS ON LEASES.

For the procuring of leases or rent agreements, the claim for the the time of the closing of the agreement.

AMOUNT OF COMMISSIONS.
The Broker's Commission is
For the procuring of agreements which have for their object the transfer of property of built or vacant real estate, 1 per cent of the purchase sum ${ }^{2}$ and for exchange agreements 1 per
cent. of the total price of both objects.
For the procuring of leasehold or rent agreements about real estate, 2 per For agreements with alternating or fluctuating lease or rent prices, 2 per cent. of the average annual rent or lease.
For procuring agreements which have for their object the securing of mort gage capital, including loans on first mortgage, $1 / 2$ per cent of the loaned sum; ${ }^{3}$ second and further mortgages, 2 per cent. of the sum estate-first mortgage, as a rule, 1 per cent of total of loan; further
loans at least 2 per cent. of total of loan.
For procuring building loans the same rules apply as for first mortgages on improved property
From the annual report for 1910 of the Society of Berlin Real Estate and Mort gage Brokers, I may quote several typica passages.

NEW TAX LEGISLATION.
During the past year we stood and we stand now under the sign of anxiety and insecurity, caused by legislation unfavor suffer greatly these latter days. Busines has been made expensive and difficult by federal and municipal closing-taxes (Umsatz-Steuern); unearned increment taxes; costs, almost impossible, for the ${ }^{1}$ About cases where the transfer of property does not take place on account of the buyer, no ${ }^{2}$ In special cases, particularly for objects in the more distant suburbs and
as high as 2 per cent. is paid.
${ }^{3}$ In special cases, particularly in more distant
suburban sections, as high as 1 per cent. is subur
paid.
per cer especially favorable conditions only
per cent. is paid.
rate of interest on mortgages through taxes on coupons, increases in water taxes etc. . . During the entire last business to prevent the impending misfortune of the unearned increment tax, and, later, in conjunction with other interested societie and municipalities, in bringing about modification of the most hurtful para graphs of this law.
Apart from new tax legislation, Berlin real estate was affected by a number of beneficial influences. "One of these was the completion and subsequent operation of the Schoeneberg extension of the under building of the Wilmerdorf, copid transit system (Schnellbahn) out to Dahlem, and systl further, the rapid progress of the and struction of the underground line north wards to the city limit as far as Pankow Especially in the west, on Schoeneber territory, as well as in Wilmerdorf, Friedenau Steglitz (the complex belonging to the Realty Co. South-West), the Hohen zollern-iDamm as far as the demesne Dahlem, as also towards the north, a lively building activity has developed owing to improvements in traffic facilities. A further impulse to the development of interest in real estate was given through the authorization of the North-South Subway, which unites Wedding place with Belle-Alliance place, and of the Schnellbahn (electric railway) Gesundbrunnen Rixdorf, which is to be constructed by the 'A. E. G." (General Electric Company of Berlin). As well north as south, realty place in consequence of these enterprises place in consequee theal that has urred here at any time took place this ear in the much discussed purchase of he Tempelhof Parade Ground from the under the leadership of the Deutsche Bank, and in co-operation with the community of Templehof, Berlin's neighbor to he south. The community of Tempelhof and the banks selected for the development of this gigantic territory the one man most suited for an enterprise of such marvelous dimensions-the president of the Berlin Realty Company, Royal Commercial Councillor George Haberland. The beautifully laid out Bavarian quarter, together with the new lines of streets in schoeneberg and in a part or charlottenberg are the inor spirit of the new garden atso the guiang spirerf, which promises to become one of the sights of Berlin.
"The total of 1910 has, however, remained behind that of 1907 by about 400 ,down mark, and the enormous ures is solely to blame for this result. The following table shows the sales of the last five vears for Berlin and the neighboring western suburbs which are post ally joined therewith

|  | 1906 | 1907 |  |  |  |  |
| :--- | :---: | :---: | :---: | :---: | :---: | :---: |
|  | 1908 | 1909 | 1910 |  |  |  |
| Million Marks. |  |  |  |  |  |  |
| Berlin ..... | 668 | 651 | 417 | 484 | 486 |  |
| Charlotten- | 137 | 137 | 96 | 116 | 100 |  |
| burg.... | 137 | 75 | 51 | 26 |  |  |
| Schoeneberg | 75 | 57 | 51 | 63 | 69 |  | Schoeneberg

$44 \quad 63 \quad 69$
Of the different sections, it was the western part which took first place in develThat monumental avenue, called the Kurfurstendam, is well built up out side streets have been gradually filled in The saleability of the most expensive houses in this section has, on the other hand, failed to keep pace with the erec tion of new buildings. Of great popular ity remain the new streets around Olivaer Platz; as, for instance, Brandenburgische and Paulsborner Strasse. Such streets in Charlottenburg territory as Kustrine Strasse, Roscherstrasse, Lehniner Platz, etc., als
public.

## HIGH PRICE REAL ESTATE.

In the heart of the city, prices continued to advance. Numerous single sales, sometimes invorion the deals for the forme Hotel de Rome, in Unter den Linden, at $41 / 2$ million marks ( $\$ 1,250,000$ ); for the corner of Charlottenstrasse and Leipsige Strasse, and for the corner of Markgrafen and Leipziger Strasse, each at three mil lion marks ( $\$ 750,000$ ); and Mauer Strass (Stumm Palace), at $21 / 2$ millions
'In Jerusalemer Strasse, in Hausvoigte Platz (cloak district), in Kronen Strasse Linden Strasse, König Strasse and Neue König Strasse, large changes of owner ship took place. More and more, the section embracing Bellevue, Koniss ize and Lenne Strasse are developing int business streets (they were formerly aris tocratic villa streets araund high prices being reached here, owing to the proxim-
ity of that traffic center of Berlin, the Potsdamer Platz. Following the American example, Berlin is beginning to build
large office buildings. We mention the large office buildings. We mention the
extensive Fugger House in Link Strasse, which forms one of the sights of Berlin which will surely meet with emulation. Link Strasse has developed considerably during the yea

In Potsdamer Strasse, from the Platz to Lutzow Strasse, one has to pay much higher prices for real estate than in previous years; neary hands. In Friedrichstrasse, on the other hand, prices have remained constant.
"We clip the following statistics from the publications of the Statistical Bureau of the City of Berlin: "The number of buildings finished from Oct. 1, 1909, to Oct. 1
1910, was 1,378; the remodeled building: were 749 , while a total of 10,433 rooms were created.'

The census of Dec. 1, 1910, showed an increase in the population of Greater Ber-
lin of about 600,000 since 1905 . Of spelin of about 600,000 since 1900 . the following parts

## Treptow

Friedenau
Steglitz
Reinckendor
Pankow
Boxhagen-Rummelsburg Rixdorf
Berlin
Foreclosures decreased by $15 \%$. In 1909 there were 1,272 foreclosures, and in 1910 only 1,088 .

According to figures furnished by the various communities, the total sales in $1,060,911,000$ marks. If we deduct auction sales, the voluntary sales amounted to marks in 1909 .

## MARKET AFFECTED BY TAXES.

The real estate market, owing to the burden of taxes and to the number of quiet. In the first half of this year, the market deteriorated, as compared with the same period of the preceding year, by about 40 per cent., and if building activity does not decline, giving the popula of apartments, improvement seems im possible. Berlin proper numbered, on against $2,052,099$ in 1910 . The rather small increase is accounted for by the
moving of the better classes to the new suburban districts and by the changing of many of the dwelling houses of the city into business buildings. Greater Ber
lin has now about $3,750,000$ inhabitants. lin has now about 3 am informed that municipal legislation imposes too much taxation upon real es lessened real estate transactions for the time, and this has been particularly evi dent in unimproved property. The land the government to impose further taxes on government to impose further taxes still further
Germany is a land of statistics, and all tical bureaus, which keep track of all that takes place bearing on real estate. No only removals and arrivals are noted, but also permits issued for building improvements and the destruction of buildings count is kept of The changes of owner ship of property by sale, foreclosure, death, etc.; traffic conditions; the num ber of visitors, foreign or domestic, and monthly by the government.

Germany has no lot unit system, such as we have. A builder buys a plot convalue is calculated by the square metre The height of buildings is regulated by the different cities composing Greater
Berlin, each one having its own laws and a building code best adapted to its particular needs. The building height may Freehold fownershin
here. There are still is most common herited holdings in some very large in adjacent to the large cities are now fast getting into the hands of realty companies and syndicates, financed by the large banking interests, which absolutely regulate the style of improvement. On acthere is no average as to width of the streets.
To beautify a section in a practical way lined with thought. The streets are flowers in full bagnate Berlin at this time of year a veritable flower garden.
Even a new street, six months old, has its
immense trees. They are grown for the purpose of ornamenting streets, and are
always to be had, one of the strictest always to be had, one of the strictest
laws in Germany being that relating to the conservation of forests.

## TRANSFER TAXES ON SALES

In the sale or purchase of a piece of property, after the same has been ex amined by a competent attorney or com-
pany, the purchaser pays a transfer tax pany, the purchaser pays a transfer tax price to the state government; two-thirds of 1 per cent. of the purchase price to the empire; to the community where the property is located, 1 per cent. of the purchase price for improved property, or 2 per cent. of the purchase price if the land is vacant; also, one-third of 1 per cent. of the purchase price for the neces sary papers and court fees
The broker's commission is paid by the seller, who also pays the tax on the unearned increment. The object of this tax is to protect long-term possession. It was
originally meant to tax the unearned (unoriginally meant to tax the unearned (undeserved profit, but since a distinction
between deserved and undeserved profits between deserved and undescred profit is next to impossible, all profit is now
taxed. The principal payment to the taxed. The principal payment to the
community is the Grundwert Steuer (assessment tax), which amounts to between $\$ 2.00$ and $\$ 3.00$ per thousand dollars. In Berlin, at present, it is $\$ 2.40$ per thousand dollars. Churches, charitable institutions and crowned heads are exempt from all taxation; direct heirs are exempt from the transfer tax
All buildings in Berlin and its suburbs must be made fireproof. Insurance against fire loss is compulsory, and is written in Berlin proper by municipal companies only, the name of the company being prominently placed on every building. The fire regulations for buildings in which many people assemble or are likely to gather, such as department stores, hotels, theatres, etc., are especially strict. Broad staircases and exits in sufficient numbers are compulsory; stairs, walls, and ceilings must be made of unburnable material; large buildings must be built in such manner that the fire department has ac cess to all parts. That department, by the way, is one of the most efficient in the wh tha Dieling houses with a greater trance large enough for the fire engines trance large eno
to enter quickly.
to enter quickly.
factories or buildinge ally strict as to any kind of manufacturing going on Boys and girls under the age of 14 are prohibited from working in such establishments. The work day is 11 hours, with two hours off; half an hour for breakfast at 8.30 one hour for lunch at 1 o'clock, half an hour for coffee at 4 o'clock, the working day being from ${ }_{\text {a. }} \mathrm{m}$. to ${ }^{6}$ p. m ., closing on Saturday there are regulations printed in large type, telling what to do in case of ifre all exits being plainly marked; the key o each door is hung in a glass case along side the door, which opens outward. The air space and working space for each occupant on the floor are strictly regulated and the buildings are frequently inspected by the police department. In other
words, every possible precaution is taken words, every possible precaution is taken Germany, and the fines are very heavy Germany, and the fines are very
where any neglect has been shown.

## BERLIN'S SUBWAYS

The first Berlin subway and elevated system was finished in 1904, just before New York's first subway. The first subway was constructed in London, the sec the fourth in New York. The Berlin sys tem operates a three-car train under a four-minute headway during the day, and a six-car train from 7 to 8 in the morning and 7 to 8 in the evening. The cars are much lighter than ours, and have second and third-class compartments, the fare running from $21 / 2$ to $71 / 2$ cents, according
to distance. There is a smoking comto distance. There is a smoking compartment on each train, and one guard only to a train. The stations are models
of cleanliness, and are situated in the middle of the streets, without the slight middle of the streets, without the sightin about five years Berlin will be one network of subways
Berlin and Greater Berlin are distin guished as follows: Greater Berlin inties, which enclose it completely Among these are boroughs with the ramk of cities, such as Charlottenburg, Schoeneberg, Wilmersdorf, Rixdorf and Lichtenberg'; all the others have the rank of townships.
I might add there seems to be hardly any congestion in Berlin, because the business and shopping district covers a very large area, and partly because of
the untiring vigilance of the police and the untiring vigilance of the police and the well-nigh perfect traffic regulations.
Berlin, Aug. 17 .

RECENT TAX LEGISLATION

## New York City Taxation Experts at a

 National Conference.The fifth annual conference on State and local taxation was held in Richmond, Va, cess, both in the interest shown and the widespread character of the representa tion.
ini and presided as permanent chairman, issued by him, thirty-five States were represented by delegates appointed by vere Stateand local officials, and among them were the members of sixteen State tax boards, coming from points as dis-
tant as Maine and other New England tant as Maine and other New England States, on the one hand, and Washing-
ton and Oregon on the other. Nine uniton and Oregon on the other. Nine universities were represented by professors
of economics.
economics.
Official delegates from New York were Hon. John D. Kernan, of Utica; President Lawson Purdy and Mr. E. L' Heydecker, Mayor Rosslyn M. Cox, of Middletown, and Professor E. R. A. Seligman, of Coniversity
Governor Dix was prevented from atthe Legislature, but sent an address on "State Comity in Taxation," reciting what New York had done toward State comity through its inheritance tax legislation of this year, eliminating double taxation on non-residents, and asking other States to follow this example in conformity with the model law endorsed by the last national conference and upon Which the New York law was modeled. Edward L. Heydecker, of the Tax Department of this city, read an address
upon the recent tax legislation in New upon the recent tax legislation in New
York. Much interest was shown by the York. Much interest was shown by the cured this year especially in regard to cured this year especially in regard to
the improvement in assessment methods, and, learning that this legislation was largely the result of the Utica Tax Conference of local officials and others, held this year, and of which Mr. Heydecker was secretary, the delegates from several States announced their intention of calling similar conferences.
The secretary of the association, Mr. A mary of the tax legislation of the year throughout the country. Many important changes have been made in various States, among the more notable being the enactment in Iowa of a uniform rate throughof 50 c on the hundred dollars, and a simiaw in Minnesota with the hundred dollars, the latter State already having a mortgage recording tax law modelled on that of New York. Calforma took a radical step in taxation by which taxes all public services corporaWhich taxes all public services corpora-
tions on their gross earnings, for the bentions on their gross earnings, for the bentheir operating property from other State and local taxation.
A number of reports were presented to been conducting investigations during the year. The Committee on Real Estate Assessment submitted suggestions for systematic assessment based largely upon the methods used in the Tax Department of in sorne other large cities
The Committee on Practical Substitutes for the Personal Property Tax endorsed the New York mortgage recording tax and the new secured debt law, and also the classification at a low rate of intangible property in Pennsylvania, Connecticut and some other States, calling attention also to the fact that the enactment of recent years in most of the states of inheritance tax legislation and the increase in taxes other special taxes, were reaching personal property in a more satisfactory way sonal property in a more satisfactory way ral property tax.
One session was devoted to a discussion of corporation taxation with special refersubstituting a tambination of oross and net earnnig taxes for the ad valorem sysfem. Another session was devoted enstry to an informal discussion of administrative problems, which gave opportuence by taxing officials from all parts of the country. These conferences afford a valuable opportunity for the exchange of the s on practical questions as well as for their cussion of theories of taxation, and number of changes by the fact that a during the past year are the direct result of the recommendations of former con

## NEW IDEAS BEING TRIED OUT IN THE BRONX

## President Miller Has Reorganized the Borough Administration on Original Lines-A Notable and Interesting Piece of Work.

A
A SHORT time ago the Record and A Guide had the curiosity to inquire mation in the Bronx. The bureau had been in existence somewhat more than year. It represented a new administrawhere, traditionally, local improvements where, traditionally, been carried out seemingly on the had been carried out principle that the taxpayer was to be discouraged from prying into borough matters until his bills for assessment work found that the Bureau of Information foud proved to be a notably useful institution and published a descriptive article relating to it on Sept
A week later announcement was made by Borough President Miller of the formation of a Bureau of Complaints, founded on the same novel theory as that on been organized-the theory, namely, that the Government is the servant of the public and that the citizen is entitled to prompt attention, whether looking far
information or demanding the abatement information or dem
of public nuisances
of public nuisances.
Here were two new offices, the outcome of a signally interesting attitude of mind on the part or an common enough in public, an attitude common enough in holders. Had this attitude brought about holders. Had this results? Good intentions might account for so obviously needed a might account form as the establishment of central offices for taking care of requests for information and of complaints about nuisances, but good intentions, unless backed by creative ability and administrative ex perience will not insure the efficient mar ough President, an office which comes more frequently and more directly in contact with the interests of the citizen than does even that of Mayor. New York has not had much luck with its Borough Presidents. Three of them have been dismissed for incompetence and most of the others have ended their term of ofnce without increase of reputation. Yet seemed worth while to look into the bor C. Miller of the Bronx. bar, is the sort of man who is frequently asked to lead desperate political hopes. Ho himself. He rot the chance of reor ganizing a great public office which ever since its institution under the Greater New York Charter had been mismanaged in such a way as to be a source of endless annoyance and heavy expense to resiMaurice E. Connolly, who has just had a similar chance thrown his way in Queens by the ousting of Lawrence
Gesser, will find in the Bronx a model Gesser, will find in the Bronx a model
borough administration from which to copy
President Miller has completely reorganized the administration of his borough. He has created new bureaus, abol-
ished needless offices, removed the overlapping of functions that prevailed among the bureaus which he found in existence,
introduced modern office methods, standardized the various classes of public work, procured the enactment of valuable legislation and instructed the public concerning its duties and privileges in relation my and efficiency the government of the Bronx has been put on a par with that of
a successful private corporation.
ADMINISTRATIVE ORGANIZATION Upon taking office on January 1, 1910 ,
Mr. Miller found a decided lack of cohesion among the various departments, bureaus and divisions forming the administrative organization. In several cases
there were forces of employes whose head there were forces of employes whose head was responsible to no one in particular,
and, in other cases, employes whose and, in other cases, employes whose
duties placed them directly under one duties placed them directly under one
head but whose actions were controlled by another, the controlling head having by another, the controlling head having quired of his employes. Again, subordiquired of his employes. Again, subardiform duties in that bureau by the head the knowledge or concurrence of the head of the bureau to which such subordinates presumably reported. Hence, after some weeks of careful study a new scheme of A diagram was made of the new organi-
zation, and copies of this diagram were furnished to each department, bureau and division, with directions to be governea by it into ffect scheril 1910 and has since been consistently followed with most satisfactory results
ENGINEERING FORCES
During the study of the administrative reorganization, the organizations of the separate departments and bureaus were carefully considered, particularly the bureaus representing the engineering forces. Investigation revealed the fact that there was not only lack of harmony between
the bureaus making up the engineering the bureaus making up the engineering forces, but lack of uniformity in the methods of preparing plans, contions, and in handling the works specifications, and in handing the works
under construction. Even in the same bureau the designs and specifications for similar structures varied widely. It became evident, therefore, that in the incame evident, therefore, that in the innot only desirable but imperative that the various units making up the bureaus, and the bureaus themselves, should be unified and placed under a responsible engineering head. With this end in view, a chief engineer was appointed with the title of reporting through the Commissioner Public Works to the President of the Bo ough, and having jurisdiction over all engineering matters, including the preparation of all plans, contracts and speci
fications, assessment lists, and works un fications, assessm

A BUREAU OF DESIGN CREATED
The organization of the engineering force then proceeded by the establishment force then proceeded by the establi
of a Bureau of Design, made
draughting forces of the Bureau of High ways and the Bureau of Sewers and several engineers from each of these bu reaus who were especially qualified to do designing work. The function of the Bu designs, Design is the prepard specifica tions, and assessment lists, also the o taining of information for and prepara tion of record maps of all the numerous subsurface structures in the borough, such as sewers, water and gas mains, duct lines, conduits, etc.

## UNIFORM CONTRACTS.

After the organization of the Bureau of Design, steps were immediately taken to form the old and somewhat antiquated forms of contracts and specifications then in use, and to standardize and put in concrete form the more common details construction, with the result that very early this year the new form of contract and specification for highway construction was published. On April 15, 1911, a booklet entitled "Standard Details of Construction" was completed and put in operation shortly thereafter. Forms of contracts and specifications for sewers and the various classes of pavements have ready been published and others are now going through the press. The new specification for highway construction covers every item which might enter into such construction. The endeavor has been to for a type of construction in accordance with the best modern engineering practice.

## STANDARDIZING CONSTRUCTION

One object has been to standardize the more common details of structures and appurtenances entering into highway construction, paving and sewer impraveare shown on special or und thereby effecting great economy, not only in the preparation of contract drawings by the avoidance of constant repetition of ordinary details, but in the actual construc-
tion, as contractors and manufacturers tion, as contractors and manufacturers forms and templates of the various parts required in standard structures. The chances of error in reproducing details for each contract are also reduced to a minimum, and the draughtsman's efficiency is materially increased, because he is required to concentrate his attention only on the special features of the wake these standards clear and easily legible, and it is intended that copies shall be placed in the hands of contractors, man-
ufacturers, engineers and inspectors, so that all concerned in the construction of and improvements may have in concise most frequently required.

SUESURFACE RECORDS.
The Division of Subsurface Structures was organized as a subdivision of the Bureau of Design for the purpose of collecting and showing on a map, data of all structures below the surface of the
streets. The office of the Borough Presistreets. The office of the Borough Presi-
dent has accurate data of all the sewers dent has accurate data of all the sewers
in the borough, with the exception of a in the borough, with the exception of a
very few built during the early days of the Park Department, when that department had charge of all construction work. The Water Department has some data nowing the location of a great deal of it is inaccurate. beyond the fact that there are at all mains in certain streets. The records of the location of gas mains and other subsurface structures are even worse. It is only during recent years that any records have been kept at all. There are a variety of structures below the surface of the streets of which no one has any knowledge. Such structures are frequently uncovered in excavations for water and gas mains.
This division also locates and shows on maps street railway tracks, sewer and water gates, manhole heads, duct manholes, gas drips and any other surface The entire subsurface structures.
tions corresponding to the sections sections corresponding to the sections of the final maps. These sections are then subare drawn on a scale of twenty, which the inch and on which are shown the subsurface structures. The sewers are plotted from the records of the Sewer Bureau, which have been accurately kept. Water mains, gas mains, electrical subways and other structures are plotted from data obtained from the departments or companies owning them. Where exact information is not obtainable the structures are assumed to run in straight lines between manholes or other surface indications. Wherever their location is not accurately known, they are shown in pencil, so that the map may be corrected whenever a more accurate location is obtained. The surface indications of these strucNew subsurface structures are surveys making a survey when they are laid by struetu a sure fore they are laid. Old following all openings which are made in the streets, and by making a survey of all pipes or other structures which may be uncovered. This is done by obtaining daily a list of all permits issued by the Permit Bureau, and by obtaining from gas and other companies a list of the places where streets will be opened. Employes from the division visit all such places and locate all subsurface structures which may be uncovered. By this method, every pipe and other structure will in time be located in a sufficient
number of places to show its location number of places to show its location The location accurately on a map. The location of all these structures on a map is for the purpose of planning the systematic location of future structures tures consists of a tures cons a mains, electrical subways and other structures in all streets This can be done only by in all streets. This can be done only by tures.

The importance of accurate and complete subsurface records to the contractor about to build subways or sewers, or lay water or gas mains, or make house connections with the sewer, gas or water mains, or lay conduits for electric wires, is very great, as he can know beforehand what he will find in the street beneath the surface, and therefore can bid a lower price for the work.

## COST DATA.

A system of cost data is kept in the Maintenance Bureau of both sewers and highways, and also of automobile main
tenance. The Bureau of Highways, for convenience, divides the borough into sections corresponding to the number of gentions corresponding to the number of gensubdivided to correspond to the number of foremen in each section.
Orders are issued by the Maintenance Engineer on blanks prepared for the pur-
pose, which are delivered by the general
foremen to the foremen in the different sections, directing the classes of work to be performed, such as maintaining macafilling wo which consists of cleaning out and repairing and restoring macadam, which consists of breaking up the old macadam and adding new broken stone where necessary and restoring the pavement to practically the same condition as a new pavement; cleaning macadam, repairing dirt roads, and certain other classes of work, all selected for convenience in keeping account of the cost of the work performed.
All of the orders for the different classes of work are numbered. The foreman is then required to return on a blank, also prepared for the purpose, the time of his orce employed on each different class of work. On this is also returned the material demoved and the disposition mait The blanks are returned daily to of it. The blanks are returned daily to charge of working out the cost of doing the work.
The data are tabulated in such a way that they show the cost per yard for do-
ods of doing it, so as to reduce the cost Appropriations for these bureaus ar based on the data of cost thus ascer tained. Not many years ago, it was the practice of the Board of Estimate to appropriate funds for the maintenance of number of men employed and the number of men employed and the a liberal addition to cover the cost of new streets and sewers contemplated during the current year. Under this method it was impossible to know what return the city got for the money expended. Under the present method, the cost of maintaining macadam per square yard and of cleaning sewers per linear foot is known, and appropriations are made according to the number of square yards of streets, the linear feet of sewers, or the number of receiving basins to be
maintained.

AUTOMOBILE MAINTENANCE.
In the last few years the growth of the Bronx has been phenomenal. The devel perative, and, in consequence the field of public improvements has grown to
record (a) the time of his departure and number or each consecutive trip; (b) the number of miles traveled; (c) the nature assigned. When party to whom he was must record them on this eard with the disposition he has made of them In case of tire trouble of any sort, must record the nature of the trouble, the extent of the damage, the focation in respect to the wheels and the mileage. If a replacement is required, he must record the make, type, and number of the shoe or tube with which the repair was made, as well as the one removed. In case of any engine or mechanical trouble not provided for in the draughting of the card, he must record the same intelligently, as if it were specifically provided for.
From the daily reports of the chauffeurs, the records of the stock room and the payrolls, a most accurate and complete compiled into a monthly report by the Compined into a monthly report by the Engineer of Maintenance. This report treats the subject analytically, and by of one car with those of another, it is possible to detect the smallest fractional irregularity. This record serves the following purposes:

1. The City is able to select the machine which is most suitably adapted to the service.
2. The detection of excessive consumption of gasoline and oil.
3. The selection of the tire giving the most mileage at the lowest cost.
4. The detection of reckless driving, with its consequent increased cost.
5. It provides accurate data to offer on tire adjustments.
. Its presence has inspired a sort of competition among the chauffeurs to see who can obtain the greatest mileage at the least expense

## STREET PAVEMENTS.

One of the difficulties that confronted the new administration was the question of a suitable type of pavement for streets that had been regulated and graded, but where a comparatively inexpensive pavement was necessary as the value of abutting property was not sufficient to bear an assessment for the laying of an expensive type of pavement, such as ash-
phalt block, sheet asphalt, wood block, phalt block, sheet asphalt, wood block,
granite block, etc., on a concrete foundagranit
tion.

## tion.

Streets of this character had been paved with water-bound macadam out of city funds. This method of procedure, howthe Board of Estimate, and on October 7, 1908, the Corporation Counsel had rendered an opinion stating that regulated dered an opinion stating that regulated and graded streets should only be paved there were many such streets unpaved throughout the borough the following bill, known as the Miller Bill, amending the Greater New York Charter, was submitted to the Legislature and became a law on June 20, 1910: divided into street pavements shall be 'A' or permanent classes, namely: Class ' B ' or preliminary pavements, and Class, shall include all pavements of sheet ashphalt, asphalt block, wood block, granite block, or other materials that shall, from time to time, be designated for this class by the Board of Estimate and Apportionment. Class 'B' shall include all pavements on bituminous macadam and such used in Class 'A, pavements that shall from time to time be designated for this class by the Board of Estimate for this portionment No street, or portion there of, that shall have been paved with class 'A, that shall have been paved with Class A pavement shall be repaved at the expense of the a majority of the owners of the property on the line of the proposed improvement shall petition for such repaving at their expense by assessment. "Whenever a street paved with Class 'B' pavement shall be repaved, the repaving shall be done with Class ' $A$ ' pavement, unless owners of property on the
line of the proposed improvement petition the local board having jurisdiction for a second Class ' $B$ ' pavement, to be laid at
the expense, by assessment, of the adthe expense, by assessment, of the ad-
joining property-owners, and in such joining property-owners, and in such event second Class ' $B$ ' pavement shall be Board of Board of Estimate and Apportionment ment shall Whenever a class A pave, pavement that has been laid a Class ' $B$ ' pavement that has been laid at the ex pense of the property-owners by assess-
ment, there shall be deducted from the cost of such improvement the cost of the Class ' $B$ ' pavement, and the difference shall be paid by assessment upon the adjoining property, and the amount equa to the cost of said Class ' $B$ ' pavement shall be borne and paid by the city. But in no case shall the cost of a second or additional Class ' $B$ ' pavement be so de-
ing the different classes of work. They also show, for instance, the cost of any material delivered on the work, the cost of maintaining a steam roller or any other method, which may be used. By this classes of work in the different sections in charge of a foreman can be compared. If the cost is greater in one section than in another, the cause for this can immediately be investigated. If it is due to incompetency or any other cause, it can
soon be ascertained and corrected. The soon be ascertained and corrected. The cost of doing the work in the different
sections is finally combined, so that the sections is finally combined, so that the
average cost per unit for doing the difaverage cost per unit for doing the dif-
ferent classes of work can be ascertained.
In the Bureau of Sewers, a similar system of recording cost data is kept. The ferent and requires different methods, large part of the maintenance in the Bureau of Sewers consists in cleaning receiving basins and sewers. Occasionally there is some repair work, but this is small in comparison with the cleaning of sewers and basins.
The purpose of keeping cost data is to ascertain if work is done economically
such an extent that the personal supervision and inspection of the various works by the department heads is a most com plex problem. The horse-drawn vehicle longer be expected to cover the long distances required, to say nothing of the time consumed. The automobile seemed to be the only solution, and upon the advent of the Miller administration, the inventory of the garage showed that the former administration had begun to realize the need of quick transportation, its equipment being composed of three machines. As the work increased, the old machines proved inadequate and gradually the equipment was increased until now there are eight cars in all.
However, it is one thing to buy an automobile and another thing to maintain and operate it profitably. In order to make and efficient a simple and inexpensive system of cost data was instituted, whereby all the units that go to make up the entire cost may be readily analyzed, all extravagances detected and eliminated. Under this system, the operator or chauffeur is furnished with a daily trip report blank. Upon this card he is required to
ducted from the amount to be assessed for the laying of a permanent or Class 'A' pavement. "The class of the original pavement of
any street shall in all cases be determined by the local board having jurisdic tion and the Board of Estimate and Apportionment.
Extensive investigations were made With a view to determining upon a suit"Ble type of pavement to be used as clas by a pavervice test the kind of pavement by a service test the kind of pavement best adapted for this purpose an experi-
mental roadway was built, consisting of eighteen sections of bituminous pave ments, differing as to methods of con struction and character of binder used.
Another innovation in the borough is asphalt road oil and tar road oil and sand. This method of treatment not only is more economical than water sprinkling, but prolongs the life of the
ment and makes the road dustless.

## LOCAL BOARDS

In the development and progress of any section the Local Boards constitute interested in procuring a local improvement submit their wishes to the Local Boards in the shape of petitions. The petition, according to Section 432 of the Greater New York Charter, is advertised in the "City Record" ten days previous be held.
During the former administration the public hearings were held during office hours in the afternoon of the given day For obvious reasons the smaller property during the day could not make it possi ble, without loss to himself, to attend an advocate or oppose the initiation of con templated improvements. Such oppor tunity was therefore helding companies larger owners and holding companieen influenced by these more fortunate parties to the detriment of the smaller owne who in the course of time had to pay his CHANGE IN LOCAL BOARD SESSIONS Aiming towards the furtherance of the interests of all the taxpayers and owners, the time of holding the Local, Board hear ings was changed from 2 o'clock in the thernoon to oclock in ine even chance to be heard. The strong attend ance at the sessions bears out the expec tation that the innovation would be ap preciated.

In order to give owners sufficient time to prepare for such hearings relative to the matters coming up for action, a cal endar is prepared mation the fullest publicity possible a copy of the calendar is mailed to each of the fifty odd taxpayers' organizations, and newspapers of the borough, as wel as to individuals who signify a desire to receive it. There is, therefore, no valid reason for any one to be in ignorance of what is going on in public improvement matters in the borough.
Prior to the Miller administration it had been deemed sufficient on the part of the borough administration to advertise the title of the proposed improvement in the "City Record," and to notify the first signer of a petition by card that his petitain date, asking him at the same time to "please notify others interested.
tioned improvements, the talen of petithe total estimated cost of each proposed the total estimated cost of each proposed
improvement, the assessed value of the real estate within the probable area of assessment, and the approximate cost per assessment, and the approximate cost per
linear foot, by which the cost per city lot of 25 feet frontage may readily be ascertained.
This information has proved valuable in many ways. The property owner who is to be assessed for his share of a phy sical improvement, such as regulating and grading, the construction of sewers, etc.,
knowing beforehand the approximate amount of his assessment and the time it will probably be levied. He can there fore easily determine whether he is in a
position to favor the improvement or not. position to favor the improvement or not.
In the event of the sale of a piece of In the event of the sale of a piece its confirmation, such knowledge benefit the prospective buyer, as the expense of
a search by a title company to ascertain the amount is avoided

HANDLING CORRESPONDENCE.
The problem of how to keep himself informed of the many and varied activities of the borough government was solved by
Mr. Miller in a characteristic Orders were issued that all correspond,
ence and reports should go through central filing and mailing department at tached to the Borough President's office From this department incoming communications are distributed to the proper bureaus, etc., after they have been stamped with the number under which they are filing and mailing department In this department is a card index sy In this department is a card index syscommunications addressed to the borough administration. Taking into account the diversity of the official business of the different bureaus, such as petitions for all kinds of public improvements, contracts for their execution, their maintenance permits for public service works, fran chises, requests for information and com plaints of each and every kind, it is seen that only the most perfect of modern systems of keeping and filing records was adapted to insure satisfactory results. On the receipt of a communication, an abstract of its contents is made on the "Alphabetical Card," a second one on the "Subject Card" and a third one on the street Card," should it have reference to any matter affecting a street or public place. These three entries, bearing the by means of which any communication on any given subject may be instantly locat

## Automobile Service Maintenance Record



\section*{| OLL (oma) |
| :--- |
| CREASE |}

waste tire replacement


DESCRIPTION OF TRIPS
ed. An entry on a fourth card, the "Reference Card," shows to what department or bureau and under what da
It is then acknowledged by
It is then acknowledged by a post card, bearing its file number, which assures the sender that the contents will receive attention. The original communication
bears a stamp notice of the time it has bears a stamp notice of the time it has whom it is to be referred. On its receipt t a bstract is made for the records of this bureau and it is then held for such immediate report as is possible to make. As oon as this report has been drawn up it is attached to the original communication and returned with the same either to the Borough President's office or to the Commissioner of Public Works for his approval or disposition. The communicaith having been answered, the answer he original communication to the filing and mailing office, where after a letter press copy of the answer has been taken, the latter is mailed to its proper destination. The original communication, with its attached carbon copy of the answer, s placed on file with other previous communications bearing the same file number complete and chronologically arranged history of a given subject matter.

## EDUCATING PROPERTY OWNERS.

Finally, reference must be made to a ong series of open letters and communiations addressed, by President Miller propals conveying information on public idatters. In these communications he has, natters. In these communications he has, cede the land in streets to the city, so as cede the land in streets to the city, so as this end he has, besides a letter of instructions, prepared proper deeds of ces-
sion, affidavits of title, and releases of mortgages, which he has had approved by the Corporation counsel and has had printed for distribution among property owners. They may be had at Borough Hall, where the engineers will insert the proper description of the property to be ceded.
Other subjects dealt with are the establishment of a public market, subways, excess condemnation, the Hoey Vacation ministrative matters of local interest.

## TAX BOOKS OPENED.

## Little Change in Real Estate Valuations-

 First Operation of a New Law.The tax books for the year 1912 were opened on Monday by President Lawson Purdy of the Commissioners of Taxation and Assesssments. Because of the fact that there were large and general inopened in January and also because the new law did not give an entire year in which to figure the natural increases there has been little change in that class Heressments
Heretofore the tax books were opened in January and closed in May. The change present Legislature whi passed by the the payment of taxes in semi-annual instalments, beginning next October
Taxes for 1911 are now due and payable as in the past, but a penalty of 7 per cent will be added on all taxes unpaid on Nov. 1.
the in assessments on real es tan, $\$ 86,472.075$. Brooklyn, $\$ 27,672,003$; Queens, $\$ 13,990$, 836. In Richmond there was a decreas of $\$ 30,625$. Total increase, $\$ 147,651,999$ mostly on new buildings. The total as sessment on real estate in the five bor822,064 in 1911
Applications for corrections of real estate assessments may be made until Nov 16 at the offices of the
in the different boroughs.

## Prominent Speakers for Y. M. C. A

Few things have attracted so much in terest from brokers of all classes as the announcement of the Y. M. C. A. that the an opportunity to hear and talk with the an opportunity to hear and talk with the tate. The interest is widespread and es tate. The interest is widespread and apestate forum and a common ground which the large interests connected with real estate can meet and discuss matters The acceptances have been most flatter ing.
Among those who have already promised to speak are such men as E. B. Boynton, president of the American Real Estate Co., an authority on property in the Bronx, J. Van Vechten Olcot, one of the Tarbell and, a pioneer in land development the best speaker and the most widely posted man in the auction field; Walte Lindner of the Title Guarantee and Trus ing., who is a pastmaster in the art of draw ing contracts and deeds, and Robert E class to that orokers will speak on "What a Broker Would Have To Do To Sell Me a Piece of Property;" Bela D. Eisler, an attorney who has become prominent for his ability to of "High and will speak on the subject How to Get High Taxes Reduced;"' C. I Van Fossen, of the Westchester Chamber of Commerce, will have much to say about that section, and Chas. G. Kolff wil tell exactly what Staten Island means in the development of New York.

## The Somers Valuation at Yonkers.

The Somers unit system of realty valua tion is to be taken up for consideration by the Chamber of Commerce and the tem is one which would revolutionize the whole assessment system. It is in vogue in various cities, including Cleveland and has lately been introduced in Phila delphia W A Somers, the inventor of the system, is at present making his headquarters in New York. A few years ago he was engaged in a special work for the New York City Department of Taxes and Assessments.

Trucking Company Takes Long Lease. The Mason, Seaman Transportation Company has taken a lease for thirtyto 620 West 57 th street from Charles Appleby. The plot which measures 100 x 144.11 , was formerly occupied by the cut stone yard of Cosgrove Bros. The lease is from May 1, 1912, and the lessee w improve the plot with a large

## Big Freight Terminal for Harlem.

The Pennsylvania Railroad Company has leased the large holdings of the Courtlandt Palmer estate on 125th street, east frontage is about 800 feet and the entire plot comprises about 100 lots. The lease is for a term of forty-two years and the $\$$ aggregate rental is said to be about freight terminal at this joint.

## Moving Pictures for Mendelssohn Hall.

 The Kinemacolor Company of America Fendelssohn Hall, on 40 th street, between Sixth avenue and Broadway. The building is now being altered and will be opened on October 14 as a theatre for colored motion pictures of a high class. The president of the leasing company is Charles H. Ford, and the corporation is capitalized at $\$ 6,000,000$. The lease isfor a term of five years and was negofor a term of five years and was nego-
tiated by Frederick Fox \& Co.

## PRIVATE REALTY SALES.

## South of 59th Street.

LUDLOW ST.-Samuel Zipris sold for Abrauilding, on loi $25.1 \times 87.6$. The property abuts 1 Canal st in which Mr. Kobre condu addi tion to the banking quarters PRINCE ST.-Charles H. Darrow, Jr., sold the
6-sty tenement at 199 and 201 Prince st on
plot 50x100x irregular, between Macdougal and plot $50 \times 100 \mathrm{x}$
Sullivan sts.
14 TH ST.-John Peters resold for the Select Realty Co. 231 East 14th st, a 4 -sty business
building, on lot $26 \times 103.3$. 18TH ST.-The St. John's Park Realty C
James H. Cruikshank and William D. Ki patrick) sold to the New York Pennsylvania 9 to 23 West 18th st and 22 to 28 West 19 th st, an 11-sty freproor mercantile The buyer gave in part 89x184x irregular. The buyer gave in part
payment 280 lots on $33 \mathrm{~d}, 34$ th, 35 th, 36 th, 37 th
and 38th sts, between Avs $P$ and Q, Flatbush, and 38 th sts, between Avs $P$ and $Q$, Flatbush,
Brooklyn. The seller recently took the buildng from the estate of Charles F. Hoffman in exchange for their two buildings on the block Barrow sts. The exchange of the two prop-
erties involves $\$ 1,300,000$. The brokers in this erties involves $\$ 1,300,000$. The brokers in this
transaction are John B. Hibbard, and William transaction
WEST 27 TH ST,-The William M. Hogencamp estate sold through Alexander Wilson the two 3 -sty dwellings at 339 and 341 West 27 th st, on
plot $42.6 \times 98.9$. The property is leased until May, 1912.
46TH ST.-John T. Brook bought from Fannie Hoertel through the H. M. Weill Co., 219 and 221 West 46th st, a 4 -sty building on plot $51.3 x$.
100.5 , diagonally opposite the Folies Bergere. The property, which was held at about $\$ 150,000$, alley.
53 D ST.-Henry Kettlehodt sold through Tu-
tino \& Cerny the 3 -sty brick store property, on lot $20 \times 100$, at the northeast corner of 53 d st and Park av.
BROADWAY.-The estate of George L. Ronalds, after an ownership extending over a period of ninety-three years, souglas Robinson, Charles S. Brown Co. to Walstein S. Reade, a client of the
Charles F. Noyes Co. The property is a 5 -sty building, covering a plot $26 \times 120$, situated about 80 ft . south of Grand st. The site is assessed by the city on a valuation of $\$ 1800,000$. Peter 7TH AV.-Furey \& Co. sold for Mrs. Mary 5 sty building on lot $16 \times 100$. Mr. Hogeman recently sold to the Germania Life Insurance
Co. 105 East 17 th st. He will remodel the 7 th ay property and move his business there the 7 th

## North of 59th Street.

SoTH ST.-Lawrence L. Gillespie, vice-presithe Brinckerhoff estate 19 East 8oth st, a 4 -sty dwelling, on lot $25 x 102.2$, located 95 ft . west
of Madison av. Mr. Gillespie will replace the present house with a modern residence for his wn occupancy
95 TH ST.-The Fischel Realty Co. resold 307
East 95 th st, five 6-sty new law flat to 319 East 95th st, five 6-sty new law flat was acquired by the sellers last April in an exchange with Meyer Jarmulowsky for the
block front, $200 \times 125$, on the easi side of 7 th block front, $200 \times 125$, on the e
111 TH ST.-S. B. Goodale \& Perry sold for S.
Pakus 249 and 251 West 111th st, two 6 -sty elevator apartment houses, on plot $72 \times 100$. The buyer is William V. Eberhardt. The property was sold for about $\$ 150,000$.

117 TH
Flora C. DT.-Goodman \& Goodman sold for
\& to Morris Wolf, 303 West 117 th st, a 3-sty triple flat with stores, on lot $25 x$ 120TH ST.-Morris Cukor, as attorney for Morris Markowitz, bought the 3 -sty
135 West 120th st, on lot 20x100.11
123 D ST.-Braisted, Goodman \& Hershfield for two 5 -sty single flats, on plot $35 \times 100$.
135 TH ST.-J. C. Hough \& Co. sold for the D. L. Bloch Co. to Nels Gross the 5 -sty apart-
ment house, at 612 West 135 th st on plot 38.11 x 100.

147 TH ST. - John J. Healy, the restaurateur bought from E. Edwin Rothschild the 4-sty dwelling, on lot $25 \times 100$, at 618 West 147th st 171ST ST.-William Lee sold 567 West 171st st, a 3-sty dwelling, on lot $25 x 95$, adjoining CONVENT AV.-George E. Baldwin sold for Edgar Ellinger, The Saranac, a new 6 -sty apartment house, on plot 108.11x86.11x irregular, at the southwest corner of convent av and 151 st st
The property is reported to have been held at
175,000 . 170,000.
MADISON AV.-A. L. Mordecai \& Son and southeast corner of Madison av and 83 d st, a plot with a frontage of 109.4 ft . on the avenue
and 85 ft . in the street, for improvement with an 11 -sty apartment house; also, to Adolf and 82 d st, adjoining, a plot 95 ft , in the ave nue and 55 ft . in the street, for a similar improvement. The sellers acquired the property
last June from Frederick A. Schermerhorn and Ellen S. Auchmuty.
ST. NICHOLAS AV.-J., Romaine Brown and 100 , on the east side of St. Nicholas ay 400 x ft . south of 145 th st.
3D AV.-The Farmers' Loan and Trust Co 3 d av, a $\overline{5}$-sty tenement, Coddington estate, 1814 5TH AV.-Henry D. Winans \& May sold 1082 th av, a 6-sty American basement residence between 89th and 90 th sts, the size of the lot
being $22.11 \times 102.2$. The buyer is understood to be Jay Gould. It is one of the three houses built by Edgar \& Sons about 1901. Nos. 1082 and 1083 were sold in 1902 to Archer Hunting-
ton who still owns and occupies No. 1083. In ton who still owns and occupies No. 1083. In
1905 No. 1081 was sold by the above firm to Mrs. Elizabeth W. Van Ingen, and is still occupied by her. In 1908, 1082 5th av the house in the present deal, was sold by the same firm that time.

## Bronx.

EASTCHESTER RD.-Hugo Wabst sold for a client the plot on the north side of Eastchester
rd near White Plains av, to a builder for immediate improvement.
160 TH ST.-Joseph Kammerer, sold 821 East 160th st, a 3 -sty dwelling, on lot $19.3 \times 77$, be-

162D ST.-Kurz \& Uren sold for a client, 433 East 162 d st, a seven room dwelling and stable, -
CAULDWELL AV.-J. Clarence Davies sold or John J. Hickey the two 3 -family dwellings, Cauldwell av and 158 the st.
EAGLE AV.-Louis Starr \& Co. sold the old av, between 161st and 163d sts, io several Greek societies, to be used as a school and asylum. About six weeks ago the trustees of the institution disposed of the property to plot $175 \times 125$ and will be altered to suit the requirements of the new owners. Anton Dimon and Demetrius J. Viasto represented the buyers.
MARION AV.-Sharott \& Thom sold for the ham rd, a new 6 -sty apartment house, on plot
$50 \times 109$.
WEST FARMS ROAD. - John A. Warch sold or W. Wilcox, 1815 West Farms rd, a one family dwelling, on plot $31 \times 100$.
WHITE PLAINS RD.-J. Clarence Davies has sold for S. Lent the plot $50 \times 163$, on the west
side of White Plains rd, 130 feet south of watamer avi

WHITLOCK AV.-Mrs. C. A. Anderson sold $25 \times 140$. THIRD AV.-The Brown Realty Company has non, a plot, $75 \times 209$, on the east side of 3 d av about 200 feet south of 170 th st.
3D AV.-Alexander Selkin sold for a client 139 ft . north of 174 th st, to Wolf Burland, who

## Recent Buyers

JULIUS TISHMAN is the buyer of the dwelling at 150 West 95 th st, the sale of wh
MORRIS MARKOWITZ is the buyer of the welling at 67 West 119th st, the sale of which
ALICE KETELTAS is the buyer of the dwellng at 9 East 79th st, the sale of which by
Cornelia F . Woolworth through John N. Golding was reported recently.
J. E. O'BRIEN is the buyer of the dwelling at 529 West 162 d st, the sale of which by Mary
E . Cooper through the Duff \& Brown Co. was reported recently
THE T. M. \& J. M. FOX CO.. a dressmaking establishment, now located at 53 East 34th st, is the buyer of the residence of William R.

## Leases

McCARTHY \& FELLOWS and the Cross \& Erown Co. leased to the Oakland Motor Co. a mer Studebaker building at the northeast cor for a term of three years at an aggregate rental of about $\$ 40,000$.
WILLIAM SITTENHAM leased from the Samuel J. Tilden estate, the 4-sty dwelling at 38
West 38 th st for a term of years. The lesse West 38th st for a term of years. The lessee
will alter the building for business purposes. OGDEN \& CLARKSON leased the house at J. Nagle; also for William H. Whiting to Co. a loft in 65 and 694 th av to Adolph and Emil Pimsley
THE H. M. WEILL CO. leased the 3 d loft in POST \& REESE leased the 3 -sty stable at 172
East 73 d st for Charles East 73d st for Charles I. Hudson to Julius A MME. IRENE, corsetiere, who has a lease on the entire building at 518 . 5 th av, has leased the twelfth, thirteenth and fourteenth hoors in the adjoining buiding at the northwest corner
of 5 ih av and 43 d st, through Mark Rafalsky \& Co. The lease is for a long term of years at an aggregate rental of about $\$ 250,000$. ception of half of the seventh floor and two offices. The property is owned by Mrs. Angie
M . Booth, and is under lease to the Harwell Realty Co
AMES \&
AMES \& CO. leased to the Robert L. Stillson space in the Art Color Building, at 209 to of West 38th st, for a term of years at a tota rental of about $\$ 100,000$
HEIL \& STERN leased for the Fifth Avenu Investing \& Improvement Co., in the building at 303 and 3055 th av, northeast corner of 31 s
st, the entire 11 th and 12th floors to the Juliu st, the entire 11th and 12th floors to
Stein Co. for a long term of years.
S. OSGOOD. PELL \& CO. leased the furnished yea to Mrs. W. H. Plummer, and, with Duff Brown, the dwelling at 461 West 144 th st , for . B. Warner to Mrs. Anna Guilfoyle.
THE CROSS \& BROWN CO. leased to sher dan, furrier, the store in 60 West $23 d$ st, and 23 d st: also the 4 -sty dwelling at 238 Centra Park West to Miss I. C. Montgomery.
MARK RAFALSKY \& CO. leased the sign space on the roof of the Studebaker B'uilding at Broadway, 7 th av and 48 th st. The annua
rental is about $\$ 25,000$, but no privilege to us rental is about $\$ 25,000$, but no privilege to use
the roof for a garden or other purposes is given. THE GROSS \& GROSS CO. leased the 4 th floor of the Silversmiths Building, at 15 to 19 and the 10th floor to the Keystone Watch Cas Co., of Philadelphia, for a term of years at an aggregate rental of $\$ 225,000$.
ALBERT B. ASHFORTH leased for the Lincoln Trust Co., the store and basement in 112 for Madison Grant the first and second, als in 22 East 30th st, to the Department of Labo of the State of New York.
LOUIS KEMPNER rented for Gillies Brother the store in 208 West 96 th st to Sarah Bern-
stein; also, for the Reynolds Liquor Co., the stein ; also, for the Reynolds Liquor Co., the store in 2295 Broadway to Mundinger \& Baer
also, for Frank B. Widmayer, the store in 2312 Broadway to Charles W. Schencke
GEORGE G. MASON, nephew of the lat av The house is 4-stys high, is fully furnished and was held at $\$ 30,000$ a year. Mr. Mason, it i said, will pay a
use of the house.
THE CROSS \& BROWN CO. leased for a term Richard B. Darre O. R. Weiss Realty Co. to West 5.d. st; also, for James L. Scott \& Ed-
ward C. Griffith, ward C. Griffith, space on the second floor and in the basement of the Windsor J3uilding, 1700
Broadway to the Salom Battery Co. THE CROSS \& BROWN CO. leas
National Cash Register Co. office space in the Johnston Building at 1170 Broadway to Henry \& Schmitter, Inc.; with E. M. Lewi the tenth lof in 129 and 131 West 22d st, to Rabinowitz \& Koen; and office space in the Century Build
at 1 West 34 th st, to Dr. Alonzo M FRANK D. VIELLER leased for Capt. William Speyer \& Co., the new 6-sty fireproof office
building, in course of construction, at 26 West building, in course of construction, at 26 West
3 Sth st, to E . Boecker, dealer in musical instruments. The lease runs for a term of 21 STEPHEN H. TYING, JR., \& CO. leased for
the Central Realty Co. the store, basement, first and second lofts in the new 12-sty building at
the southeast corner of Irving pl and 16th s to Kaufmann Bros. \& Bondy, one of the largest manufacturers of pipes asd smokers' articles in the
DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased for the estate of Sarah E. Parkin the 5 -sty building at 34 West 39th st, for a
term of years, to William Sittenham, who will term of years, to William Sittenham, who wil one of the few remaining houses in ath and 6th avs, which is at presen used as a private dwelling
M. \& L. HESS leased for the Hewitt Realty
Co. the first loft in 395 to 401 th av to Sidney Blumenthal \& Co.; also for Brody, Adler \& Koch Co. the third loft in 12 West 17 th st Hydeman \& Lassner; also for the building at 24 Bond st to H. Malgood, and for A. D. Juilliard \& Co. the
third floor in 95 th av to Hyman Bauman. THE E. H. WENDELL CO. leased for the esst, a 4-sty dwelling, on lot 26x98.9, to M. H the new Public Library arli Bryant Park and
building will be altered so as to make it adap-
table for doctors, dentists and other professions. PEASE \& ELLIMAN report the following leases: 12 Lexington av, to L. H. Shearman; 122
East 73 d st, for Edgar M. Smith to Ashbel P.
Fitch; 68 East 92 d st, for Mrs. Josephine H. Fitch; 68 East 92 d st, for Mrs. Josephine H.
Bridge to Mary J. Dunham ; 332 Lexington av,
for the estate of Jane Daly to Henry W. Slocum Bridge estate of Jane Daly to Henry W. Slocum ;
15 the East 75 th st, for William W. Hall to George
15 H. Curtis, and 133 East 56 th st, for Mrs. Louise
C. McCreery to Dr. B. H. Gray. H. C. SENIOR \& CO. leased for D. Mitchell,
the 2d floor in 302 to 306 West 53 d st to the
New York Auto Body Co.; also for Amelia F. New York Auto Body Co.; also for Amelia st
Karsch the 3 dsty dwelling at 171 West 97 th st
to Anna Gibson; also for Hooper C. Barrett to Anna Gibson; also for Hooper Amelling at 153 West 64 th st to Sara J. Hart, and sub-let for
Lyndian Hobson \& Marie Harper the 3 -sty
He \& Jennie Hones.
LEONARD J. MUHLFELDER leased for the Harwell Realty Co., represented by Mark Rafal17 th st; also for August Oppenheimer, 6,000 sq.
ft . in 91 to 935 th av to S . S. \& A. Stern; also
S. ft. in 91 to 93 th av to S . S . \& A. in 175 and
for Julius Tuishman, 5,000 sq. f. in
Rren st also for the Realty Assets Co., 177 Green st; also for the Realty Assets Co.,
177 Represented by Mark Rafalsky \& Co., 5,000 sq. ft. in 5 and 7 East 16 ih st to the Hut Neckwear
Co and with the Douglas Robinson, Charles S. Co, and with the Douglas Robinson,
Brown Co. 5,000 sq. ft., in 65 Green st
THE CROSS \& BROWN CO. leased for John R.
McMurray the 11th floor in 12 and 14 West McMurray the 17 th st to Underwood \& Underwood. WORTHINGTON WHITEHOUSE leased for
Frank Farquarson the 2-sty stable at 116 west Frank Farquharson the 2-sty stable at 116 West
50 th st, for garage purposes to Douglas H. MilS. OSGOD PELL \& CO. rented for the Manhattan Centre Co., to Malson Jacquelin, a dress-
making firm, the 4th floor in 20 and 22 East making
ROYAL SCOTT GULDEN leased the store in ROYAL SCOTT GOU M. J. Piper to Anna T.
19 West 46th st for
Haviland, who will conduct a perfume and specialty shop
OGDEN \& CLARKSON leased the 4th loft in 375 th av to Montana \& Grove, a newly or-
ganized firm which will handle imported laces ganized firm whic
S. OSGOOD PELL \& CO. leased to Mlle Madelaine Cavelier Garcon, doing business une
der the name of M1le. Madelaine, the third
easterly floor in 20 and 22 East 46th st. easterly floor in 20 and 22 East 46 th st. THE DOUGLAS ROBINSON. W. E. S. Gris-
BROWN CO. leased for Mrs. W.
wold 128 East 70 th st to Louis M. Starr; for wold 128 East 70th st to Louis M. Starr; for
Mrs. Lowell Lincoln, JJ., 164 East 64th st to Mrs. Lowel Benry B. Barnes, Jr. ; for J. Henry Coleman 21 and 23 East 24th St to Edward H. Proud-
man ; for W. E. D. Stokes the stable at 150
WaWan for sth st to Cornelius Vanderbilt; for Da-
vid Keppel the basement store in 720 Park av
vid vid Keppel the basement store in 720 Park av
to Jacob Bernstein; the parlor store in 22
West 47th st to Mrs. Olive Barnewall; for West 47th st to Mrs. Olive Barnewall ; for
Mrs. Annie J. Dade 38 East 32 d st to Edward
H. Proudman; the second floor in 17 East 45th H. Proudman; the second floor in 17 East 45 th
st to Mae Marie Wilson, and for Daniel Birdsall
\& Co., 33 West 36th st to Mary L. Wilson. \& Co., the Marion Building, at the southeast corner of Lenox av and 125 th st, for the Marion Realty
Co., to David J. Lederer ; also at 151 East 126 th st for the Schlosser Manufacturing Co, to L. Brothers, to Philip Smith; also at 76 Wes 125 th st, for Joseph Keller, to William Caputl
also the following stores: 2366 Sth av, for Se-
lina L. Block and Clarice Engel, to Kalil Bushlina L. Block and Clarice Engel, to Kalil Bush
wate and Salem Haddod; 18 East 110th st, to Max Cohen; 18 East 113th st, for Emanuel
$\mathrm{J} . ~ M e y e r, ~ t o ~ H a r r y ~ G l a s s e r ; ~$
551
West 125 th
st, for the Broadway Savings Bank, to Louis J., for the Broadway Savings Bank, to Louis
Patler ; 16 East 110th st, to Louis Reuben; 1706 Park av, for Everett P. Wheeler, to Max Cohen; to Gaetano Jentile; 2366 Sth av, for
Wood, to
Selina L. Block and Clarice Engel, to Jose Gonzalez Babio and for John Shields to H. Hordes.
FREDERICK ZITTEL \& SONS leased 14 Wes 77 th st for A. T. Sanden to Seymour Bookman;
also 24 West 75 th st for W. W. Astor to W. R. Brower; also 37 West 73 d st for Clark estate
to William M. Shawer; also 8 West 71 st st for F. Hopkins to A. M. Stern; also 786 West End
F. Mall
av for A. C. \& H. M. Hall Realty Co. to K Keenan; also 127 West 75th st for estate of
Marie L. James to Charles Bauman; also 159
West 92d st for Henrietta J. Ernerman to Paul West 92 d st for Henrietta J. Ernerman to Paul
E. Moir ; also 59 West 94 th st for Clara C. Mattiage to Judith L. Brander; also 23 Wes A. Seabromer; also 108 West 79th st for Anna
McKinley to F. B. Wells ; also 263 West 93 d st for Augusta Boehm to Richard M. Hurd
also 124 West 80 th st for Arlington C. Hall to Anna MeCabe; also 225 West 70 th st for Har 68th st for the Free Synagogue to F. A. Saez to A. C. Kinney ; also 173 West 79 th st for Theodore A. Stephenson to J. K. Anderson; also
326 West 84 th st for the estate of Martha Inglee to Ernest Keneber; also 324 West 84th
st
for the estate of Martha Inglee to st for Liebling; also 264 West 107th st for
Leonard Lies.
F. \& J. Plomm to Mrs. A. E. Ely ; also in con-
iunction with Geo. R. Read \& Co. 169 West 79th st for T. A. Stephenson to Alice Dempsey ; also in conjunction with S. H. Martin, 68
West 83 d st for William M. McCord to Charles Hoerler: also 181 West 88th st to Elizabeth
Hawthorne to Eliza Rogers; also the store in
年 ning to T. A. Wynn; also the store in 3804 Broadway for Charles Hirchborn to Clover
Farms Co. and 523 West End av, furnished, for
the Werner estate to Mrs. Wells.

## Real Estate Notes,

The TITLE GUARANTEE \& TRUST CO.
 of $38 t h \mathrm{st}$, $335 \mathrm{ft}$. West of 5 th av. The mort-
gage is for five years at five per cent.

MOOYER \& MARSTON announce that they J. Wallace Page, now in charge of their down5 th av, corner of 41st st, as special representative. The firm will maintain a renting office at 26 Exchange pl for the renting
the buildings for which it is agent.
LESTER E. REILEY has opened offices for surance business at 103 Park ay
H. E. JONES \& CO. have opened offices at 51 Chambers st, where they will conduct a of mortgage loans

THE EQUITABLE ASSURANCE SOCIETY loaned to the firm of Black, Starr \& Frost southwest corner of 5 th av and 48 th st, wher a 6 -sty store and loft building is being erected. The property has a frontage of 45.5 ft . on the avenue and of 125 ft . in the street.
SUIT HAS BEEN BEGUN in the Supreme Court by Wheeler H. Peckham against John Stanbury Tooker, Maud J. Tooker, Charlotte A
Warren, James Ritchie and others for the peti tion and sale of the southwest corner of 5th av and 23 d st, a plot $28.6 \times 100$. William P. Dixon, of 32 Liberty st is the attorney for the plaintiff AT THE ANNUAL MEETING of the Harlem
Property Owners' Association Dr. Abraham Property Owners' Association Dr. Abraham Korn was unanimously re-elected president for his eighth term. The following officers were ter, first vice-president; Dr. Bernard Gorden second vice-president ; C. W. Schildwachter treasurer; Samuel L. Kahn, financial secretary and Harry B'ierhoff, recording and correspond
THE M. MO
THE M. MORGENTHAU, JR., CO. reports that it has placed a number of loans aggregating ington Heights and in The Bronx.
THE LIVERPOOL AND LONDON AND GLOBE INSURANCE CO., LTD., will exclusively occupy the 12 -sty Wolfe Building, which oc-
cupies the block front in the east side of William st, from Liberty st to Maiden lane. The Charles F. Noyes Co. recently resold the property for Selig Goldstein to the present owners. After extensive improvements have been made
the building will be renamed after the owning the buildin
J. IRVING WALSH has been appointed agent of the G. Patchin Stuart estate, which owns 141 to 149 6th av; also $1,2,3$ and 4 Milligan
pl, and 1 to 10 Patchen pl and 113 West 10 th st CARSTEIN \& LINNEKIN have been appointed agents for the White House, at the southwest corner of
THE DUFF \& BROWN CO. has been appointed agent of the summart
FRANK D. VEILLER has been appointed agent
for the new 6-sty building at 36 West 38 th st. VASA K BRACHER who recently onened office at 2010 Broadway has been appointed agent for the Camden apariment house at 206
West 95 th st. He intends to make a specialty of management work.
PEASE \& ELLIMAN have secured for the Paterno Construction Co. a loan of $\$ 250,000$
on their 12 -sty apartment on their 12 -sty apartment house known as
the "Marc Antony," at 214 Cathedral Parkway. SMITH \& PHELPS report that they have placed loans, aggregating about

MUNICIPAL FORECAST.
Hearings for the Coming Week at the Bureau of Street Openings 90-92 West Broadway. MONDAY, OCTOBER 9
WALTON AV.-Closing, from East 167th st to UNAME ST, Open
UNNAMED ST.-Opening, adjoining Riverside Drive on the east and extending from West
177 th st at Riverside Drive to West 181 st st, at Buena Vista av. $3.45 \mathrm{p} . \mathrm{m}$.
GRAND AV.-Opening, from Macombs rd to remont av. 11 a. m
WADSWORTH TERRACE.-Opening from West 188th st to Fairview av; of BROADWAY TERRACE from West 193d st to Fairview av,
of WEST 188TH ST; of WEST 190TH ST from Wadsworth av to Wadsworth Terrace; and of WEST 193D ST, from Broadway to Broadway ROSEDALE AV, COMMONWEALTH AV. ST. AWRENCE AV, opening between Westchester v and West Fas 11.45 a. m
BUENA VISTA AV.-Opening, from its junction with Haven av at or near West 171 st st ST from Fort Washington av to Buena Vista av. $2 \mathrm{p} . \mathrm{m}$.
METCALF AV-Opening from Bronx River av near Bronx River to East 177th st; and BRONX RIVER AV
PUGSLEY AV.-Opening, from McGraw av to Point rd to Pugsley av; ELLIS AV (Newbold av), from Tremont to Pugsley avs. $2.30 \mathrm{p} . \mathrm{m}$. DAVIDSON AV.-Opening from Grand av to 177 th st; of GRAND AV from Macombs rd to
Tremont av ; of 176 TH ST WEST, from Macombs rd to Jerome av; and of 177 TH ST
WEST, from Jerome to Tremont avs. $3.45 \mathrm{p} . \mathrm{m}$. WEST 178TH AND 179TH STS.-Assessments, WEST 178TH AND 179TH STS.-Assessments, VISTA AV from West 181 st st to the souther
line of West 176 th st extended. 3 p . m .

## TUESDAY, OCTOBER 10.

TY ISLAND BRIDGE.-Opening the Easterly Approach included in Parcels $A$ and $B$

HAVEMEYER AV.-Opening between Lacombe and Westchester avs. 2 p . m.
HOUGHTON AV.-Opening from Bolton a to the bulkhead line of Westchester Creek TRUMBULL AV, from White Plains rd to the
Bulkhead Line of Westchester Creek. $10.30 \mathrm{a} . \mathrm{m}$. WEST 231ST ST.-Opening from Bailey to Riverdale avs. $11 \mathrm{a} . \mathrm{m}$.

## WEDNESDAY, OCTOBER 11

SEAMAN AV.-Opening from Academy to easterly from Dyckman st, from Seaman av to Broadway. 11 a. m

MATTHEWS AV.-Assessments, from Burke av to Boston rd. 2 p . m .
WEST 207 TH ST.-Widening between 10 th av and Emerson sti. 2 p. m.
TREMONT AV.-Opening from the Eastern End of the proceeding now pending on that avenue at the
a. m.

MATTHEWS AV.-Assessments from Burke av to Boston rd. ${ }_{2} \mathrm{p} . \mathrm{m}$.

## FRIDAY, OCTOBER 13

BOSTON ROAD.-Opening between Bronx Park and White Plains rd; and BEAR SWAMP
RD, between Boston road and White Plains road. $10 \mathrm{a} . \mathrm{m}$.
TUNNEL ST.-Opening from Broadway, north
Fairview av to the subway station at 191st and St . Nicholas av. 10 a m . WEST 235TH ST.-Opening from Spuyten Duyvil Parkway to Riverdale av; 236TH ST, from Cambridge to Riverdale avs; CAMBRIDGE
AV 234 th st to 236 th st. $2.30 \mathrm{p} . \mathrm{m}$. LAFAYETTE AV.-Opening from a line distant, 150 feet northeasterly from and parallel with the northeasterly line of Edgewater rd to
Clasons Poini rd. Clasons Point ra. 1 p. m.
ST. GEORGE'S CRESCENT.-Opening between
206th st and Van Cortlandt Park. $4 \mathrm{p} . \mathrm{m}$.
SATURDAY, OCTOBER 14.
169 TH ST.-Sewer from Fort Washington to

## CONDEMNATION PROCEEDINGS.

## Assessments.

The Comptroller gives notice to all persons are confirmed, that the same are now due and payable. Unless paid on or before date menof 7 per centum per annum from the date
when such assessments become liens to the date of payment
177 TH ST.-Restoring asphalt pavement at the outhe lot corner of Audubon av area of assess-

## Commissioners Appointed.

The following named Commissioners of Estimate and have Court :
138TH ST.-Widening at its junction with 5th
av; J. Metcalf Thomas, Rastus S. Ranson and George E. Weller.

## Final Reports.

The final report of the Commissioners of Estimate and Appraisal in the following pro-
ceeding will be presented to the Supreme Court rmation, October 9.
PUBLIC PARK.-Opening on the easterly side f Boulevard Lafayette distant about $1,300 \mathrm{ft}$. north easterly of the northerly end of the

## Local Board Resolutions.

LOCAL BOARD OF WASHINGTON HEIGHTS. At the meeting held on Oct. 3, action was
taken on the following petitions: 137TH ST, ST. NICHOLAS AV, and EDGECOMB' AV.-Acquiring title to the public park sulting Engineer reports against this project and recommends that the petition be denied. If this recommendation is carried out by the
Local Board, a proceeding to remove the park Local Board a proceeding to remove the park
from the city map will be in order. Laid from the city 17 .
150TH ST, from Broadway to Riverside Drive crete foundation. Est. cost, $\$ 4,725$; assessed value, $\$ 611,500$. All sub-surface structures have
been provided. Adopted.
163 D ST, from Amsterdam av to St Nicholas av.-Paving with sheet asphalt pavement on
concrete foundation. Estimated
cost, $\$ 1,922$; assessed value $\$ 211,500$. This block is legally open, and it has been regulated and graded by the property owners. Adopted.
OVERLOOK TERRACE from a point 313 feet north of 187th st to Fort Washington av - Regulating, grading, curbing and flagging, and Estimated cost, $\$ 107,681$; assessed value, $\$ 891$, 000 . The peitition covered the entire distance from 184th st to Fort Washington av, but the lower end is being graded by the property
owners under permit from the Department of owners under permit from
Public Works.

LOCAL BOARD OF YORKVILLE No quorum appeared at the meeting called
for Oct. 3. Meeting adjourned to Oct. 17 .

LOCAL BOARD OF HARLEM. No quorum appeared at the meeting called
for Oct. 3 . Meeting adjourned to Oct. 17.

## TYPICAL PICTURES FROM THE BUDGET EXHIBIT



PROPOSED FILTRATION PLANT FOR JEROME PARK-(DEPARTMENT OF WATER SUPPLY, GAS AND ELECTRICITY)


NEW NORMAL COLLEGE - (BOARD OF EDUCATION).


NEW STEPS IN PROSPECT PARK - (DEPARTMENT OF PARKS).


GRADING A NEW PARKWAY AT BAY RIDGE -(DEPARTMENT OF PARKS).


NEW ADDITION TO P. S. 75, BRONX - (BOARD OF EDUCATION)


A DAM THAT WILL NEVER BREAK-THE NEW CROTON DAM COMPARED WITH THE FLATIRON BUILDING.

# RECORD: Guide 

## REAL ESTATE, BULDINGG. ARCCIITECCURE, HOUSEHOLD DECORATION <br> er Year in Advance Eight Dollars

## C. W. SWEET

Published Every Saturday By THE RECORD A: D GUIDE C0.

President, CLINTON W. SWEET
Vice-Pres, and Genl. Mgr., H. W. DESMOND
Treasurer, F. W. DODGE Secretary, F. T. MILI.FR

## Nos. 11 to 15 East 24th Street, New York City

(Telephone, Madison Square, 4430 to 4433 .)
$\overline{\text { "Entered at the Post Office at New, York, N. Y., as }}$
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It is not often that one comes across a well-written and professionally interest-
ing article on real estate in a foreign capiing article on real estate in a foreign capi'A Real Estate Man's Impressions of Berlin," appearing in this week's issue.

A church is to be built in Trinity Cemetery on Washington Heights and this 155th street was removed to facilitate the work of construction. Another landmark gone that no one regrets.

The American Land and Irrigation Exposition will.hold an agricultural exhibit November 3rd to 12th in Madison Square Garden. The purpose of the exposition is to give authoritative information regarddepict the progress of American agriculture.

A fireproof building of the suspension steel type of construction, the second of by John A. Bickford, architect, at the northwest corner of Arnold and Howard avenues. It will be built of re-enforced
concrete laid over gas pipes, the only concrete laid over gas pipes, the only
wood in the structure being the window frames and doors.

A bulletin just issued by the Health Department says that the number of deaths ended September 30, 1911, was 58,144, giving a death rate of 15.56 per 1,000 , as against 16.27 for the corresponding period of 1910 , during which there were
reported 58,631 deaths. The rate of 15.56 reported 58,631 deaths. The rate of 15.56 per 1,000 is the lowest for the correspond-
ing nine months period since the formaion of the greater city

A joint committee of the Chamber of Commerce, the Board of Trade and Transportation, the Merchants' Association and ubmitted a report saying that New York s one of the worst-paved cities in the world. Borough President McAneny, in an address before the Chamber of Commerce this week, placed the blame on poor
foundations, to which his administration foundations, to which his administration had fallen heir. The cost, he said, of put-
ting the pavement of Manhattan in good repair would be at least $\$ 6,500,000$.

At the meeting of the Board of Estimate on Thursday Comptroller Prendergast intimated that the budget for 1912 will probably be larger by 23 per cent. than that of the current year. For one thing it will
include an item of $\$ 4,000,000$ covering the new direct State tax. There will also be largely increased items for repaving, salaries and the debt service. Under such that the city is neglecting to make full use of other sources of income than taxaion. The Bureau of Municipal Research is authority for the statement that for nearly a year the city has derived no rev-
enue from a space under the Manhattan terminal of Brooklyn Bridge which used to bring $\$ 8,400$ a year. Recently one-third of the space was leased privately by Park Commissioner Stover for $\$ 600$. The lease had in his letter files an offer from a responsible bidder to pay $\$ 10,000$ for the whole of the space. This bidder has in-two-year term revocable on three months' notice, or $\$ 13,000$ a year in case a few feet are added. The bidder offers a $\$ 2,000$ bond to guarantee the city against any violation of rules. There is little hope of far reaching financial reform through budget exhibits, if municipal officers give
away money in chunks of $\$ 11,000$.

## Building Capital Withdrawn.

To most of our readers the news, published on another page, that the principal mortgage lending institutions in the city have decided to make no more building loans for a time will be unqualifiedly wel-
come. The decision is, of course, symcome. The decision is, of course, sym-
ptomatic of a very unsatisfactory renting ptomatic of a very unsatisfactory renting
situation, but the situation is one that situation, but the situation is one that
can be remedied by a shutdown of building activity. It has been recognized for some months that there is an oversupply of new lofts and apartments, but building has continued owing to abundance floan able capital and low prices for the gen eral run of materials
The decision to restrict building loans was hastened in some instances by the news of the substantial break in cement prices, published in the Record and Guide last week. As to the question of how long financial support shall be withheld from building enterprises, the officers of lending institutions interviewed by the Record and Guide all agreed on one point only, namely, that building must be discouraged at least until the middle of next January.
The opinion was freely expressed how The opinion was freely expressed, how-
ever, that a year of greatly diminished structural activity is desirable. The re structural activity is desirable. The re
striction on building loans applies mainly striction on building loans applies mainly
to apartment houses, loft buildings and office constructions, the production of office constructions, the production
which has been on a large scale only in Mhich has
Building in the suburbs will remain unaffected so far as financial backing is concerned. No doubt it will be greatly concerned. No doubt it will be greatly
stimulated by the downward course of cement prices, which proceeded unchecked this week. As for ordinary, or so-called permanent, loans on Manhattan real es tate, the lending institutions are anxious to make them. Indeed, application for such loans are not many enough for the an outlet for ing of building activity and the inclina tion on the part of lenders to place money on improved real estate, there should be
some increase of business in the Manhatsome increase of business in the Manhat tan brokerage market.

## The Seventh Avenue Assessment.

The matter of assessing a certain proportion of the cost of the proposed Seventh avenue extension upon benefited property raises in a very interesting way the whole question of the most economical method of financing the extension and widening of streets. Under an excellent Board of Estimate is given a much wider discretion in the matter than that which it liged to collect fifty per cent. of the cost on the (presumably) benefited property the Board is empowered to distribute the expense according to its own judgment over a local area of special benefit, over the whole of one or more boroughs, and over the whole city. Chief Engineer Lewis of the Board has proposed an area of special benefit corresponding roughly with the property which will. be made more accessible by the improvement. It includes in general all the property surrounding the new avenue for a distance of several blocks, and in addition the two sides of Se
These plans have not yet been officially approved, but in the natural course of events they or some plan very much like them will be adopted. The proposed area of special benefit has certainly been defined with good judgment, and if the plans this paper last week, are adopted, they will provide as fair a distribution of the burdens as can be expected. Nevertheless, there will probably be a great deal of protest, particularly from one source. The property owners within the special area are not likely to protest, because they have expected an assessment, and, of course, that part of the expense which is to be met by the issue of corporate stock will escape criticism. But the assessment evied on the whole of Manhattan, the Bronx (if the Bronx is included) will be the eang. It will not amount to mueh in the case of any particular piece of propgible benefit will not result in any tanthe burden will probably prove to be extremely unpopular.

## Excess Condemnation.

Real estate owners should do their best to have adopted the constitutional amendment providing for excess condemnation. The amendment has been passed by two Legislatures and will be submitted to ported by everybody who has studied the question and wishes to bestow on
the city power to effect street improvements at the lowest possible cost. The whole future of a liberal policy of the extension and widening hinges on in no other or make certain improvements required by the defects of the existing street plan and by the increase of business and traffic. Yet the amendment is far from being sure of adoption. It will provoke a certain a technical matter, which is not undera technical matter, w
stood by many voters.
stood by many voters.
not is werstand not understand a proposal submitted to negative. That is what is known as "popular conservatism." If the amendment is to be adopted effectual work must be performed on its behalf. Some of this work will undoubtedly be done by organizations like the Municipal Art Society, which has always favored the proposal. The newspapers will generally favor it. If the Mayor would advise the voters to adopt it and repeat this advice several times, a good many votes would be gained. But the real work should be done by the taxpayers and property owners' associations. It is the property owners who suffer most from the existing method of benefit assessment, and it is they who part of this expense of these proceedings part of this expense of these proceedings demnation.

The worst aspect of the existing method is the waste which it involves. It leaves property owners with mere portions of must be combined with adjacent lots. The city by condemning more property than it needs does this work of combination in advance, and reaps a benefit, which otherwise is either not reaped at all, or is very much diminished.

## Hudson Street as a Subway Route.

In the last issue of the Record and Guide, a correspondent suggested that a lower West Side subway could follow a
much better route than that of the Seventh avenue extension. He proposed the alternative plan of running a subway down Seventh avenue to 'West 11 th street, through that street to Hudson street and down Hudson street to West Broadway. There can be no doubt, as he states, that the running of trains along such a route would be immediately more convenient to a larger number of people than would a subway along the line of the Seventh avenue extension, but there are objections to the proposal, from the point of view of the future development of the transit system of Manhattan.
When the old Rapid Transit Commission laid out the route along Seventh ave nue, its idea was that eventually there would be needed two West Side subways. The first was to consist orn an extension nue. The second would consist of a way in Hudson street and Fishth a sub following some line north of 59th street to be selected in the future. In the same to be selected in the future. In the same traffic would care for a subway on the East Side along the line of Third avenue This general scheme provided for the best available development of Manhattan traf fic; and if it were adhered to, Hudson street would necessarily be reserved as the route whereby a second West side subway would reach the lower end of Manhattan. However, the present official plan throws entirely out of joint this general scheme for a gradual and proper dis tribution of increased Manhattan rapid transit.
It seems inevitable that the Lexington avenue route will have to be connected after some years with a Bowery exten

The Broadway subway will not be sufficiently eapaeious to accommodate all the traffic which will be developed by the Broadway-Seventh avenue line north of nue subway, and the present official plans look in the rection of three subways south of 14 th street on the East Side and they make indefinitely remote the time when any subway can be built on the lower West

The most comforting suggestion which the recent report of the Brooklyn Rapid Transit Company had to offer to this neglected part of Manhattan was that eventually a complete new West side route, connected with the system, could be built But inasmuch as the new system, as now planned, is calculated to be operated at a loss for ten or fifteen years, and as that system will first demand a new extension for the Lexington avenue line south of Union Square, this promise of future re-
erty owners and business men of the lower West Side in Manhattan. If that part of the city does have to
traffic and financial conditions permit the construction of a complete new West Side subway, such a subway writher and follow the line of Eighth avenue to Hudson

## Street Paving Methods

A delegation, representing the Chamber Commerce, the Merchants' Association, nd the Automobile Club of America, recently called on Mayor Gaynor and strongly recommended a complete reorganization of the methods whereby the streets of the city are paved and repaired. These gentlemen claimed that the streets dition, worse than those of any other large city in the world; and they claimed, also, that no genuine improvement was to mitted to the Borough Presidents. They proposed to place the work under
trol of the Mayor, so that a single policy could be adopted for the whole city, intead of five different policies, all of them inefficient and wasteful. Mayor
Gaynor seemed to think that the idea was Gaynor seemed to think that the idea was
worth considering; but it may be confiworth considering; but it may be conndently asserted that there is not the
motest chance of its being adopted
If such an essentially local function as that of paving and repairing the streets cannot be left to the Borough Presidents, they are obviously incompetent to perThe suggestion of the representatives of less than the abolition of the Borough Presidents as administrative officials, and the transfer of their duties to department chiefs. In the Ivins charter, this transfer of administrative work was recthing else to prevent the adoption of that charter by the Legislature. The criticism on which the proposed change is based is nly too well founded. The adminis ha been for the most part characterized ither by inefficiency or corruption.
Three Borough Presidents have already been removed from office by different Governors. Every Mayor has found his administrative responsibility hampered and vexatiously curtailed by this decenover, the defects which have attended the exercise of these functions by the Borough Presidents are inherent in the nature o the system. There is no way of fastenFour times out of five their election is due to the vicissitudes and circumstances of the general political situation. In the majority of cases, they will always conhey are retained precisely because they are irresponsible. Every proposal to do away with them meets with furious oppocal and business interests which want to benefit from the patronage and the ex penditures which are distributed from the Borough Halls. There is too little general public spirit in the city to counteract the activity of these local interests.

## The Week in Real Estate.

The real estate market in Manhattan this week was characterized by a few scattered sales of fair proportions and a The failure of the market to show any ae cided rally from the extreme dullness the past summer has proved very disappointing, and the outlook, for the immediate future, is not encouraging. The fall renting season has been fair, but the best acquired small individual buildings fo their own occupancy, and the demand for loft space has not equaled the supply. The opinion prevails among several of
the loaning institutions that the town is somewhat overbuilt and at least one of the companies, the Metropolitan Life, has noure of January. If the other institutions fol low suit, as they are likely to do, it will mean very little selling, for improvement, for some time to come.
General business conditions are far from satisfactory; the stock market has been in a state of intermittent upheaval for some time, and the political situation is of these disquieting influences, a lack o ready buyers is not to be wondered at.

Despite the weakness of the market in general there seems but little disposition on the part of the owners, either to soften their prices, or to improve their holding at their own expense. In the midtown
and Fifth avenue sections, especially, many of the values placed by the owners on their properties are not warranted by they are capable of producing. Many of the prices asked are the result of insufficient knowledge on the part of the owners and the inability to draw a correct comparison between their holdings and marketed. Many plots are sold with building loans, and in this way command a higher price than the land is really price paid in mind and overlook the other conditions, which may attend a sale They, therefore, thing their property is worth as much without a loan, as the
other was with one, and fail entirely to other was with one, and fail entirely to tremely likely that there will have to be a. falling off in paper profits before the selling mar.
Mortgage money, in various amounts, is fairly plentiful, but loaners are exercising a great deal of care, only high-class properties being looked upon with favor. A the building was obtained this week on southwest corner of Fifth avenue and 4 Sth street, but in this case, the property ha undoubted merit and the borrowers are firm of strong financial standing. Broker report that applications on good properties at a reasonable figure are extremely hard to obtain.
Last week produced at least one deal of more than ordinary magnitude, the leas ing of the Ansonia Hotel, but this week startling proportions, and only a few were woth port than a passing notice The Cluett building on 18th street, which figured in an exchange last summer, again nto other hands and the old Schermerhorn property on Madison ave again sold this time to builders a wifth avenue residence was acquired by the avenue restance was chant princes and a plot in the inactive section of Broadway found a new owner. Outside of these, the deals were of very moderate size and were pretty evenly dis tributed throughout the various sections A very logical development and on which should have a far reaching effect the announced for the northern part of the island. A syndicate of Dyckman own ers has been formed and a commercial colony is planned for the Harlem River waterfront in that section. The aim of few days ago, is to create a morated a tory center, with piers and model facrailroads, and in view an the extensive dredging and bulkheading work, which i to be done by the city at this point, the success of the project seems assured
mork on the to to Broad way, was street subway station this when compled will furnish eas ac cess to the subway station from Broad way and the Fort Washington ridge be yond.

Only about a dozen sales were reported from the Bronx, and most of these wer small. The only sale of any size was on Eagle avenue, between 161st and 163 d Heets, and involved the property of the Hebrew infant Asylum, which was sold to operators a short time ago. The ney owner is a group of Greek societies and the site will be used for school purpose quieter this week than it was muc some time. Few projected buildings, call ing for the expenditure of large sum were announced and the smaller filed plans presented no features of unusua interest.
The building material market this week was generally inactive. Portland cement
interests continued their tactics of forcing interests continued their tactics of forcing
sales by cutting even below the $\$ 1.28$ a sales by cutting even below the $\$ 1.2 \mathrm{~S}$ a
barrel limit of last week. This brings the price of Portland cement, This brings the price of Portland cement, at the mill, at still stimulated with prices ranging from $\$ 6$ stimulated with prices ranging from there a cargo going out at $\$ 6.50$.
The important announcement of the week was that winch went to fabricator announcing that the plans for the build ing to be constructed on the site or Madiand that bids on the bel cont steel work will the gencral con the and future It is estimated that fully 20000 tons of structural steel will be rovire Steel pipe and tubes were much steadie this week as a result of the announcemen that no new card of prices was issued Manufacturers of merchant steel pine guaranteeing the new card unofficially announced last week, against decline until December 3. This is reassuring to contractors requiring pipe within the next few weeks. Pig iron was quoted lower, a
sale having been made at $\$ 14.75$, which
is the first below the regular $\$ 15$ rate There is some doubt as to whether this prices, which are steady at present.

## New Opportunities in Real Estate.

Real estate men should begin to give
some attention to the possibilities that are some attention to the possibilities that are opening up in anticipation of the con-
struction of terminals for the new State barge canal and the rearrangement of the West Side waterfront, the latter in ac cordance with the plans of the New York City Dock Department. The opening of the proposed "port of call" for the barge end of Manhattan and also the West Bronx into direct connection with an participation in the traffic from up the State and the Great Lakes. It will mean eventually, for the Dyckman section local steamboat landings, another large city market, new streets and trolley lines, storehouses, and, in a word the develop ment of a very important business center The incorporation this week of the New
York Freight Terminal Company. In order to build on the Dyckman section mode factories with docks, slips and railroad yaras in conneetion, is a timely hich the development of the section may profitably devel It is also in line with those principles of city planning which favor the building up of outlying civic centers that will be self sustaining and furnished with every facility for

## Annual Cost of Fuel in New York

 Editor of the RECORD AND GUIDE:In your issue of September 30 on the subject of heating equipments by Mr. Althe annual cost of fuel in New York City, some of the statistics in which are evidently derived from my recent address efore the American Society of Heating and Ventilating Engineers, but the conclusionsas to cost, and the quotations themselves, are not correctly stated in the article
The domestic usage of coal in the City of New York for heating purposes alone
is estimated at the figure of $6,380,000$ which it the figut this does not nclude the fuel used in the production of gas, power, or in the breweries and other ndustries in the City
Moreover, the cost of such fuel for domestic purposes is far in excess of the price of $\$ 3.00$ advanced by Mr. Beals and per ton, under which circumstanes the er ton, under which circumstanes the cost of heating may be
timated at $\$ 28,000,000$.
Of this vast amount, probably no more han 50 per cent is made usefully availaitions as the pomestic heating and conis of inefficient character, so that it may be reasonably assummed that something like $\$ 10,000,000$ worth of heat is annually thrown away in the gases and dust mitted from chimneys in radiation and The field for economy in this direction is thus seen to be of vast extent and importance, and to be deserving of all the detailed study and attention which can e brought to bear upon it. The subject is one which has recently occupied the attention will the society above referred discussions taking place at the next an-
REGINALD PELHAM BOLTON.
New York, Oct. 4 .

## The Brick Dispute.

## ditor of the Reco

In the North River brick situation variquantities of brick on hand. What with differences between brickmakers, outside brick contracted for by builders and the tactics of the Greater New York Brick he upper river brickmakers are acting, here seems to be no way of ascertaining the true facts. Does this secrecy imply ation? If, as
If, as claimed by some brick interests, is present amount on hand up the river New York Brick Company claims nearly here is in an attempt to prove that brick next spring, is the consumer caught with high prices and is the dealer expected to plunge himself into a There is little chance so late in the season for contractors to bring in brick from out-
side sources, but a well organized selling
arrangement should have resources for taking care of its customers. But if there are $500,000,000$ North River brick already made or stacked for burning and shipment to this city, and some of the larger contractors have already arranged for other supply, or the Greater New York ready to carry its weal members, it would ready to carry its weak members, it would brick market and the sooner the attempt brick market, and the sooner the attempt merely suspected, the better the building public will be satisfied.
Should the present strain be long continued the consequences might prove serious The tendency already manifest to post pone building plans until the outlook is clearer, the reported installation of new plants in New Jersey and the advantage cement makers are attempting to take of the situation do not augur well for the brick manufacturer or the interests seeking to arbitrarily fix prices in New York. Indeed, it may not prove to have been a discreet thing for the very brickmakers who appear to be trying to control the market and who announce that prices are further to be raised, to have made that appeal to the city of prick instead cement Furthermore it would seem hard ement. tors that the demand is so strong as to warrant the threatened further advances in price and in the same breath tell to the workmen on the brickyards that prospects are so bad that it was absolutely necessary to discharge them in September and leave them idle the rest of the season.

New York, Oct. 5.

What the Cily Spent Last Year.
Comptroller Prendergast issued this week a summary of the financial transactions of the city during the year 1910. he actual payments in cash during the 000 went for current a ministrative expenses and \$16,547,000 toward appropri tions in 1909 and preceding years For new improvements $\$ 81,500,000$ was spent; $\$ 29,450,624$ for interest on the city debt; $\$ 17,300,000$ for the redemption of debt and $\$ 208,000,000$ for the redemption of short term revenue bonds.
During the year the receipts were a ittle more than $\$ 452,000,000$, of which $163,538,000$ came from taxes and water ates. Excise, mortgage and bank taxes mounted to $\$ 10,802,000$, and rentals from docks and slips, and fares and privileges from the municipal ferries, to $\$ 5,306,000$. From bridge tolls, franchise privileges, licenses and permits nearly $\$ 3,000,000$ was derived. The Interborough paid $\$ 2,200,000$ as a subway rental, and from fees, fines and costs $\$ 1,800,000$ was brought in.

## LAW DEPARTMENT

## LIABILITY FOR RENT

Editor of the RECORD AND GUide:
A gives $B$ a lease on a certain store, probably as security) B a dealer, premises owing rent From whom cat ecover back rent, and also them can $A$ the unexpired term of lease, from $B$ or C? Answer. A has Answer: A has nothing to do with agreed to the transfer by B to C in some way, so as to create the relation if landlord and tenant between him and C He has, of course, the right to collect the rent on the lease to the end of its term, unless he has in some way released from B.-Ed.

## AS TO SHARING A COMMISSION.

 Editor of the RECORD AND Guide:A is a broker for a buyer, and in conbuying a with A is B. Now B succeeds in hich he certain parcel of land (for mission). B then makes ant of combuy the property adjoining, but fails Then A tackles the proposition and buys the land, A having met the third party through B. Now, the question is: Is B entitled to any part of the commission on the second transaction?
would look at depends upon how a jury would look at it, after hearing the whole at law, it ever got as far as an action at law. From the few facts related, the into a further partnership on and B went as to the new partnership on commissions cessful conclusion of the first anter the sucshould receive the same share that $B$ commisison as before.-Ed. share of the

## REAL ESTATE STATISTICS

The following table is a resume of the recorded Conveyances, Mortgages, Mort gage Extensions and Building Permits for the boroughs of Manhattan, the Bronx and Brooklyn and the Building Permit for the Boroughs of Queens and Richmon for the current week. The right hand column enables the reader to make comparison with the corresponding week of 1910 . Following the weekly tables is a resume from January 1, 1911, to date.


| MORTGAGES |  |
| :--- | ---: | ---: | ---: |
| Sept. 29 | to Oct. 5 | Sept. 30 to Oct. 6




BRONX

## conveyances

Total No................ 29 to Oct. 5 Sept. 30 to Oct. 6

 Jan. 1 to Oct. 5 Jan. 1 to Oct. 6 | No. with consideration.... | 5,444 | 567 |
| :--- | ---: | ---: |

## MORTGAGES

Sept. 29 to Oct, 5 Sept. 30 to Oct. 6


$\begin{array}{llrr}\text { No new buildings.... } & 1,037 & 1,420 \\ \text { Cost }\end{array}$

## Cost ...... <br> BROOKLYN <br> CONVETANCES

|  | 1910 |  |
| :--- | ---: | ---: | ---: |
|  | Sept. 28 to Oct. 4 | Sept. 29 to Oct. 5 |
| Total No................ | 484 | 590 |
| No. with consideration.. | 24 | 2.5 |
| Consideration.......... | $\$ 128,985$ | $\$ 209,385$ |


|  | 1910 |  |
| :--- | ---: | ---: | ---: |
|  | Sept. 28 to Oct. 4 | Sept. 29 to Oct. 5 |
| Total No................ | 484 | 590 |
| No. with consideration.. | 24 | 2.5 |
| Consideration.......... | $\$ 128,985$ | $\$ 209,385$ |

$\begin{array}{rrr} & \text { Jan. } 1 \text { to Oct. } 4 \text { Jan } 1 \text { to Oct. } 5 \\ \text { Total No..................... } & 19,390 & 20,845\end{array}$
$\begin{array}{lrr}\text { Total No............. } & 19,390 & 20,845 \\ \text { No. wilh Consideration.. } & 1,180 & \ldots .6 .{ }^{2} \\ \text { Consideration.......... } & \$ 9,786,241 & \$ 11,096,627\end{array}$ MORTGAGES
MORTGAGES
Sept. 28 to Oct. 4 Sept. 29 to Oct, 5

## QUEENS

BUILDING PERMITS
New buildings. Sept. 29 to Oct. 5 Sept. 30 to Oct. 6

## $\begin{array}{lrr}\text { Cost.......................................... } & \$ 118,160 & \$ 341,815 \\ \text { Alterations..... } \\ \$ 14,735 & \$ 15,610\end{array}$



## RICHMOND

## building permits

$\begin{array}{rlr} & \text { Sept. } 29 \text { to Oct. } 5 & \text { Sept. } 23 \text { to Oct. } 6 \\ \text { New buildings........... } & 27 & \ldots . .\end{array}$ Cost................................... $\$ 54,945$
Alterations.........
$\$ 3,745$

## Tax Office Dates

The tax books will be open for inspec tion to and including Nov. 15, for rea estate; from Oct. 1 to and including Nov. 0 for personal property
Nov. 16-Tax books close for real estate Dec. 1-Tax books close for personal property.
Jan. 15., 1912.-Personal tax, 1911, after this day payable to Marshal for Collection of Arrears.

March 1.-Unpaid taxes for 1911 payable to Collector of Assessment and Ar

rears.
May
May 1-One-half of real estate tax and all personal taxes become a lien. A dis count at the rate of 4 per cent. per an num will be allowed to the second half of real estate taxes, miey be paide due prior to that date, if the first half shall have been paid. Regular Croton water rents for 1912 become a lien bein charged for one year in advance. June 1-Interest at 7 per cent per an num from May 1, 1912, is added to all payments of one-half of real estate tax and all personal taxes of 1912 on and after this date.
June 30 -Last day to begin proceedings under certiorari to review determination of Tax Commissioners to reduce assessed valuations.
August 1-A penalty of 5 per cent. added fo unpaid regular Croton water charge for 1912.
10 November $1-$ An additional penalty of 10 per cent added to all unpaid regular Croton water rates. Last one-half rea Dermber
Decenter second one-hal

Revenue From a New State Tax.
Figures made public this week at the State Comptroller's office show that the new secured debt law, which went into effect on September 1 last, brought $\$ 740$, 000 into the State coffers during the month, indicating a registration of $\$ 150$, 000,000 in bonds.

## BUILDING SECTION

## SUPERINTENDENCE OF BUILDING CONSTRUCTION.

## Some Things the Novice Should Know and Others Which the Experienced Builder Will Find Helpful in His Organization.

THE province of the building super intendent is to safeguard the owne against fraud and against waste of time and material. In speculative building work of moderate size, the owner gener-
ally supervises. On large work, the architect frequently superintends. One inspects and the other manages. Superintendence generally is paid for on a percentag range for a flat charge for this work. Sometimes the general contractor superintends the operation and includes his charges in his bid for the whole job. In any case, competent superintendence rather than mere supervision of building construction is one of the most important factors tending toward success.
The cost of superintendence varies ac cording to the size and character of the and practically never drops below 5 per and practically never drops below cent therefore, might be stated as a fair average. This allowance will include the salaries of the foremen on large works. General contractors charge up the salaries of their general superintendents and offfice "including office maintenance, to and share alike by all the opetions the and share alike by all the operations they Usually the share the ingividual operation must bear is not more than 4 per cent of the labor cost. As this usually comes out of the amount the contractor saves the builder, it will be seen that the hesitation on the part of many speculative builders in giving their construction work to general contractors, on the ground that they have to pay for their organization expenses, is not well founded.
A fair range of cost of superintendence on speculative operations may be stated as follows: the non-fireproof apartment house, not more than 3 per cent.; on big office building contracts, from 4 to 8 per cent.; on suburban speculative work, $11 / 2$ to 2 per cent. Upon counting up the saving on waste of time and material and the builder will find that in workmanship, find entoynent able investment. Most speculative builders, however, prefer to superintend their operations themselves. They employ the trade contract system because they believe they save the by various builders are the belief that they get better workmanship, that they un less risk of lawsuits, that they obtain leeway of time for postponing work, it necessary, and that they may start work before the plans have actually been completed.
A contractor's profit is his recompense for his skilled services, nothing else. Hence, when a contractor is dispensed with there must be some one in his place to render the service of manager. As a general rule, the substitute is a person of meager knowledge of building construcble to tricky sub-contractors are often re able to get way with it. herefore, stands to lose more than the It has been urged that a builder who em ploys a general contractor has to super vise the work anyway. This is not true if he has employed a reputable company Where the builder insists upon doing this he is paying twice for supervision

COMPETENT SUPERVISION PAYS. When the builder has sub-contractors whom he can trust to the extent that he merely has to inspect the work done, it is not necessary to employ a superintendent the speculative builder has to watch his the speculative builder has to watch his
supply men constantly, and he should supply men constantly, and he should is getting what he is paying for
As for obtaining better workmanship it would seem to stand to reason that sans trained in a particular line of worl under a bonus system, something which many general contractors have adopted within recent years, would be able to ob-
tain better workmanship than the casual employer of labor in the open market. It is also safe to assume that a company engaging skilled labor on one operation after another during the entire year woul have the phe of the eflient workmen, tion of many speculative builders that trade contract system is more profitable to them.
As to saving law suits, this is admit tedly a well founded contention. There is no question that law suits are avoided by getting along without a general contrac tor, but law suits of this kind are almost invariably the result either of ambiguou specifications, or of changing plans with out equitable provision for payment aris ing therefrom. The remedy is not the the careful drawing of specifications and strict adherence to specifications an rangement fare with the contractors. It never pays to deviate from a written contract, whethe the job is being handled by the owne himself or by a general contractor
There are in this city many so-called contractors' lawyers who are little els than sharks in league with other sharks as many a speculative builder has learne
to his sorrow. That these contractors lawyers are able to make money for them selves and their clients is due almost en tirely to the fact that builders do not here rigorously to the specifications lawyer can prove that the specificaltions have been violated ever so slightly, no contract legally exists and there is ground for the meruit-as much as he deserves. Big companies having large construction work to contractors of recognized standing but the speculative recognized standing contractors of this type will not handle their work on the ground that it is to small. The speculative builder, there fore, finds there is nothing left for him but the general contractors whose record record for good construction.
As to the alleged advantage of beginning work before plans are completed, the best authorities deny this to be an advantage. The cost is liable to be increased unexpectedly and there is always danger of duplication.
The contractor is free to pay his super intendents according to his judgment o their worth and all his employees according to the bonus system. A contractor al most invariably does his work at less ex pense for overhead charges than the in terials buider can, and he pu chaser because he is of known responsi bility, whereas the speculative builder i an unknown quantity to the supply men as far as his resources are concerned
In the matter of responsibility the gen eral contractor stands to lose from strke and delays, again res the builder.
There are many speculative builder: who would doubtless prefer to turn thei contractor, but becurse they are operatin on close margins they are obliged to do the superintending themselves
In fact, most of the speculative operations in this city are carried on in this way There are, however, companies rapidly be coming numerous, which specialize in general contract work on large speculative ing cash for their work, leave part of the compensation outstanding in the form of a mortgage.
Such companies take a mortgage upon the lot and therefore build the structure according to plans and specifications drawl by themselves and approved by the build er. The builder assumes the obligation to sell the finished premises, and he gen As the house is sold, the contracting company relinquishes its title to the lo which it stands
This way of speculative building is com can procure sufficient indorsement
notes or other paper to carry the pur chase of the lots. Builders who have made money out or former speculative opera tions and have good rating frequently fo low this method in preference to the olde why of operating, while the companies Which are specializing in this kind of ative builders who are gradually getting ertin

## PRACTICAL SUPERVISION

To the average builder of a residence or row of speculative buildings there is a certain charm in superintending his contruction work. He takes pride in watching the creature of his imagination and of his plans grow into a finished form, but is the sure as pride goes before a fall, so to grief because of lack of knowledge regarding the first rudiments of building construction. It is natural for him to fee that he is master, that his word is su preme, and because he insists upon standrights he often finds himself confronte by a law suit or dishrement with the laborers or sub-contractors that is costly and sometimes mortifying
First of all, practical supervision is the exercise of common sense, coupled with diplomacy and a knowledge of building construction. No builder, superintenden or manager should give an order direct to any workman, except in times of greates emergency. The foreman in charge of iach gang, whether it be plumbing, heat is carpentering, excavating or rooing order He person who should give an force, He is the officer in charge of his owner should, intentionaperintendent nor ally, degrade him in the eyes of his men by issuing orders over his head This is one of the first and most important rules gov erning superintendence of building construction. Failure to observe it is responsible for more troubles with the labor unions and with sub-contractors than any ther cause
Do not use laborers to do the work of masons or carpenters, but provide a sufficient number of laborers to assist the skilled workmen. A 15 -cent man can lift as many pounds of wood or stone as a $50-$ each class of men busy at its particular class of work
Keep the addresses of good workmen. This is most important, because one of the surest sources of minor loss which is liable to run into larger ones, is to have to put an incompetent or poor workman in the place of a good artisan in case of injury or illnes.
It never pays to be a "good fellow" with workmen, either in or outside of working hours. Once the respect of the men is lost, good workmanship cannot be ex-
The best and cheapest insurance against warning notices and red lights where street or sides and wher is being made. Even a small unprotected hole may result in a loss of life.
Keep outsiders off the premises, no mat ter whether they orally agree to enter at their own risk or not. When accidents occur to such persons, the courts may hold builder responsible for negligence. Some builders carry this rule even to busimess agents of labor unions, but juas builder or superintendent
Superintendents should avoid all con troversy with inspectors. Refer them in an order is required; insist that it be in writing. Of course, where the superin lendent is the builder himself, he whe best to treat inspectors, business agents. officers of the law with tolerance. If they tate to carry the matter up to their chie Right here a dangerous misconception do with the erection of buildings, opening of streets, or with the issuing of permits
for gas, water or electrical service in New York City may be corrected.
I can state on the authority of the heads of the Tenement House, the Build ing, and the Gas, Water Supply and Electricity departments of the Bureau of Licenses, and even on the word of the Mayor himself, that there is absolutely no reason why any builder or building superintendent in this city should ever be subjected to what is commonly known as a shakedown, en labor umion officials, contrary to the opinion held by many where operation by a representative of a pabo operation by a representative of a labor cause or another, the case should be reported at once to the New York Building Trades Council at 154 East Fifty-fourth street in person, by letter or through
counsel. In the case of public officials, there is the department head, the Mayo and the District Attorney's office wher complaints may be successively taken and if all these fail, publicity is always a sure cure. Diplomacy will save trouble in many cases, but when occasion require aggressiveness and rigidity of backbone, act quick and decisively
CARE OF MATERIAL AT THE JOB
By exercising even moderate care of superintendent arrives on the job, a good losses, which can prevent many small sums. All material should be carefully checked as it arrives. Count and measure all lumber and pile it with boards slanting so that water will drain off. Lay as few boards or timbers directly on the
ground as possible. See that the top layground as possible. See that the top lay-
ers are turned over occasionally to preers are turned over occasionally to pre-
vent warping. Many builders insure all lumber and timber work against fire This is a precaution that does not cos much, but saves much to the bulaer in the event or fre, either accidental, sponstructions serve merely to suggest ways of stopping leaks that weigh heavily into of stop
profits.
It is an often serious question with operators who have had little experience in building construction, to check off accurately the material as it arrives on the job. In the case of sand or materials de perintendent is handed a slip of paper giving the quantity or weight of material hich he signs any builders do not know how to measure lumber, for example, and under those circumstances they generally sign the slip and take it for granted that the supply man has sent them all that they have paid for. If they are dealing with a reputable material
dealer, they may be reasonably sure of getting honest weight, but if they have shopped, or have gone into extensiue con petition they are liable to get short weight.
measure inte the number of feet board measure in a sawed stick of timber, multiply the width in inches by the thicknes multiply the quot the product by 12 and stick or piece in feet. It will, therefore, be a simple matter to estimate a load of loads can be measured separately as they are being stacked in their respective piles.
Green white oak is heavier than water and weighs more than five pounds per foot (board measure), there being 12 feet board measure per cubic foot. Green Southern yellow pine weighs $51 / 2$ pounds dried yellow pine weighs 3 pounds pe cubic foot, board measure. To find the weight of any piece of timber, float a
block of the wood in water, and measure block of the wood in water, and measure
the total depth of the block and the subthe total depth of the block and the sub-
merged depth and the weight can be calculated in simple proportion, thus
showing that X , or the unknown quantity represents nearly 31.2 pounds per foot,
board measure. This is rules for ascertaining this information.

## WEIGHTS OF MATERIALS

Basic building materials usually are sold by number, cubic yard, cubic foot,
bags, barrels, and in the case of roofing slate, in squares, each square of roofing slate being the unit of measurement per 100 square feet of roofing area. In esti-
mating, it is frequently desirable to know mating, it is frequently desirable to know brick, cement, crushed stone, etc., are. If cartage is charged by tonnage, it is also delivered on the job. Even in materials sold by carton, it would be necessary to stances and so the following table may
be helpful:
$\sigma^{1 / 4}$ barrels Portland Cement (380 lbs. Rross)
bags Portland Cement lbs. paper or cotton)....
10 barrels of lime ( 200 lbs.)
$20 \mathrm{cu} . \mathrm{ft}$. of sand or gravel.

##  <br> 12 cu . ft. solid block granite. cu. ft. water ( $621 / 2$ bs. per cu. ft.)

ton (2,000 lbs.)
A NEW TERMINAL PROJECT

## A Factory and Shipping Community Planned for the Dyckman Tract.

An important event in the commercial development of New York City took place when the New York Freight Terminal Company was incorporated at Albany. This is the first corporation organized ander the Cullen law passed at this session of the Legislature and its object is
to build up a factory and terminal community in the Dyckman section. The munity in the Dyckman section. The property to be controlled by the company, the Harlem River and Nagle avenue, and is the largest stretch of unimproved waterfront on Manhattan Island in one holding.
The plan of this corporation is the erecnforced large number of eight-story retogether with docks, bulkheads and slips in connection with railroad yards and a railroad connecting the various buildings. These buildings will embrace many new and original ideas and unique features, which will supplant the present expensive loft manufacturing business and assemble in this locality, so particularly fitted for it, an industrial establishment of great magnitude.
The opportunities and advantages for the establishment of such an industrial, warehousing and shipping community on Manhattan island have, it seems, been overlooked up to this time. The many business concerns operating at great inIsland in the manufacturing aistran sice the dhand for fust such anstricts tution as is defined in the plan and scope f the New York Frioht plan and scope pany So great is this demand that the aty. No great in the past manufacturing enterprises which have transferred their operating plants to other States, thereby diverting capital to other channels and depriving thousands of employment. The present far-seeing Dock Commissioner, Calvin Tomkins, with the purpose of averting the wholesale exodus of these concerns from the city, conceived the scheme of enabling the city to hold what is rightly its own creation by fostering the establishment of termihals on this island.
The buildings are being designed along the most modern scientific lines and special attention is paid to the comfort, hearth and safely will the employees and operatives. This will be the first freight terminal factory and warehousing concern n manansiv improvement piving a a ect connection between its buildings and ect corious railreads and steamship and entering New York by means of car flouts nd lighters so that incoming and out going freight can be handled without rucking through the streets. The State of New York, through its Barge Canal Terminal Commission, recognizing the desirability of this location for commercial and manufacturing development, has already designated Sherman's Creek, adjoining this terminal, as one of its terminals for the Barge Canal.
The incorporators of the new company Greene and Chas. Griffith Moses. Capital tock $\$ 1,000,000$ investment of from $\$ 6,000,000$ to $\$ 10$,000,000 .

## Labor Troubles

Although the men who went on strike t the Vanderbilt Hotel in sympathy with the marble workers have returned to the old unions in the marble trades have not been resumed. Secretary Fertig of the Marble Industry Employers' Association says the association is through with the old unions for good. This refers to the Whitestone and Reliance men. New workmen are being furnished by a mployers are steadily gaining ground
The employers in the three allied iron rades have issued an ultimatum that unless the strike against the Lieberman \& Sanford Company, architectural ironworkers, be declared off, a general lockout of housesmiths and bridgemen from every building operation in the city will
go into effect October 13. This decision vas arrived at in a meeting on Wednes day of the governing board of the Employers Association of Ornamental IronMasters and the Tron League Erectors' Masters and the Iron League Erectors Association. The employees of the Lieberman \& Sanford Company, at 627 West ago in an attempt to unionize the shop as there is no trade agreement in this industry.

## BIG LENDERS SHUT DOWN ON BUILDING LOANS

## Insurance and Title Companies Believe Speculation has been Overdone-Would Await Turn of Affairs Incidental to Federal Business Investigation and Election.

UNSETTLED business conditions neral restriction of building resulted in Manhattan. The Metropolitan Life Insurance Company, the largest factor in the building loan market, will make no more engagements until those now made, running well into January, have been kept. Future action depends upon how the present over-supply of rentable space has
been taken. The title companies are discouraging practically all speculative operations and are making few loans on in-
vestment projects. Large private lenders, vestment projects. Large private lenders, of old customers only, and even then are making loans only where the projects have special merit. The fact that buct ng materials be this winter or next spring and the present availability of cheap money has given rise to the question, among architects, contractors and prospective builders within the last week or so. "What has frightened the lenders?", The answer was supplied by the highest authorities this week. Over-supply of or their present ultra conservatism, but t is not the only one. There are many contributing factors. The unsettling of general business conditions by government agitation of special interests and
impending lawsuits against prominent trusts, is one of them, but the greatest trusts, is one of them, this will have
paign next year
It is therefore natural that distributors wish to know how the public feels regarding this constant commercial turmoil and, while few bankers will admit it for pubication, they nevertheless prefer to await the returns of the State elections next month and to note what attitude the various new State legislatures will adopt before they go ahead with any more building operations here.
Analyzed, the situation is this: New York has not yet caught up with the over-supply of apartment houses of last year and the year before, and owners are authorizing two months' rent free and
other wide concessions. New loft buildother wide concessions. have seriously depleted the tenantry of the district between in the fina and Fourteenth streets and in the financial is the loft building section, especially in the 'Twenties, office buildings are becoming Twenties, office buildings are becoming fied this week that plans for the mammoth business structure to stand on the present site of the Madison Square Garden are completed.

The Bankers' Trust Building is about ready for tenants, the Whitehall Building annex is not yet filled, the Liberty still has large numbers of offices to rent, the Fire Companies Building will throw market, the Woolworth Building, with its towering floors, is a factor that must be taken into account in the near future, the Immigrant and East River Savings Bank Buildings offer vast quantities of office room and the new Municipal Building will from existing buildings where the various city departments are now housed In the midtown section new office buildings are creeping in. The Pullman, Croisic and the office and loft building in East 26th st, facing Madison Square being built by Henry Corn, offer great quantities of space that sooner or later will be taken woolen and dry goods districts. Fourth avenue still offers business space in liberal lots while the new loft and office buildings East of Fifth avenue from $23 d$
street to $42 d$ street, call for still more tenants. These are only casual examples, but they prove the rule.
These conditions in themselves would give sufficient answer to the query: "Why, are local building loans being restricted." Inasmuch as they speak for past perplans, the wisdom of continuing construction work in the next two years at the tion work in the next two years at the pace followed within unchallenged.
There is no way, of course, of shaping future construction plans, except by preditions and tendencies. Precedent shows that over-production by speculation and investment construction in the past always has been taken care of by increase in business and domestic population. Bank-
ers and students of the building loan market in Manhattan think a change has absorption of rentable space in the immediate future will not be as rapid or as thorough as it has been in the past behattan did not have rapid transportation into the suburbs and the percentage of inter-borough and inter-state commuters was much lower than it is to-day.
is an open question whether the average New Yorker hives in an apartment by choice. Man's natural environment is to have a liberal supply of fresh air and area about his dwelling place and, to own ly possible to the New Yorker before the subway entered into the life of the New Yorker and, with a new subway underway in Brooklyn, a new tri-borough subway authorized for Manhattan, and still others talked of for the future, there has arisen in the minds of speculative builders especially, and of building investors in general, the question of whether
York has not enough apartment houses for the immediate future.
When Walter Stabler, Controller of the Metropolitan Life insurance Company, "Was asked this question he said:
"We have decided, after careful inestigation of rental conditions, that it is unwise at this time, to promote the erec-
tion of any more apartment houses. Our ion of any more apartment houses. Our very large and to conserve these interests we feel that the encouragement of urther building would, to some extent at already made, and we will not consider any further engagements until such times as we feel the condition of the market varrants it."

How long do you think this condition "l continue," Mr. Stabler was asked. "That is impossible to predict with ce tainty," he said. "In my opinion, however, a partial or total cessation of such building operations for at least one year, he natural increase in population, under normal circumstances, would, within that time, substantially take up the vacancies that now exist. But if the erection of apartment houses should continue as ac-
tively as has been the case in the past tively as has been the case in the past ew years, the Fall or 1012 will undoubtnow." find the situation much worse than
Mr. Stabler believes that all lenders of money, who are, of necessity interested in the healthy real estate conditions of the New York market, should use their duction.
Other authorities in matters pertaining o building loans, expressed practically the same view, even the usually highly optimistic title companies coinciding
Clarence H. Kelsey, President of the Title Guarantee \& Trust Co., for instance, ooks upon the situation in this light: "The question of the proper time to make loans or to restrict them is always a very complicated one. Various persons will scan the building outlook from different
angles, but the present view of the buildangles, but the present view of the build-
ing situation seems to be from the same direction and the verdict appears to be unanimous in favor of conservatism. I will say that I do not think this is the in Manhattan The suburban situation may be different but here there is unmay be different, but here there is unare looking for any good mortgage we can get, but we are making very few buildng loans, much fewer than usual at this time of the year and we are trying to discourage new building operations as much as we can.
While the Equitable Life Assurance Society is not in the building loan market to the extent that some of the other insurance companies are, the fact that loans totalling $\$ 2,250,000$ were made on prospective building operations in the Fifth avenue district this week, would seem to indicate a bullish tendency in contradismong ther anders. An offial how mong others this view of the siturn "While we have just made some loans building operations, it does not indiate that we believe the time is ripe to carry on wholesale speculative or investment building operations. In the loans we made, we considered them exceptional propositions, but we are discouraging ordinary building operations when application for loans is made to us, even by our
customers. In the cases referred to they
were for loft buildings. Now we know that there is an over-supply of loft build-
ings, but I would not say that condition were below normal. I would put it this way: Conditions have been abnormal for the last five years and present normal conditions only appear depressed. I can New York for apprehension because plus rentable space and I do not see why it will fail to do so again.
The attitude of the private lender is A. Snow
am advising all $m y$ clients to go
he said. "There are undoubtedly slow," he said. "There are undoubtedly
certain sections in Manhattan which are over-built and the only thing for inves to do to safeguard their own interests is to let up in their activities for a year or
'Is there not always an oversupply o asked.
"Yes, there is," he replied, "but it is Are you making any more engage ents for building loans?
present except to old customers for the are accommodating them only on except ional propositions
'Suppose I was an architect, who had come to you for advice to be passed on
to $m y$ clients regarding the best policy to to my clients regarding the best policy to pursue regarding pr
what would you say
"That would you say
add any more rentable space unwise to
Edgar J Levey President of the Titl Insurance Company has studied the build ing situation very carefully during the last few months.

With building materials at the pres ent prices and contractors willing to make liberal concessions for new work, it would appear to the average speculator and in vestor that the time was propitious for going ahead with local building operations You will always find this unevenness of basic conditions, however. Either mater ials or labor will be high, money cheap and demand good, or you will find mater ials or labor cheap, money high and the demand poor. That is the condition to-
day, but it is acute. New York builders day, but it is acute. New York builders to cut down. While it may be cheape to build now we believe other conditions
are not ripe, and we are making fewer are not
The manager of the real estate depart ment of a large company, discussing the subject of over-production of renting space in Manhattan, in the absence o the president of the company who is out of town, said

The concessions that agents of apart ment houses are permitted to make in order to procure tenants this year are out of all business reason, but they are merely a shifting of population and no the incoming of new dwellers. We have found that the tendency is to move into the suburbs rather than the suburbanites to move into Mannattan apartments. The subway is responsible for this and, with tendency probably will grow rather than tendency probably win gion rather than so, is because the management of the average apartment house is lax. Careless impudent and mercenary help are em ployed. Tips are demanded from every source for every kind of service. The result is that the cost of living in the New the man of moderate means and so he is moving into the suburban speculatively built house, where he can be his own boss and save money. That explains why the suburban speculative proposition is better than the local one just now

Another element is the general stagnation of business. Western companies of office space as they did a year or two York not because they do not need a New York office, but because they oppense til after they find what the attitude the Government will be toward business after 1912. That explains the dearth in new office building rentals. The east side manufacturer who has made money is not moving into the vacated district behe believes that rents will go down in stood idle long enough, so he stands "Pat,"

## VIOLATION CASES.

## A New Sys em at the Tenement House <br> Department and Its Results.

At the beginning of the present year the Tenement House Department inaugurated a new system which has involved a deSome of the benefits resulting from this change have already been made clear to who has had occasion to visit the department since the change went into effect. Such caller now finds that information in regard to pending or dismissed violations is more easily obtained than before, and the inquiring owner finds it possible to learn the exact condition of his property as shown by the report of the last in spection.
This has been made possible by doing away with the old method of making a separate case of each violation fled. Al are now included in the one form or case What was known before this change as a "violation" and given a serial number is now called an "item," and when reported by an inspector is charged on the debit side of what may be called "the ledger account" of the department against the premises. As each item is compiled with or cancelled the owner is given credit on is ceays possible is always possible at a glance to tell the exact with the department. All notices count with the department. All ment give him the full statement of his account, telling him the number of un-complied-with and also the number of complied-with items. This is claimed to be a distinct advantage to owners and has served to bring about more harmonious relations between them and the department.
But the new system also involves a more radical change-a change which, judging from some remarks recently heard in court, does not always strike the proper note necessary for perfect harmony. This further change is the expressed determi notion of the present Commissioner to enforce the law which calls for the collection with the orders of the department with the orders of the department. care was taken to properly notify every care was taken to properly notify every the city who had violations pending that such a step was contemplated. That this notice was taken at its true value by large numbers of owners is shown by the large increase in the number of orders complied with and the consequent missal notices being daily sent out
Wendable disposition to obey the law it would be unjust, in the department's opin ion, to allow the dilatory and evasive pliance would give him over his willing and law-abiding neighbor who tries his best to live up to law as it is in the statute books. For the purpose of compelling these neglectuin owners to meet the requirements or the the department known as the "Corpora the department known as the "Corpora-, To this bureau is given some of the duties formerly performed in the Corporation Counsel's office. Before the bureau was cases were sent direct to the corporation only an abstract of a case is forwarded and the case itself is retained in the Tenement House Department so that reinspection can be made.
The first lot of cases to come into court under the new system were tried before Judge Young in the Fourth District Municipal Court on June 28, 1911. The substance of the violations contained orders requiring fire-escapes, fire egress, interior windows, sanitary cleaning and repairing, storage of tailors clippings, unlawful Thirty-seven cases were called to all of which the Corporation counsel was able The result of the first day in court netted the department fourteen judgments ar the maximum penalty of $\$ 250$ each actions were discontinued for good and ourned by the court on the request of the defendants. During July and August the court did not sit, but on September 13
twenty-two cases were called before Judge Sinnott, in the same court, when four
judgments were obtained, three cases discontinued and fifteen adjournments granted. On September 19 twenty-nine cases before Judges Fallon and Moore. Four continued and twenty-two aree cases dis

In regard to the large proportion of adjournments granted, it should be said that an adjournment does not mean that the inactivity. On the contrary, adjournments mean only a postponement of the inevitable: Penalties are being paid and, as said at the beginning, the orders of the department are being complied with in a much greater proportion than ever before in its history

## A FINE NEW COUNTRY HOUSE.

## Being Built on a Choice Site at Huntington on Long Island's North Shore

$)^{N}$ a fifty-acre tract overlooking the west side of Huntington Harbor, at Huntington, L. I., George McKesson Brown is having a palatial country seat built, the cost of which will approxi try homes, the waterfront section of Huntington will have a notable addition to its colony in the Brown house and out buildings. With a frontage of 232 feet and a depth of 50 feet, the house is com posed of terra cotta blocks finished with stucco. The tract on which it is being built fronts 700 feet on the water, has a depth of one-half mile, and an elevation above sea level of 100 feet. The land scape architect will find in the gradua slope of the property toward the water an appropriate subject for his skill. The plot faces Huntington inlet and the sand peninsula separating the harbor from the bay, and from any part of the front of the house a fine view may be had of all parts
of Huntington harbor and bay, Long

## HUDSON RIVER BRICK.

## Annual Report to the State on the Condition of the Industry.

"The Hudson River region from Haverstraw to Albany enjoys special advantages in the manufacture and marketing f building brick and has long held a leading position in that branch of the industry," says D. H. Newland in his annual report to Dr. John M. Clarke, diector of the State Museum, on the minng and quarry industry of this state. the nine counties included in the entire output of common brick in the State.
The normal productive capacity of the region may be placed at about $1,200,000,-$ a year, which is above the average annual consumption. During the years 1905 and 1906, a period of exceptional prices perity, that figure was exceeded and This were on a very remunerative osasis. Tions o that anout an expansion became overtocked: as a result the production fell the following year to about $800,000,000$ and prices ruled very low. The improved production during 1909 brought the proauction up to the earrier level and restored prices to a fairly profitable basis, but the activity was only temporary. The course of the mark during the past in the later months a stage below that of any recent year
The total number of brick manufactured last year was $1,102,265,000$, valued at $\$ 5,000,662$, reported by 114 plants. In


NEW HOME OF GEO. McKESSON BROWN, AT HUNTINGTON. Luce, Architect.

Island Sound and the Connecticut highland beyond. There is a deep-water anchorage suitable for yachts of any size in front of the property, and it is sought
On the first floor of the house is an entrance hall, 20 by 40 feet; a billiard room, each 22 by 36 feet. swimming poll and shower bath reet; swimm pool and shower bath, 18 by 25 feet, butler's pan-
tries and kitchen and other apartments ries and kitchen and other apartments piazza overlooking the water is 36 by 88 feet and the balcony above it, entered from the second floor apartments, is the same size. The second floor contains owner's sleeping apartment, 20 by 30 feet; five guest chambers, each 16 by is feet; eight servants' bedrooms in one of the wings. The third story, or attic, will probably be finished for storerooms and bedrooms.
A fine fireproof garage, 22 by 138 feet, with a wing, 25 by 80 feet, is to be built on the premises. The cars can go through the building by a wide passageway. In one section of the garage is to be located a big water tower, 90 feet in height. In the same structure will be chauffeurs' ooms, boiler rooms and engine rooms. There will also be a fine boathouse located on the waterfront, L-shaped, one
arm 28 by 48 feet, and the other 27 by 74 feet, with facilities for the housing of yachts and launches. Hundreds of tons yachts and launches. Hundreds of tons of these buildings.

## Conference on Courthouse Site

At a conference at the City Club reprecieties, including the New York Chapte of Architects, the Munieipal Art Society the Citizens Union and several bar associations. The conference adopted a report of a sub-committee on courthouse sites and plans, favoring a public exhibition, to be held in the exhibition room of the New York Public Library, of draw-
ings of proposed sites, plans and perings of proposed sites, plans and per-
spectives for a new courthouse. Such plans for public exhibition, it was announced, should be forwarded at the earliE Hedges No 165 Broadway. Non, Job
$218,784,000$ valued at $\$ 6,443,190$, with 117 active plants. Though the decline of output thus amounted to less than 10 per proportion of the product remained unsold at the close of 1910 than at the end of 1909. It is estimated that the stocks season amounted to fully $350,000,000$ or nearly one-third of the year's output nearly one-third of the year's output ing been carried over from 1909. The actual consumption for the year can be placed accordingly at about $950,000,000$. The average price realized for the brick at the yard last year was $\$ 4.54$ a thous and. This was the lowest average in any recent year, and represented a decrease prices ranged the average of 1909 . The months of 1910 to below $\$ 4$ during the late fall and winter. As a whole the season was an unprofitable one for the manufacturer.
New York City prices on the average are about $\$ 1.25$ a thousand, above the prices at the yard. The difference represents the cost of river shipment and com mission exacted on the sale of the brick by the New York City dealers.

## Engineer Wegmann on the Broken Dam

Edward Wegmann, Consulting Engineer the Department of Water Supply, Gas and Electricity, who has been building dams for twenty years and was the last chief engineer of the old Aqueduct ComMission, does not believe that T. Chalkley responsible for the Austin dam disaster In a statement which Mr. Wegmann gave out this week, he said:
If the improvements in accordance with my plans, which Hatton told me he was going to recommend, had been made, that dam would not have failed, as either the cut-off wall or the rein forcement would have held the dam.
"When Hatton came to me for advice the dam needed radical treatment, as it in the first place only $\$ 79,000$, for a dam in the size and they should have spent $\$ 50,000$ or more to make it safe."

# CURRENT BUILDING OPERATIONS 

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

## New Home for Otis Company

The Otis Realty Co., W. D. Baldwin, president, has been formed for the purtor Company its real estate holdings on the east side of 11 th av, between 26 th and 27 th sts. It is the intention of the company to erect four buildings, for the occupancy of the Otis Elevator Company, ncluding offices, storage and repair shops. The porperty comprises a plot 200x125x 100 feet, a parcel of about nine lots. Clinon \& Russell, 32 Nassau st, have made sketches for the group, although it is said nothing definite regarding plans has yet been determined. The Thompson-Starrett Company, 49 Wall st, has the contract to erect the buildings.
at about $\$ 200,000$.

## Mrs. John R. Hegeman To Build.

D. Everett Waid, 1 Madison avenue, has been commissioned to prepare plans for a 16-story ofice and wife of the forsident ohn R. Hegeman, whe the president the erected on a plot $246 \times 100$ feet at 19 Madison avenue at a cost of $\$ 1,000,000$. This is the block on which the Madison Square Presbyterian Church stands. The site on which Mrs. Hegeman will build is now occupied by the Hegeman residence. Adjoining on the south is the Pullman building, and at the southeast corner of 25 th street A. Filmore Hyde will erect a 25 -story office and loft structure to cost \$2,000,000.

## Big Garage Project

The Mason-Seaman Transportation Company, 622 West 57 th st, leased erty of the Appleby estate, 610 to 620 West 57th st, having a frontage of 100 feet, it is the intention of the company to erect a large garage on the site. No architect has yet been selected, and building particulars regarding construction are yet undecided.

## Upper Third Avenue Improvement

Wolf Burland, 801 Cauldwell avenue, the Bronx, has preliminary plans for the development of the property on the f 174 th street, fronting 150 feet on the
 he present it is the intention of the wer to erect a row brick tavpayers although operations will not be started before next spring. Koppe \& Daube, of 830 Westchester avenue, will be the archiects.

## Latest Park Avenue House

Bing \& Bing, of 5055 th av, contemplate the erection of a high-class elevator apartment house at the northeast corner of avenue and 85 feet in the street. It was stated this week that title to the property had not yet been officially signed and that nothing definite will be determined for at least two months yet. In previous operations, plans have been prepared by Schwartz \& Gross, of 347 5th

Pomeroy Company To Build.
The S. H. Pomeroy Co., Inc., successors Voightmann \& Co., manufacturers of Voighmann Fireproof Windows, 430 West 14th street, contemplate the erection of a new fireproof business building, either six or eight stories in height, at the southwest corner of Washington and Clarkson 100 feet in Clarkson the corner and 50 x 10012,500 square fon weet, an entire plot 21 Park Row, is preparing the plans.

## Figuring for Madison Square Building.

Warren \& Wetmore, architects, 3 West 33 d street, are taking estimates this week on the general contract for the 24 -story office structure which is to replace the old block fronting on Madison and 4th the nues, 26th and 27 th streets. The Foreign \& Domestic Company is the owner.

CONTEMPLATED CONSTRUCTIONS.

## Manhattan.

apartments, flats and tenements.
1ST AV.-John H. Knubel, 318 West 42 d st, has completed plans for alterations to the 6 -sty
tenement $1562-81 \mathrm{st}$ av, for Harriet D. Potter tenement, $1562-81$ st
of Biarritz, France.
64TH ST.-O. Reissmann, 301 st st, has com pleted plans for alterations to the 5 -sty tene ment, 20y West
Rociland Co., N.
81ST ST.-Geo. Fred Pelham, 507 5th av, has completed plans tor the $9-$ sty elevator apartment house, $112.5 x \Delta 6.2$ ft., at $203-211$ West sist
st, 1or the $S$. B. Construction Co., 459 West 141 st st, tor the $\mathrm{S} . \mathrm{B}$. Con
si , to cost $\$ 400,000$.
COLLEGE AV.-Conroy Bros., plasterers, 217 West 12 gth st, contemplate the erection ot through to Findlay av, 200 ft . north of 168 th st ironung 200 ft on both College and Findlay avs, with a depth of 200 ft . No architect has yet
been selected and it is indefinite how soon work been selected an
will be started.

## DWELLINGS.

64TH ST.-William Adams, architect, 15 West 3sth st, is receiving additional bids for the t-sty brick and brownstone tireproot residence,
$16 \times 70$ ft., to be erected at 51 tast $64 t \mathrm{sth}$ st for Mrs. Francis C. Barlow, of 47 East 64 th st.
factories and warehouses.
21 ST ST.-Henry J. B. Clark, architect, $4 J$ the 7 -sty prick grante and buestane to
 and once st, for, Chariles Hofferberth, or 53
West 21 st st
West 22 d st. Eistimated cost is $\$ 125,001$. 9TH ST.-William Higsinson, architect, 13 Park Row, has been selected architect to pre pare plans for the 4 -sty fireprooo warehouse $100 \times 200 \mathrm{it.}$, to be eerected at 9th and 10th sts Bulding operations will not be undertaken for some months yet.
11 TH AV.-Robert D. Kohn, 170 5ih av, will be ready to recelve bids in about ten days on the genera contract tor the 11 -sty candy factory 11th av, from to be erected on the east side o $\mathbb{\&}$ Sons, of 334 West sith st, Wrecking of the
old buildings is now under way. HOTELS.
47TH ST.-Jackson \& Rosencrans, architects, 13248 Broadway, have plans for an addition to the 9 -sty hote,, 40x100 ft., at 135 West 47 th th st,
tor the Flanders Hotel, on premises. R. D. for the Flanders Hotel, on premises. R. D.
Kimball, 15 West 38 th st, is steam and electric Kimball,
engineer.

## MUNICIPAL WORK.

Central Park.-McKim, Mead \& White, 160 Sth av, have completed plans for the $21 / 2$-sty the Metropolitan Museum of Art Central Park 5th av, opposite East 82 d st, for the City Department of Parks, Arsenal Building, 5th av and 64th st. Nygren, Tenny \& Ohms, 130 Fulton st, are the steam engineers; C. O. Mailloux and C. E. Knox, 76 William st, electric engiEstimated cost is $\$ 350,000$.
SCHOOLS AND COLLEGES.

64TH ST.-E. I. Shire and L. R. Kaufman, architects, 3754 th av, are still taking bids on the general contract for the erection of th trustees of the Baron De Hirsch Trade School at 2222 East 64th st.

## STORES, OFFICES AND LOFTS.

46 TH ST.-The Manhattan Centre Co., 542 th av, owner, is ready for estimates for change lort purposes. Lord, Hewlett \& Tallant, 345 5 th av, are the architects. Estimated cost is

3D AV-A. Lobe and D'Oench \& Yost, archi tects, 105 West 40 th st, are taking bids for an addition to the brick and stone restaurant, 291 3 d av, for C. O. F
mated cost, $\$ 4,000$.
BROADWAY-The Foundation Co., 115 Broadwork necessary for the bank and office buildin at the southeast corner of Broadway and Liberty st for the Guaranty Trust Co., 28 Nassau st,
from plans by York \& Sawyer. The site has from plans by
17 TH ST.-The Brevoort Construction Co., to the residence, is West 17th st, owned by
 Schwartz/
chitects.
17 TH ST-Bids are still being received fo the 8 -sty loft building which the Ream Coning at $230-234$ West 17 th st, contemplates erect-
int
Wom plans by John Wooley, 2005 th av
17 H ST.-Richard Berger, architect, 309
Broadway, is still taking bids for alterations to Broadway, is still taking bids for alterations to the 4 -sty store and loft building, $50 \times 52$ ft., a Reubel Co., 107 East 17 th st. Estimated cost, Reubel
$\$ 15,000$.
18 TH
building,
$100 \times 135$ - The ft ., in 18 th for st , the 12 -stw loft
beth

Sth avs, for the Monohan Express Co. 11th st
and Greenwich av will forre Nov. 1st. George M. McCabe, architect, 965 th av, is still taking figures
ESSEX ST.-The contract for extensive alter ations to the 6 -sty tenement, 37 Essex st, fo merteld \& Steckler, architects, 31 Union sq, are
taking bids. The approximate cost is $\$ 12,000$ merfed
taking bids. The approximate cost is sq ap are
Sarah Gellen, 37 Essex st, is the owner. Sarah Gellen, 37 Essex st, is the owner.
40 TH ST. - The E. H. Wendell Co., 5425 th av,
has leased for three years the property 36 West has leased for three years the property 36 West
40th st, the 4 -sty residence, 26 x 98.9 ft., to a lady who will install a bath and make interior changes. No structural work will be done. Dr Edward G. Janeway owns the property
DIVISION ST.-Jacob Gordon, millinery, 31 Division st, contemplates the erection of a 7 -sty
loft building for his own occupancy at 15 an 10 ft building for his own occupancy at 15 and
$151 / 2$ Division st. No architect has yet been se lected.
3STH ST.-Wiliam Sittenham, lessee, 60 West residence, will make extensive alterations to the poses. No architect has yet been retained. Th Samuel J . Tilden estate owns the property. 39 TH ST.-William Sittenham, lessee, 60 Wes 37 th st, ${ }^{\text {wil }}$ make alterations to the, old rest
dence, $34{ }^{\text {West }} 39 \mathrm{th}$ st, for business purposes. dence, 34 West 39 th st, for busines
No architect has yet been retained.

## Bronx.

apartments, flats and tenements. ELM PL-Plans have been completed by Rob ert E . Rogers, $5-7$ East 42 d st, for the 25 fam
ily
apartment, 5 -stys, to be erected on side of Elm pl, near Fordham Road, Bronx, fo Isabella Warren, owner. Bids will be taken on all contracts by the architect. Estimated cost

156TH ST.-Jacob Frees, architect, is revisin plans for the $\$ 50,000$ tenement to be erected in sther 744 ea have the masonry. Excavating is under way.
CONCORD AV.-Chas. Schaefer, Jr., 1910 Webster av, is preparing plans for two 5 -sty flats,
$50 x 81$ ft., on the east side of north of 151 st st, for B. Benninson, 407 East north of 151 st st, for B. Benninson, 407 Eas
153 d st, Bronx. Estimated cost, $\$ 45,000$ each. CONCORD AV.-Chas Schaefer, Jr., 1910 Web at, 50 and 151 st st, for B. Beininson, of 407 East 153 st. Estimated cost, $\$ 50,000$.

STABLES AND GARAGES
tIFfany St.-Chas. Schaefer, Jr., 1910 Webster av, is preparing plans for a 2 -sty stable
$25 \times 50$ ft., on the southeast nd Oak Point av southeast corner of Tiffany st 162 d st. Estimated cost, $\$ 8,000$

## STORES, OFFICES AND LOFTS

3D AV.-Charles Schaefer, Jr., architect, Web-1-sty brick store and loft building bids for the e north of 183 d st, for William and E. Eltinger,
3 d av and 183 d st, to cost $\$ 25,000$. WEBSTER AV -Chas Seber, ect, 1910 webster av, is preparing, Jr., archi1 -sty store, $40 \times 90 \mathrm{ft}$., to be erected for southwest corner of 169 th st and Webster for the Plough Fox Co, of 391 East 149th st.
Estimated cost is $\$ 10000$.

## Brooklyn.

apartments, flats and tenements. DE KALB AV.-Shampan \& Shampan, 722 5-sty on the north side of Dekalb av, 200 ft. east CHURCHES
STH AV.-Elliott Lynch, architect, 346 5th av N . Y. C., is taking bids for the brick and stone church to be erected at the southeast corner of Sth av and 6 th st for the Roman Catholic
Church of St. Saviour, of which the Rev. Father J. Flood, on premises, is pastor Rev. Father BUSHWICK AV.-George W. Kramer, 1 Madison av, N. Y. C., has completed plans for the to be erected at Bushwick av and Madison ft, for the Bushwick Avenue Central Methodist Episcopal Church, on premises. Charles Jones Munson, 1018 Madison st Brooklyn, Hubert B. owner will prowably take bids on the general
contract. Estimated cost is $\$ 60,000$ DWELLINGS
EAST $18 T H$ ST.-S. H. Cutting, 1719 Av J, Brame residence, $30 \times 35 \mathrm{ft}$., to be erected in the
frame
east east side of East 18th-st, 220 ft . South of Av I, for the Ascutney Realty Co., of 756 th av, Brooklyn. Estimated cost, $\$ 8,500$
EAST 22D ST.-Koch \& Wagner, 26 Court st,
Brooklyn, are preparing plans for a $21 /$-sty Brooklyn, are preparing plans for a $21 / 2$-sty
frame residence, $30 x 42$ ft., to be erected in the east side of East 22d st, 131 ft . north of Voorhees av, for Bobby Bassey, of Sheepshead Bay, Brooklyn, to e
and take bids.
MANHATTAN BEACH.-W. H. Harrington, architect, 5th av, Brooklyn, is preparing plans on, the Manhattan Beach Water Front, 150 ft.
west of East End, for Bertina Nasland of 4313

3d av, Brooklyn. The owner will build and take
bids on all contracts and materials. Estlmated AV I.-Seth H. Cutting, 1719 Av J, is preparing plans for a $21 / 2$-sty
ft., to be erame rested on the north side of Av 1,40 it. east of 18 th st, for the Ascutney Realty Co.,
75 . th ar, Brooklyn. The cost is estimated ai
6.500
WEST 8TH ST.-Koch \& Wagner, 26 Court st Brooklyn, have plans under way for twenty $2-$
sty brick residences, $20 x 35$ ft., to be erected on the east side of West Sth st, 116 ft. south of Macon st, Brooklyn, at a cost of $\$ 3,000$ each.
The owner will build and take bids on contracts and material.
EAST 25 TH ST.-W. H. Moeller, 131 Hale av, galows, to be erected on the east side of East of $\$ 3,000$ each. The owner will build and take EAST $26 T H$ ST. -W. H. Moeller, architect, 131 Hale av, Brooklyn, has plans for three
2-sty frame bungalows, 20x35 ft., to be erected on the west side of East $2 t \operatorname{th}$ st, 440 ft south
of Av K, for the Marks Building Co., 320 Broad-

## MUNICIPAL WORK.

35 TH ST. - Bids close Oct. 11, for the conEast 35 th st, 12 th av, etc., Brooklyn, for the BANKER ST-Alfred E. Steers, President Borough of Brooklyn, Room 2, Borough Hall, will
take bids until Oct. 11, for regulating, grading, paving with asphalt on concrete foundations, paving with asphalt on concrete foundations,
laying cement sidewalks, etc., on Banker st, Elake av, Court sq, Dobbins st, Fairview pl

SCHOOLS AND COLLEGES.
BROOKLYN-The School Board opened bids tions to and alterations in Boys' High Schoo
T. Frederick Jackson, Inc., $\$ 21,328$, low bidder.

## Queens.

## dWellings

ROCKAWAY BEACH, L. I.-E. Berrian, architect, North Thompson av, corner Railroad av,
Rockaway Beach, has completed plans for the $21 / 2-$ sty frame residence, $30 \times 40$ qt., to be erected
on Holland av for M. P. Holland, on premises. The owner will take bids on the general con-
tract. Estimated cost is $\$ 7,000$. HOTELS.
ARVERNE.-The Arverne Estate Co. contemplate spending $\$ 100,000$ for improving the Ar
verne Hotel and Casino. Work will consist o concreting the exterior of the structure and demolishing the main tower of the hote

QUEENS. -The School Board opened bids Oct. plumbing and drainage of new Public School 92, Borough of Queens. Bidders were: Item 1, Paul | Exner Co., $\$ 146,250 ;$ Chas. H. Peckworth, |
| :--- |
| $\$ 1+6,565 ;$ P. M. O 'rien, $\$ 147,700$; H. C. Stowe | 980 ; Peter Co., $\$ 139,300$; Chas. Wille, $\$ 143,590$; The Bottsford-

 Clarke Co., $\$ 151,700 ;$ Wm. J. Moran, Inc., \$151,-
279 ; Richard E. Heningham, $\$ 144,412 ;$ Frymier
\& Hanna $\$ 138,300$ Item $333 ;$ Jas. J. Cooke \& Son, $\$ 13,375 ;$ Keefe \& Geo. Gibson Co., Inc., $\$ 18,400$; Christopher
ly, $\$ 15,366$, Jal\$14,198; Nicholas Nehrbauer, Jr., $\$ 14,540$; Flan-agan-Fay Co., $\$ 15,99$, Falihhee \& McCaul, $\$ 16$,-
250 . All bids were laid over.

## Richmond.

## PUBLIC BUILDINGS.

RICHMOND.-Bids will close Tuesday, Oct. 10 , for the masonry, carpentry, painting, roofing,
ironworis, heating, electric work and fixtures required for the alterations and additions to the
County Clerk's office in this borough. The bids are being taken by the City Geo. Cromwell, presild st. George, New Ebrighton, S. I. Plans are
Hy $W \mathrm{~m}$. H. Mersereau, 32 Broadway. N. Y. C.

## Out of Town

apartments, flats and tenements. Market st, Newark. has completed plans and is taking bids for a 1 -sty brick and limestone flat, with three stores, $5 \times 883$ ft., at $256-258$ Academy
st, for Frank Bergamo. 68 Market st, Newark. EAYONNE, N. J.-Hyman Rosensohn, archi-
tet, 800 Broad st, Newark, has completed
plans for a 3 -sty frame tenement and ster plans for a 3-sty frame tenement and store,
$25 x 57$ ft., to be erected at Av Cand 25e sth st.,
for Jacob Tucker. 634 Av A, Bayonne. Esti-
CHURCHES.
NEWARK, N. J.TThe Second Church of Christ
Scientist contemplate the erection of a new Scientist contemplate the erection of a new
edifice at the southeast corner of Garside st and
2d av, on North 7 th st, Newark, is. John A. Apgar, 246
has yet been issued. NIAGARA FALLS, N. Y.-The congregation
of the Pierce Avenue Presbyterian Church contemplate the erection of a new edifice, to cost
$\$ 20,000$. Work will begin at $\$ 20,000$ Work will begin at once. For partic-
ulars, address the Rev. U. S. Schaul, pastor. YONKERS, N. Y--Israels \& Harder, architects, 31 West 31st st, N. Y. C... are still taking bids
brick synagogue to be erected on Hamilton av, Yonkers, for the Congregation Staff of Aaron.
Edward H. Hart is chairman of the building commission.

## DWELLINGS.

WATERTOWN, N. Y.-Watson \& \& Huckle,
rchitects, 1211 Walnut st, Philadelphia, Pa., are architects, 1211 Walnut st, Philadelphia, Pa., are $5 \times 118 \mathrm{ft}$., to be erected in Trinity pl for the Eason, rector, 197 Stone st, Watertown. F. A. Caswell, 57 Public sq, Watertown, has received
the general contract. Estimated cost, $\$ 60,000$. GLOVERSVILLE, N. Y.-Adam L. Henry erecting a residence for Samuel Rothehild at architects, 30 Church st, N. Y. C. Estimated cost, $\$ 165,000$.
TROY, N. Y.-An appropriation of $\$ 10,000$ has been made for the erection of a new parochial
residence for St. Peter's Rectory. Work will residence for St. Peter's Rectory
egin early in the spring.
NEW ROCHELLE, N. Y.-The Hebrew Educational League is planning the erection of a
20,000 home for the Hebrew Institute at this $\$ 20,000$ home for the Hebrew Institute at this
place. Those interested are Arthur Concors, president of the Institute; Solomon Feinman, superintendent; and Louis Streger, president
of the League.
NEW ROCHELLE, N. Y.-L. Moses, architect, 156 5th av, N. Y. C., has completed plans and is ready for bids for a to be erected on Davenport st, at an estimated cost of $\$ 12,000$.
BLOOMFIELD, N. J.-E. V. Warren, architect, 22 Clinton st, Newark, has completed plans for the $21 / 2$-sty frame residence, $26 \times 40 \mathrm{ft}$., to be erected for George W. Ashby, Grace st, this Dlace. George W. Butterworth, 45 Grace st, Eioomfield, has receive
Estimated cost, $\$ 5,000$.
BLOOMFIELD, N. J.-W. C. Fairweather, 52 Locust av, Bloomfield, has received the general contract to erect $21 / 2$-sty frame residences, on
the east side of Edgewood road, for Ogden \& Cadmus, of 550 Bloomfield av, Bloomfield, Cadmus, of 550 Bloomfiel
ROCKAWAY PARK, L. I.-The W. T. Kennedy Co., architects, 462 Boulevard, Hammels, frame residence, $24 \times 34$ ft., on the east side of Brooklyn, to cost $\$ 5,000$
NEWARK, N. J.-Hurd \& Sutton, St. James plans., for a brick and marble, 1135 , Broadway, prepared plans for a brick and marble, $21 / 2$-sty resiof Clifton av, north of Ballantine Parkway, for
John C. Eisele, of Eisele \& King, brokers, Broad John C. Eisele, of Eisele \& King, brokers, Broad
and Clinton sts. Estimated cost,
$\$ 12,000$. are being received.

FACTORIES AND WAREHOUSES.
JAMESTOWN, N. Y.-Freeburg \& Fidler, arto take bids for enlarging the 3 -sty brick factory at 112 East 2 d st, this place for the Ahl-
strom Piano Co. Estimated cost, $\$ 9,000$. FULTON, N. Y.-Eugene Sackett, 34 Syracuse Savings Bank Bldg., Syracuse, is preparing the Emerick presi dent. The architect is ready for bids on the eneral contract.
EDGEWATER, N. J.-Sinclair \& Valentine Co., owners, 611 West 129 th st, N. Y. C., are
taking bids for the 5 -sty brick manufacturing taking bids for the 5 -sty brick manufacturing and boiler house. Estimated cost, $\$ 30,000$. Plans have been prepared privately
HALLS AND CLUBS.

MORRISTOWN, N. J. - The Young Men's christian the erection of a new building, contemwhich will be prepared by L. E. Jallade for 37 Liberty st, N. Y. C. Estimated cost is $\$ 125,000$. Funds are now being raised.
MOORESTOWN, N. J.-The Civic Association, of Moorestown, N. J., contemplate the erection of an association building at this place. Address the secretary for particulars.

DOVER, N. J.-Washington Camp, No. 123, lodge building at this place. The incorporators are Mark K. Cramer, Peter S. Cory, David T.

LE ROY, N. Y. Albertson and eharles
ion of a municipal building, to cost $\$ 22,000$ was defeated by the village taxpayers at this HOSPITALS AND ASYLUMS
MT. VERNON, N. Y.-Milton See \& Son, architects, 6 West 22 d st, N . Y. C., are revising specifications for the new hospital building to
be erected here. ONONDAGA COUNTY, N. Y.-Dr. John Van diety, chairman of the One erection of a Stat hospital in this county. Others interested are Dr. John C. Shoudy, president; Dr. Edward
Kaple, of Eibridge, vice-president; Dr. H. B. Kaple, of Elbridge, vice-president; Dr. H. B.
Doust, secretary, and Dr. Allen Cone, treasurer UTICA, N. Y.-Bannigan \& Cooper, 10 Dever the new St. John's Orphan Asylum, in upper is being erected by the Oscawana Building Co of 200 5th av, N. Y. C., general contractor
Barnett, Haynes \& Barnett Century Louis, Mo., architects. Cost approximatel Louis,
$\$ 250,000$.
14TH ST.-Geo. Keister, architect, 12 West "Fourteenth Street Store," $58-70$ West to the Henry Siegel, president; Robert G. McMeekin secretary, and Oscar A. Prall, treasurer.
105 TH ST.-Additional figures are being re Eeast 105th st, for Henry Hanlein \& Son, cut Stone, of 417 East 103d st, from plans by Chas.
Stegmayer, 168 East 91 st st. The alteration Stegmayer, 168 East 91st st. The alteration

PATERSON
completed plans for the 2-sty brick and hollow tile hospital, to be erected at the northeast cor ner of Oak and East 19th sts, for Edward T
Bell, president of the First National Bank. Estimated cost is $\$ 10,000$

## HOTELS.

HIGHLAND FALLS, N. Y.-A new and more site of the old West Point Hotel which was built in 1829 at a cost of $\$ 18,000$. A wing was added to this hotel in 1850 and later an MUNICIPAL WORK.
WESTFIELD, N. J.-Sealed proposals will b received by the Council of the Town of West
field, N. J., at the Town Hall, Monday, Oct 16 for furnishing and laying about 1,200 lineal ft . of bluestone flagging on Mountain and Kimball avs. Plans and specifications may be ex-
amined at the office of the town engineer, A. amined at the office of the town engineer, A

NEWARK, N. J.-Bids close Oct. 9, for the engine house, $50 \times 100 \mathrm{ft}$., at the northeast for ner of 13th st and Avon av, for the City o Newark. Jacob Haussling, City Hall, Mayor Bigelow \& Tuttle, Firemen's Insurance Build PUBLIC BUILDINGS.
RYE, N. Y.-Upjohn \& Conable, architects, 96 $21 / 2$-sty limestone and brick library, $30 \times 50$ ft., to be erected here. samuel Thorne is chairman SCHENECTADY, N. Y.-The Durolithic Co, 460 Ellicott sq, Buffalo, N. Y., is ready to start work on the new stone, brick and concrete post office building at the east corner of Jay and Liberty sts Schenectady, for the United States Government Architect, James Knox Taylor, Treasury Depart-
ment, Washington, D. C. Cost, $\$ 125,000$. PLAINFIELD, N. J.-Wilder \& White, 156 plans for the Library Association of Plainfield Leonard Waldo, 49 Wall st, N. 1. C., chair man, for the construction of a $11 / 2$-sty brick
and limestone (fireproof) library Wert 5th st, and lege pl. Estimated cost, $\$ 50,000$.
SCHOOLS AND COLLEGES

BERKELEY HEIGHTS, N. J. - The New Providence Township School Board has selecte
the Pruden property, on the west side of Plain field av, as the site for the proposed new school to be erected here.
OSWEGO, N. Y.-L. L. Cope, architect, has plans in progress for a new school at this place 2-stys, of brick, with white stone trimmings on plans for heating and ventilating working The cost wil approximate $\$ 28,000$.
BUFFALO, N. Y.-Several thousand dollars have been advanced from subscriber th erection of the proposed college for the memELIZABETH, N. J.-C. Godfrey Poggi, architect, 2 Julian pl, Elizabeth, has prepared plans granite high school to be erected on South Broad, South and Williamson sts, for the Board
of Education. The building will contain a gym nasium and swimming pool, and cost apprixi mately $\$ 200,000$ Richard D. Kimball Co., 15 West 38th st, N. Y. C., is steam engineer. The BRENTWOOD, N. Y.-McDermott \& Hanigan Inc., 31 West 42 d st, N . Y. C., are figuring plans for enlarging the academy for the sisters N. Y. I. E. Ditmars, 111 5th av, N. Y. C., is THEATRES.
JAMESTOWN, N. Y. - Freeburg \& Fidler Jamestown, have plans well under way for a
2 and 3 -sty fireproof, brick, concrete and steel heate to erected in Brooklyn sq, this place, will build by days' work. Estimated cost is $\$ 30,000$.
NEWARK, N. J.-A. J. Crowder, 190 1st st erect the 1-sty concrete moving picture theatre $25 \times 100$ ft., at 605 Orange st, for A. W. Edelmeyer, 173 North 15 th st, East Orange, N. J.,
from plans by Edw. E. Grant, 397 Washing-

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ELECTRIC LIGHTING, POWER MOTORS, TELEPHONES,
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Plain Oak Birch Hazel

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## IROQUOIS DOOR COMPANY

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## SEASIDE HOSPITAL AND PARK FOR LITTLE PEOPLE.

A Charitable Association Will Give the Hospital and the City Will Provide the Park at Rockaway Beach-Building Plans Prepared and the City Has Taken an Option on the Park Site.

connection with the laying out of an ocean-side park at Rockaway the city is to receive the gift of a hospital for the treatment of non-pulmonary diseases in children. A long fight waged by allied charity and benevolent societies public park and bathing place and also as a site for hospitals and convalescent homes, is about to be rewarded with complete success. The architects' plans for the buildings are spread over these pages, and the city has taken an option on the land and has laid out the park on the city map. The buildings will not all be erected at once. The first group will cost $\$ 250,000$, which sum is now available. One-half of the fund was the gift of John D. Rockefeller to the
New York Association for Improving the New York Association for Improving the
Condition of the Poor, and this association sometime ago raised the other half. The city has authority from the Legislature to spend as much as $\$ 2,500,000$.
of a committee "that none of the sites then proposed is as desirable or available as the portion of Rockaway Beach lying immediately east of Rockaway Point." Condemnation proceedings were begun at that period, but because of the financial panic which came a few weeks later, the proceedings were suspended. But now the benevolent interests behind the movemen believe that every out of the way and that their plans ar assured of success.

ARCHITECTURAL PARTICULARS.
Plans for the buildings have been prepared by the firm of McKim, Mead \& White of 160 Fifth avenue. The archi tectural scheme as a whole includes four teen wings and ward pavilions, the entire frontage of which will face directly south upon the ocean, and extend east to west. The total length of the entire group will measure 1,100 feet, with 360 feet of width The buildings will be three stories in
weeks on three wings, each $40 \times 112$ feet. The ultimate cost of the entire group is placed at $\$ 2,000,000$. The fund now available and in the hands of the Association for Improving the Condition of the Poor amounts to $\$ 250,000$.
INCEPTION OF THE MOVEMENT.
At the international congress on tuberculosis held in Paris three years ago, the subject of marine sanatoria for tuberculosis children occupied an important sions of the pongress were that the seashore offered special advantages for the treatment of non-pulmonary tuberculosis in children, and that the number of marine sanatoria should be increased as rapidly as possible. At the time of the congress there were as many as seventy-five guch sanatoria on the various seacoasts since 1861. The percentage of cures by the treatment is large
In June, 1904, the New York Associa-


OCEAN FRONT VIEW OF THE PROPOSED HOSPITAL TO BE ERECTED IN T


WESTERLY END OF MAIN BUILDING

At a meeting of the Board of Estimate on September 21 resolutions were adopted closing and discontinuing the public park at Rockaway Beach theretofore laid out and laying out a new seaside park there. These resolutions received the signature of Mayor Gaynor on September 26. Proceedings for acquiring title are now in progress. Comptroller Prendergast, in a report which he made this week to the Board of Estimate, recommended that an
option for the purchase of the tract which option for the purchase of the tract which it is proposed to acquire for park pur-
poses, for the sum of $\$ 1,25,000$ be reposes, for the sum of $\$ 1,225,000$, be re-
tained by the city. The Board has not tained by the city. The Board has not yet decided whether to exercise the option
or institute condemnation proceedings. Four years ago, after long and thor ough investigation into the whole subject the Board of Estimate adopted the view
height, except the central part, which will have four stories and attic.
Each pavilion and dormitory will have a capacity of sixty beds. Outside balconies will extend along the entire frontage and be used for outdoor sleeping purposes. One floor in the hospital is to be devoted entirely to bed patients who cannot walk, and the other two floors will be for those who are able to go about. There will be class rooms for manual and kindergarten training.
pier foundations buildings will stand on pier foundations. There will be an ad-
ministration building, a nurses' dormiministration building, a nurses dormia kitchen for the patients and another for the servants, besides laundries and a power-house.
tion for Improving the Condition of the Poor, impressed by the favorable results obtained at Berck and other marine sanatoria abroad, decided to establish a similar hospital at its summer home, sea Breeze, on the beach of Coney Island. At the request of the association John Seely Ward, Jr., one of the Board of Managers, had visited the sanatoria at Berck mer of 1903 . It was mer or 10rt on his return that led the as able report on it experiments the sociation to begin its lowing year.
No building being immediately available, a tent-camp was constructed of suffive patients to accommodate about fortywere under treatment sixty-three children, who came either direct from their
homes in the tenements or from the different orthopaedic hospitals of the city They comprised cases of tuberculosis dis ease of the spine, of the hip, knee and other joints, as well as eight cases of tuberculosis of the glands. No attempt was made at selection. The disease was in an advanced stage in most cases.

Throughout the summer the children passed the entire twenty-four hours in the open air. By day they were on the beach, ands and having. windows on and in the roof The patients were bathed in the sea every day and many of them learned to take care of themselves in the water.
When the autumn came and the children could no longer be kept in tents, it was decided to take one of the buildings of the summer home and make it over for hospital purposes. This building being detached from the others and furnished with wide-open porches and many windows, lent itself very well to the purpose. The partitions between several rooms were removed and four dormitories were by so doing provided.
HEROIC TREATMENT SUCCESSFUL
"It was with considerable misgivings that we undertook the open-air life of the officer of the association, "though con-
until sundown. The children that can walk amuse themselves on the beach or on the piazzas, coming in only for meals, or for one or two hours' instruction which those of the kindergarten age receive. "At night the windows of the wards are wide open, even through the winter, being closed only for half an hour in the morning and evening, when the children are being washed and dressed. The temperature in the wards differs but little from that outdoors, varying in the winter from ten to forty degrees above zero. The warm hoods and in flannel and wear learned that it is important in We have culosis, as in pulmonary tuberculosis, the patient should spend his entire that in the open air and also that it is in cold weather when he makes his greatest gain."
"Sea Breeze" was the first pioneer hospital for the treatment of non-pulmonary tuberculosis in children established in America. It has demonstrated that tuberculosis of the bones and joints can be cured in most cases. Deformed children can be straightened and restored to perfect health, and this is the work which the Sea Breeze Hospital is engaged in, under the New York Association for Improving the Condition of the Poor. There are estimated to be more than 5,000 children in the city in need of this cure.

1905 that the idea of using the beach not merely as a park but also as a site for a tention of the Mayas brought to the atPresident Brannan of Bellevue and Allied Hospitals.
The Mayor's Message of January 1, 1906, recommended (1) the speedy provision of fresh-air homes for children and convalescent patients from the city hospitals; (2) that three beaches be purchased, one being Rockaway. In May, 1906, the State Legislature enacted Chap-
ter 456 of the Laws of 1906 (urged by the ter 456 of the Laws of 1906 (urged by the A. I. C. P., the Metropolitan Parks Association and other civic societies), providwithin or without city may acquire a beach the city may lease parts limits, (2) that the city may lease parts of the beach for a convalescent hospital, (3) limiting the than $\$ 2,500,000$ and (4) giving not more of Estimate full power to act in the mard ter without the concurrence or approval of any other officer or board. or approval On March \& 1907 or board
mate adopted a resolution to of EstiRockaway Park pursuant to Charter Section 442, and on the 15 th of the same month the board accepted from the Association for Improving the Condition of the Poor the sum of $\$ 250,000$ for the erection of a hospital for sufferers from non-pulmonary tuberculosis.


## PUBLIC PARK AT ROCKAWAY POINT.



EASTERLY END OF MAIN BUILDING, FROM THE OCEAN SIDE.
vinced that only by so doing could we
maintain the improvement that had been
made during the summer. The out-door
treatment of pulmonary tuberculosis in
the adult had been accepted by the gen-
eral public as well as by the medical pro-
fession, but to submit delicate children
to the same conditions may well have
seemed unwise to many.
"But our courageous superintendent,
Miss Alice Page Thomson, after a visit to
Trudeau's sanatorium at Saranac, insti-
tuted an open-air regime which has been
followed rigorously and advantageously
ever since. The children are kept in the
open air throughout the twenty-four
hours and throughout the year. As soon
as breakfast is over the bed-cases are
carried out and placed in cribs on the
open seaside porches. There they remain

In the year 1906 the Association received a building fund of $\$ 250,000$, onehalf of which was subscribed by John D. Rockefeller, on condition that the other half be contributed by others. A big campaign was opened. The picture, of a little cripple called "Smiling Joe" touched raised. Ever since the money was all kept intact; but the interest is being used to help support the Sea Breeze Hospital
Having demonstrated the value of the treatment given at Sea Breeze Hospital the Association made a proposition to the City of New York offering to build a new hospital with the fund of $\$ 250,000$, if the city would provide the site. There had been for several years a public movement in behalf of laying out a seaside park at Rockaway Beach, and it was in the year

It is well to remark in closing, however, that the offer of the A. I. C. P. at that time was of a hospital and not of a fund, though the official resolution speaks of the acceptance of a fund. Ultimately the park and hospital together may cost as much as $\$ 5,000,000$.
-Dock Commissioner Tomkins is preparing contracts for extensive waterQront improvements in Brooklyn and Queens. The building of a new terminal for the Thirty-ninth Street Ferry, at a cost of $\$ 200,000$, and the purchase of a new ferry boat for $\$ 300,000$, are the first the building of a new pier at the foot of the building of a new pier at the foot of
Nott avenue, Long Island City, third on the list. The money is available now for these three improvements.

Current Building Operations.

## Contracts Awarded.

## apartments, flats and tenements

 MANHATTAN AV.-Rudolph Sons, 406 East so9th st, have received the contract for cut sortheast corner of Manhattan av and 115th st, for the Gorham Realty Co Neville \& Bagge, for the Gorarchitects.
WHITE PLAINS, N. Y.-Rocco Brianti of this place has received the contract to erect the
-sty store and flat in Brookfield av, south of Railroad av, for John T. Redhill.
HOE ST.-Contracts have been awarded for of Hoe and Home sts as follows : Steel, SandBoulevard and 145 th st ; fireproofing, Brooklyn Fireproofing Co.; roofing,
George Miller. Harry T. Howell, 149 th st and George Miller.

## DWELLINGS.

NEW ROCHELLE, N. Y.-H. Simpson, New
Rochelle, has received the general contract to rect the $21 / 2$-sty stucco residence, $42 \times 488$ ft., for N. Ingles, 3 Bay View av, New Rochelle, from
plans by Bernard $\&$ Wilder, Lawton st, New Rochelle. Estimated cost, $\$ 14,000$.
ADAMS CENTRE, N. Y. - F. C. Webster, Adantract to erect the $21 / 2$-sty freced the farmeras for George A. Bagley, 101 Pearl st, Adams Centre, to cost $\$ 6,000$. A. F. Lansing, Burdick NEW ROCHELLE, N. Y.-V. B. Baker, ract to erect the $21 /$-sty frame and local stonD. C. A. Phone, of Lake Forest Park, New D. C. A. Phone, of Lake Forest Park, New
Rochele, from plans by Pagan \& Cornell, LawNew Rochele. Estin 48 TH ST. - Thurman Madden, general confor extensive alterations to the residence of Reginald H. Sayre, 9 East 45th st, owner, from plans by S. E. Gage, 340 Madison av.

FACTORIES AND WAREHOUSES.
HARRISON, N; J.-The David Henry Building Co.. Firemen's Insurance Building, Newark, orect an addition to the f-sty briok lactory $45 \times 100 \mathrm{ft}$., on Middlesex av, for the Hyatt Roller HALS AND CLUBS
McCOMBS DAM PARK.-Richard Carvel Co., 401 West 59 th st, has received the general concotta club and boathouse at McCombs Dam th av, from plans by Severance \& Schumm, 21 West 45 th st. The general contractors desire
bids on all sub-contracts.
Estimated cost is 20,000
OSSINING, N. Y.-The Grannig \& Warley eral contract to erect the $21 / 2$-sty terra cotta eral contract to erect the
block workingmen's home, $29 \times 1118$ fty
ftr
 president. William H. Deacy, 457 5th av,
V. Y. C., is the architect. Esttimated cost,

## HOSPITALS AND ASYLUMS

YONKERS, N. Y-- Lynch \& Larkin, this city, have received the general contract to erect kers, to cost $\$ \$ 0,000$.... G. H. Chamberlin, 18
Getty sq , is the architect. HOTELS.
EDGEMERE, L. I.-John J. Jangerson, Arverne, L. I., has received the general contract
to erect the frame hotel between Columbus and Hudson ave, for W. S. Isersoen, of 395. 4th and
N. Y. C. B. E. Stern, 7 West 38th st, N. Y. C., is the architect.
10 TH AV.-Thomas J. Brady, 1170 Broadway, has received the general contract for altera-
 MUNICIPAL WORK.
East orange, n. J.-The J. F. Shanley Co, 325 Badger av, Newark, has received the con-
tract for bitulithic pavement on Main st, for the City of East Orange. Lincoln E. Rowley, ty Han, Last orange, is clerk.
TOMPKINSVILLE, S. I.-The Merrick Fire proofing Co., 1 Broadway, N. Y. C., has re-
ceived the general contract to erect the 1 -sty fireproof reinforeed concrete power house, 30x
 estimated at about $\$ 20,000$.
CANAJOHARIE, N. Y.-Lathrop, Shea \& Hen-
wood, Buffalo, N. Y., have received the contract wood, Buffalo, N. Y., have received the contract
to rebuild a section of the bridge across the Mohawk River. Preliminary work has already
been started.
Estimated cost, $\$ 44,40$.

STORES, OFFICES AND LOFTS.
SEATTLE, WASH.-The American Bridge Co. tract for furnishing steel for the thesty store
and office building, $103 x 130$ ft., to be erected by the Smith Estate at Yesler st and 2 d av,
this city, at a cost of $\$ 1,500,000$. The Whit-ney-steen Co, 1 Liberty st, N. Y. C., holds the Oswego, N. Y., are heating engineers. No other contracts, including elevators, have yet been is-
sued. Gaggin \& Gaggin, of this city, are the architects.
MADISON AV.-Post $\&$ McCord, 44 East 23 d st, have received the contract for structural
steel for the 20 -sty office building, $74 \times 175$ ft. to
be erected by A. Fillmore Hyde, be erected by A. Fillmore Hyde, at the south-
east corner of Madison av and 25 th st, on a
 general contractor is ready for bids on ali
sub-contracts. C. A. Valentine, 346 4th av, is
arehitect. Estimated Cost, $\$ 1,300,000$.

THEATRES
42 D ST.-Fleischmann Bros. Co., 505 5th av, have received the general contract to erect the
t-sty theatre building at 236 to 240 West 42 d ${ }_{\text {st, on pat }}^{4 \text { sty the } 80 x 98.9 \mathrm{ft} \text { to cost approximately }}$ $\$ 150,000$. The building will be erected by the Wood Eltinge Bloom Co., lessees. The site is Wwned by the Goodridge Estate. Seating capacity about 1,500 .
WASHINGTON, D. O.-M. Gould's Son \& Co., tract tract for furnishing brass railings in connec-
tion with the new Imperial Theatre in this

## PLANS FILED FOR NEW CON.

 STRUCTION WORK.
## Manhattan.

APARTMENTS, FLATS AND TENEMENTS. 58 TH ST, No 135 W , 9 -sty brick apartment house, $50 \times 85.5$, tile roof; cost, $\$ 125,000$; owner,
135 West 58 th ST. Co., 135 West 58 th st ; archi 135 West 58 th ST. Co., 135 West 58 th st; archi-
tect, Walter B. Chambers, 109 Broad st. Plan No. 628. Clifton G. Marshall, president, Jas, Livingston, vice-pres., M. E. Thompson, secretary and treasure
Co. has contract.
PARK AV, s w cor 83 d st, 12 -sty brick and stone apartment house, $\$ 302.2 x 90$, slag roof; cost, $\$ 300,000$; owner, Akron Building Co., 505
av $;$ th
architects, Schwartz \& Gros, 347
5 th Plan No. 631 .

MISCELLANEOUS
MANHATTAN ST, w s, 165 e Old Broadway -sty frame shed; cost, $\$ 200$; owner, Broadway Smith, 67 Fairview av, Rockaway Beach. Plan

STABLES AND GARAGES.
123 D ST, No 235 E, 4-sty brick stable and storage, $25 x 95.1$, tar and gravel roof; cost, $\$ 18$, Division st ; architect, L. A. Sheinart, 194 Bow-

11TH AV, w s, 24th to 25 th st, 1 -sty brick Larage, $197.6 \times 150$; cost, $\$ 20,000$; owner, James Larkin, 191 9th av ; arch

STORES, OFFICES AND LOFTS.
153D \& 155TH STS. Broadway and Amsterdam av, 2-sty frame office, 16x40; cost, $\$ 1,050$; own er, Trinity Church Corporation, 187 T Fulton st
architect, Howard Hoyer, Pittsburgh, Pa. Plan architect,
No. 623
EAST BROADWAY, $n$ w cor New Market st 3 -sty brick store and office, $22 \times 63.8$; cost, $\$ 10$,
000 ; owner Samuel Kaufman, 47 Division st architect, S. Sass, 32 Union square. Plan No 3D AV, Nos 2148 -2150, 2-sty brick store, $47 . \pi$ 112 ; cost, $\$ 25,000$; owner, Degelman Realty Co. 33 East 125th st; architect, John
18 TH ST, Nos. 216-222 West, 12 -sty brick and Stone loft, $100 \times 142.6$; cost, $\$ 400,000$; Owner tect, Geo. M. MeCabe, 96 5th av. Plan No. 630.

## Bronx.

apartments, flats and tenements. $176 \mathrm{TH} \mathrm{ST}, \mathrm{n} \mathrm{s}, 168$ e Mt. Hope av, two 4 -sty brick tenements, slag roof, $41 \times 89$, total cost
$\$ 60,000$. owner, Wm. C. Berger, 130 West 180 , $\$ 60,000$; owner, Wm. C. Berger, 130 West 180th
st; arehitect, Chas. S. Clark, 441 Tremont av Plan No. 735 .

## CHURCHES.

OLMSTEAD AV, SW cor Newbold av, 2 -sty brick church and Sunday school, slate root
$\$ 1.10 x \$ 1.10$; cost, $\$ 40,000$; owner, Church Ex S1.10x 81.10 ; cost, $\$ 40,000$; owner, Church Ex-
tension Comm. of New York Presbty., Rev. J. F, tersion Comm. of New York presby., Rev. J. F
Forbt
Eath st, secretary, arch-
Both itect, Eli Benedict, 1947 Broadway. Plan No

## DWELLINGS

CRUGER AV, e s, 175 n Burke sti, four 2 -sty brick dwellings, plastic slate roof, $20 \times 55$; tota Construction Co., 132 Nassau st, Thos. Reigiero, 132 Nassau st, president. Plan No. 736 .
OAK POINT AV, s e cor Tiffany st, 2 -sty brick dwelling and stable, plastic slate roof, 50
x25; cost, $\$ 4,500$; owner, Edw. Stelter, 862 East 162d st, architect, Chas. Schaefer, Jr.,
$239 \mathrm{TH} \mathrm{sT}, \mathrm{s} \mathrm{s}, 100$ e Kepler av, 2 -sty and

attic frame dwelling, shingle roof, $21.6 \times 40$; cost, $\$ 3,000$; owner, Geo. L. Christian 236 East' 238st st; architects, Ross \& MeNeil, 39 East 42 d st | Plan No. 731. |
| :--- |
| $228 T H$ |

228 TH ST, n s, 100 e Paulding av, $11 /$-sty
frame dwelling, slate roof, 21x60; cost, $\$ 4,000$ owner, J. H. Reiher, 3708 3d av; architect, Robt.
Glenn, 363 East 1499ih st Plan ST, AGNES AV, w s, 240 n Central av, $11 / 2-$ sty s 00 : architect, E. Ebeling, 1136 Walker av. Plan No
 dwelling, plastic slate roof, $50.2 \times 24.6 ;$ cost, $\$ 5,-$
000 ; owner, August $F$.
Schwarzler, 174 th
st 000 ; owner, August F. Schwarzler, 174th st and
Southern Boulevard ; architect, Chas. Schaefer, Southern Boulevard; architect, Cha
Jr., 401 Tremont av. Plan No. 739 .
231ST ST, n s, 150 e Palisade av, 1 -sty frame
garage, $13 \times 22$; cost, $\$ 500$; owner, Chas. H
 ELLISON AV, w s, 250 n Marrin st, three 2-sty framea adawaealalings, tin roof, $16.8 x 56$ total cost, $\$ 10,500$; owner, Paul Rieling, 1881
Holland av ; architect, B. Ebeling, 1136 Walker Holland av; architect, B. Ebeling, 1136 Walker
av. Plan No. 743 .

## HALLS AND CLUBS

HARLEM RIVER, e s, 487.6 n Jerome av, $21 / 2$ sty brick club house, tin roof, 60080 ; cost, $\$ 20,-$ 000 ; owners, Metropolitan Rowing Club, C. D
Bergan, 1000
Simpson st, president; architect Bergan, 1000 Simpson st, president, ${ }^{\text {H. Craitect, }}$ Craige Severance, 21 West 45th st. Plan No. miscellaneous
 Co., 45th st and Lexington av ; arehitect. J. Bailey, Goldens Bridge, N. Y. Plan No. 733
RIGHT OF WAY, New York, Westchester \&
Boston Ry, 130 n 222 d st, 2 -sty brick signal bower, Ryyi6. ${ }^{130}$; cost, $\$ 4.500$; owners, New York Westchester \& Boston Ry. Co. 70 East 45 th st,
architects, Reed \& Siern, 5 East 42 st. Plan No. 741 .

STABLES AND GARAGES
SPUYTEN DUYVIL PARKWAY; w s, 250 n
227th st, 1 -sty frame garage, 20x14; cost, $\$ 700$ 227 th st, 1 -sty frame garage, 20x14; cost, $\$ 700$ owners, Isabel and Eliz. Cox, on premises;
architect, E. K. Rossiter, 15 West 38 th st. Plan

STORES, OFFICES AND LOFTS.
$166 \mathrm{TH} \mathrm{ST}, \mathrm{s}$ e cor Boston rd, 1 -sty brick stores, plastic slate roof, $19.94 \times 97.10$; cost, $\$ 6$,
000 ; owner, Chas. S . Levy, 2720.3 d av; archi tects, Moore \& Landsiedel, $148 t h$ st and 3 d ay

## Richmond

DWELLINGS
SEASIDE BOULEVARD, w s, 100 e Surf av South Beach, 2 -sty frame dwelling, $30 x 04$; cost nardi. Plan No. 594.
PARIS ST, w s, 245 s Washington av, Gran City, 2 -sty frame dwelling, $18 x 24$; cost, $\$ 2,000$
owner, Georgiana Marks, Concord; architect, Jas. E. Grunert, New Dorp. Plan No. 596 . RICHMOND AV, e s, 834 s Watchogue, 2 -sty
frame dwelling, $20 \times 28$; cost, $\$ 2,000$; owner, Anframe dwelling, $20 \times 28$; cost, $\$ 2,000$; owner, Antone Manaditto, Watchogue rd ; architect
W. Manley, Granitevile. Plan No. 597.
FRANKLIN AV, $w \mathrm{~s}$, 200 s Richmond rd Grant City, 1 -sty frame dwelling, $18 \times 30$; cost builder, Wm. Kilpatrick. Plan No. 603.
WASHINGTON AV, s s, 150 w Paris st, Grant
 No. 604
BRIGHTON AV, s s, 39 e Kingsley pl, Brighton Heights, 2 -sty brick dwelling, $35 \times 44$; cost itect Chas B, Deweker, Tompkinsville ; builder, M. Tedesco, Rosebank. Plan No. 613.

NAME AV, w s, 190 n Jacobs st, $11 / 2$-sty frame awd builder, Christian Peterson, Tottenvile Plan No. 60 s.
NAME AV, ws, 280 s Jacobs st, $11 / 2$-sty frame awelling, buxilder, Cost, $\$ 1,500$; owner, architect and builder,
Plan No. 609 .
NAME AV w 100 Jaobs $11 / 2$-sty frame dwelling, $34 \times 38$; cost, $\$ 1,500$ owner, architect and builder, Christian Peterson, Tottenville. Plan No. 610
 2-sty frame dwelling, $35 \times 33$; cost, $\$ 5,500$; owner,
J. B. Wedemeyer Stapleton ; architect, H. G. Otto, Stapleton ; builder, J. Karlsson. Plan No. 0.
 frame dwellings, $34 \times 38$; cost, $\$ 3,300$ each; Wm. E. Sterner \& Co., Port Richmond. Plan No. 606.
NAME AV, w s, 240 s
$11 / 2$ sty
frame
dwelling,
$34 \times 38$; $11 / 2$-sty frame dwelling, 34x38; cost, $\$ 1,500$; owner, architect and builder Christian Peterson, ottenville. Plan No. 60
 Emma Montgomery ; architect, A. Michaelson: builder, Peter Larsen. Plan No. 611 .
RICHMOND TERRACE, s s, 90 w Burgher av, 2 -sty frame dwelling,
owner, Elizabeth Mitchel ;
architect, Johnson. Plan No. 612.
REAFEW PL, e s, 43 n Gordon pl, Grantville, 2-sty frame dwelling, $20 \times 32$; cost, $\$ 2,000$; owner, Grantville M. E. Church; architect, Wm, Dehler,
West Brighton, builder. R. H. Leadley, Port Richmond. Plan No. 599 .
$10 \mathrm{TH} \mathrm{ST}, \mathrm{n} \mathrm{s}, 175 \mathrm{~s}$ Rose av, New Dorp, 2 -sty
irame dwelling, $22 \times 33 ;$ cost, $\$ 2.000$; owner, J. S Coleman, New Dorp; architect, Chas. E. Reid, East 23d st, N. Y. C. $\dot{\text { on builder, J. S. Coleman, }}$ ew Dorp. Plan No. 600.
RICH AV, s s, 91 w Clifton, Bulls head, 2 -sty frame dwelling, 18338 ; cost, $\$ 1,325$; owner, Mrs. Richmond: builder, Claude W. Decker, New Springs. Plan No. 601.
GUYON AV, s s, 100 e Amboy rd, Oakwood, ers, B. Katz and Frank Koch; architect, Herman Fritz, Passaic, N. J.; builder, E. K. Whitford,

> MISCELLANEOUS.

SOUTH AV, No. 56 , Mariners Harbor, 1 -sty Irame greenhouse, $50 \times 100$ cost, $\$ 150$; owner,
Wm. Penny, 56 South av, Mariners Harbor. Plan
NEW YORK AV, w s, 200 s St. Mary's av,
Rosebank, 1 -sty frame shop, 50 x 21 ; cost, $\$ 400$; Rosebank, 1 -sty frame shop, $50 x 21$; cost, $\$ 400$;
owner, Ernest Wagner, Rosebank.
Plan No Stables and garages.
ROSSVILLE AV, e s, s Sheldon av, Rossville, 1 -sty stable, $12 \times 20$; . cost, \$70; owner, Geo. W. Cave, Princis Bay; builde
Princis Bay. Plan No. 614.
ROSSVILLE AV, Princis Bay, 1 -sty garage, Plan No. 615 .

PRALL AV, s s, 300 w 2 d st, Huguenot Park 1 -sty frame barn, $16 \times 20$; cost, $\$ 350$; owner
Kallenimui Huguenot Park. Plan No. 598 . theatres.
TOMPKINSVILE AV, e s, 152 n Anetta av 1-sty brick theatre, $27 \times 75$; cost, $\$ 3,000$; owners,
D. P. MacGuire and Edw. Ville ; archite
Plan No. 616.

PLANS FILED FOR ALTERA. TION WORK.

## Manhattan.

BAXTER ST, No 20, windows to 3-sty brick dwelling; cost, $\$ 250$; owner, Estate David Fin-
elite, 306 W
Spinapont, 112 W th st; architect, Louis V .
U CEDAR ST, No 157 , partitions, windows, to 4-sty brick store and loft; cost, $\$ 3,500$; owner,
©. S. Coffin, 13 W 57 th st; architects. Hill \&
Stout, 1123 Broadway. Plan DOYER ST, No 16 , toilets, partitions, windows to 4 -sty brick store and tenement; cost,
$\$ 1,500 ;$ owner, Joseph Schoener, 35 Wall st; architect, Richard Rohl, 128 Bible House. Plan GREENE ST, Nos. 1921/2-200, partitions, windows, toilets, to 6 -sty brick store and loft; cost,
$\$ 10,000 ;$ owner, Meyer Gugenheim Estate, 165 roadway, architect, L. C. Holden, 103 Park
GREENWICH ST, No. 428, steel columns, iron owner, heirs of James Pyle, Edgewater, N. J. . architect, $\mathrm{N} . \mathrm{K}$
Plan No. 2663.
VAN DAM ST, s e cor Greenwich st, windows rchitect, W. Weissenberger, WASHINGTON SQ, s e cor Sullivan st, par$\$ 200$; owner, Amos F Eno, 13 South William st; architect, Thos J. McCullough, 227 Wav-
erly pl. Plan No 2643 . 7TH ST, No 293 E, windows to 3 -sty brick
tenement and store; cost, $\$ 100$; owner, B. Moskowitz, 644 East 14th st ;architects, Gonenberg Leuchtag, 7 West 22 d s. Plan No. 2660. 7 TH
brick tenement;
ST,
cost, berg \& Schwartz, 1 Hester st ; architect, L. A. Scheinart, 194 Bowery. Plan No. 2670. 11TH AV, No. 635, partitions, toilets, windows, Obermeyer \& Liebmann, Brooklyn; architect,
John H. Knubel, 318 West 42 d st. Plan No 2672
13TH ST, s s, 233 e Av C, fence, wall ; cost,
$\$ 1,002$; owner, N Y Mutual Gas Co 36 Union Isaac Mutual Gas Co, 36 Union Astoria, L I. Plan No 2641.
14 TH ST, No 36 E , partitions, windows, to Post, on premises; architect, D M Ach, 1 Madson av. Plan No 264 s
19 TH ST, Nos $14-20$, partitions, to 12 -sty
brick store and office; cost, $\$ 440$; owner, Dabrick store and office ; cost, $\$ 440$; owner, Da24 TH ST, No 302 E , partitions, store front to Wagner, 134 W 26th st ; architect, Jacob Fisher, 296 E 3d st. Plan No 2631.
27 TH ST Nos. $40-42$ West, partitions to 12 -sty brick loft; cost, $\$ 2,000$; owner, Gray tects, Neville \& Bagge, 217 West 125 th st. Plan

2STH ST No 330 E partitions, windows, toil ts, to 4 -sty No. 330 e, pail. cost, $\$ 800$, toil Goldberg \& Greenberg, 132 Nassau st; architect, Max Muller, 115 Nassau st. Plan No 2639. 33 D ST, No 133 W , partitions, to 2 -sty brick
store and loft; cost, $\$ 1,000$; owner, Jerome \& Wright, Broadway and 67 th st; architect, L A Sheinart, 194 Bowery. Plan No 2642 .
35 TH ST, No. 516 West, partitions, window posts, to 4-sty brick loft; cost, $\$ 3,500$; owners, pl ; architect, J. T. Brady \& Co., 103 Park av. Plan No. 2674.
42 D ST, s s, 130 e Park av, partitions, inte-
rior changes to 8 -sty brick hotel; cost, $\$ 7,000$; owners, S. Ford and Samuel Shaw, Grand Union Hotel ; architect, John Boese, 280 Broad ay. Plan No 2649.
46 TH ST, Nos 208-214, W, seats, alter steps
 52 D
bT, Nos $436-438 \mathrm{E}$, add 1 -sty to 1 -sty
brick machine shop; cost, $\$ 3,000$; owner, Ice Manufacturing Co, i170 Broadway ; architect, 54TH ST, No 236 W , show window to 2 -st O'Connor, 230 W 49 th st; architect, C. H. Lang,
23 West 42 d st. Plan No. 2661 . 59 TH ST
tore and office ; cost, cut doors, to 2 2-sty brick
; owner, Geo. Ehret, 235 East 92 d st; architect', Jos. Miningham, 19
North Moore st. Plan No. 2659. North Moore
$\begin{aligned} & 70 \mathrm{TH} \text { ST, No } 164 \text { E, } 1 \text {-sty brick rear ex- } \\ & \text { tension, } 16.6 \times 6 \text {, pent house, partitions, }\end{aligned}$ shaft, staircase to 4 -sty brick dwelling. light $\$ 9,550$; owner; architect, Jas. Gamble Rogers, 71 ST ST, No 37 W , cut windows to 4 -sty brick dwelling; cost, $\$ 200$; owner, estate MaC A Hutchings Co, 569 5th av. Plan No 2653.
 ises; architect, C C Haight, 452 5th av. Plan ises; ${ }^{\text {No }} 2651$.

73 D ST, No 53 E , partitions, windows, to 4 sty brick dwelling; cost, $\$ 600$; owner, Charter
Realty Co, 100 William st; architect, Elliot \& Realty Co, 100 William st; architect, Elliot
Bush, 840 Madison av. Plan No 2629. 77 TH ST Nos $351-3 \pi 3$ E portitions windows to 4 -sty brick tenement cost 31500 owner, Rachel Gotffried, 351 E 77 th st; archi
tects, O Reissmann, 30 1st st. Plan No 2654 . tects, O Reissmann, 30 ' 1 st st. Plan No 2654. 79TH $\mathrm{ST}, \mathrm{No} 310 \mathrm{~W}$, pent house to 12 -sty
brick apartment; cost, $\$ 300$; owner, Wm. J. brick apartment; cost, $\$ 300 ;$ owner, Wm. J
Stitt, 745 Broadway; architectis, Schwartz \&
Gross, 347 5th av. Plan No. 2657 . SOTH ST, No 120 East, and 2 -sty front an rear extension, $18.4 \times 34$, partitions, walls,
4 -sty brick dwelling ; cost, $\$ 20,000$; owner, Mr Morgan Dix, 15 East 66th st ; architects, Foster Gade \& Graham, 15 West 38 sth st. Plan No
2678 . Gillies Campbell Co., 1 Madison av, ha 2678. Gillies Ca

82D ST, No 434 E , plumbing, windows, to 4 -sty fels, 312 E 79th st. architect, Otto L Spaun hake, 233 E 78th st. Plan No 2632.
106 TH ST, No 211 E , partitions, toilets, to
4 -sty brick store and tenement; cost, $\$ 400$ owner, G. Solamano, premises ; architect Thomas Neely, 5 E 167th st. Plan No 2650. 122D ST, No 310 W , windows to 4 -sty brick
tenement; cost, $\$ 50$; owner, Geo Margraf, 97 133 7th st. Plan No 2646
125 TH ST, No. 209 E , change boxes, stairways to 6 -sty brick theatre; cost, $\$ 1,500$; owner, es-
tate Benjamin Lichtenstein, Willow av and 13 ith st ; architect, James Riely Gordon, 402 th av Plan No. 2664.
128 TH ST, s s, 143.5 e Amsterdam av, alter cost, $\$ 2.000$ : owners, Bernheimer \& Schwartz 128 th st, near Amsterdam av ; architect, Louis Oberlein, 12Sth st, near Amsterdam av. Plan
AMSTERDAM AV, No 1746, stairs, new store front, to 2 -sty brick moving picture theatre cost, $\$ 1,00$, Owner, Walker Estate, 1746 Am 103 d st. Plan No. 2656.
BROADWAY, Nos 1672-1674, partitions, steel girders, columns, windows, change main entrance to 9 -sty brick apartments; cost, $\$ 20,000$ owner, Geo H Earle, Jr, Philadelphia, Pa; ar-
chitect,
Wm A Swasey,
47
W
34th st. chitect, Wm A
No. 2630 ; not let.
BROADWAY, s e cor Fulton st, steel girders, 5 and 9 -sty brick office Church, 113 , Fulton st; architects, Shire \& Kaufman, 373 4th av. Plan No 2636.
BROADWAY, No. 241, partitions, columns, to 5 -sty brick store and office ; cost, $\$ 5,000$; owner G. Davis, 44 Pine st; architects, Schwartz \&
Gross, 347 5th av. Plan No. 2675 .

BROADWAY, Nos. $1166-1170$, iron beams, brick wall, steps, to 12 -sty brick stores; cost tect, S. E. Gage, 340 Madison av. Plan No

BOWERY, No. 215, brick walls, windows, to 4-sty brick stores and lofts; cost, $\$ 200$; owner,
Germania Bank, 190 Bowery ; architect, C. H. Germania Bank, 190 Bowery ; architec
LEXINGTO 2 d av. Plan No. 267
LEXINGTON AV, Nos 2025-2029, partitions, to Spielberg 101 W 113th st; architect Wmosi Kenny, 420 W 259 th st. Plan No. 2667 .
1ST AV, No. 168, toilets, windows, partitions, to 5 -sty brick tenement and store ; cost, $\$ 2,250$ owner, Edward Rafter,
tect, M. A. A. Cantor, 29 West 42 d st. Plan No tect, M. A. Cantor, 29 West 42 d st. Plan No
2 D AV, No 69 , alter vault to 5 -sty brick tenSea Cliff, L I: Sea Cliff, L I. architect, H Regelmann, 30 1st
st. Plan No. 2655 .
THIRD $A V$. No 875 , partitions, store fron toilets, to 4-sty brick store and tenement; cost tur st ; architect, Wm. Kurtzer, 192 Bowery Plan No. 2666
4 TH AV , No 350 , partitions, windows, to 4 -sty brick store and tenement; cost, $\$ 3,500$; owner
Woulff Bros., premises; architect, Geo. Hof $J r, 1436$ Webster av. Plan No 2638.
$5 \mathrm{TH} \mathrm{AV}, \mathrm{s}$ e cor 37 th st, stairs, partitions to
 Mead \& White, 160 5th av. Plan No 2637. 5 TH AV, No 500 , alter vault to 8 -sty brick
store and office; cost, $\$ 2,000$; owner, Walter J. store and office; cost, $\$ 2,000$; owner, Walter
Salomon, 17 West 42 d st ; architect, E. Schoen 20 West 42 d st. Plan No. 2665
STH AV, No. 899, iron beams, change booth cost, $\$ 100$; owner, W. B. Sunn, 714 Sth St itect, C. B. Brun, 1 Madison av. Plan No. 2662. 9 TH AV, No 502 , new stairs, steel beams, par-
titions, to 4 -sty brick store and dwellin titions, to 4 -sty brick store and dwelling cost architect, Frank Straub, 118 East 42 d st. Plan

## Bronx.

BECK ST, No. 169, 2-sty frame extension, 14.8 Mrs. K. M. Friedrick, on premises; architect Goldner \& Goldberg, 704 Jackson av. Plan No 449.

HARRISON $\mathrm{ST}, \mathrm{e} \mathrm{s}$, 230 n Davis st , 1 -sty frame extension, $20 \times 13$, to 1 -sty frame dwelling ises; architect, Geo. Hof, Jr., 1436 Webster av Plan No. 450.
MAGENTA ST, $n$ s, 31 e Holland av, move sty of frame built under $11 / 2$-sty frame dwelling ises; architect, Wm. H. Meyers, 1861 Carter av 151ST ST,
151ST ST, s e cor Morris av, new water clos cost, $\$ 1,500$; owners, Excelsior Brewing Co

254 Hart st, Brooklyn; architect, Henry A.
Koelble, 71 Nassau st. Plan No. 446. $240 \mathrm{TH} \mathrm{ST}_{6} \mathrm{~s}$ s, 50 w Webster av, 1 -sty frame extension, $25.8 x 21.6$, to 2 -sty and attic frame
stores and dwelling ; cost, $\$ 1,000$; owner, Mrs. Annie Cobban, 518 East 240 th st; architect, D 241 ST ST, s s, 75 w Matilda st, move 3-sty frame building; cost, $\$ 500$; owner and archi-
tect, Wm . W. Penfield, 730 East 242 d st. Plan BROOK AV, w s, 338.2 n 163 d st, 3 stories of brick, buit upon 2 -sty brick storage and ice manager ; architects, Buchman \& Fox, 11 East

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business experience jus-
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COURTLANDT AV, No 773, new door to 3 and er, Henry Wilker, $7691 / 2 \mathrm{Corttandt}$ av; archhi-
lety
tect, Chris. F. Lonse, 598 St. Ann's av. Plan No. 447.
 dwelling; coxt, $\$ 100$; owner, ${ }^{\text {G. C. Krauss, }} 2318$
Newbold av; architect, O . C. Krauss, 2318 NewNewbold av; architect,
bold av. Plan No. 448 .

## Richmond.

AMBOY RD, n w cor Williams st, Tottenville,
nstall ventilators bake shop; cost, $\$ 1,200$; owner, Chas. Jones, Toutenville ; architect, Wm. H.
Dagget, Richmond Valley. Plan No. 438 . BROADWAY AND VREELAND ST, Port Richmond, new chimney to church; cort, Richmond; builder,
No. 439 .
BAYVIEW AV, w s, 300 s Findlay av, Port cost, $\$ 2$ 2, owner, Jeanette Cuthbert, Princis RICHMOND AV, e s, 65 n Palmer av, Por Richmond, new porch, stairs, gas and steam
heat to dwelling ; cost, $\$ 1,000$; owner, architect and builder, Edgar W. Robinson, Port RichVAN PLAN w s, s Richmond Terace Mariners Harbor, new stoop, extension, and
floors to residence; cost, $\$ 1,400 ;$ owner, M. Se Decker. Plan No. 437.
WESTERVILLE AV, w s, New Brighton, 1 -sty shed extension to garage; cost, $\$ 40$; owner, Mrs. John Eadie, 148 Westerveer av; builaer, A. P.
Bock, 170 West End av, N. Y. C. Plan No. 441

## Government Work.

MARE ISLAND, CAL.-Proposals will be received at the bureau of yards and docks, Navy 21, for remodeling gas house for employes quarters at the United States naval hospital
Mare Island, Cal. Wm. M. Smith, acting chie of bureau.
ATHOL, MASS.-The contract for the construction of the U. S. public building at Athol, Mass., ing Co., 103 Park av, N. Y. C., at $\$ 47,800$; less
for substituting reinforced concrete for terra for substituting reinforced concrete
cotta floor, $\$ 210$; net amount, $\$ 47,590$.
CINCINNATI, OHIO. - The contract for pneu matic tube service in the U. S. post office at versal Pneumatic Transmission Co., Chicago, Ill. at $\$ 17,000$ per mile per annum for operation after six months' operation without cost.
JONESBORO, ARK.-Sealed proposals will be
received November 7 for the construction, complete (including plumbing, gas piping, heating apparatus, electric conduits and wiring, and in post office at Jonesboro, Ark. The building is to
have a ground area of approximately 4,300 sq. post office at
have a ground area of approximately 4,300 sq-
ft.. 3 -sty, faced with stone to the first floor, ft., 3 -sty, faced with stone to the first floor,
brick and stuco above, roof covering of tin; the first floor only is to be of fireproof con-
struction. Drawings and specifications may be obtained from the custodian of site at Jonesboro, Ark, or at this office, at the discretion o
the supervising architect, James Knox Taylor.

## Personal and Trade Notes.

CLEVERRDON
Union Square, have PUTZEL,
dissolved
parchitects, Union Square, have dissolved partnership by
mutual consent. Mr. Robert N. Cleverdon wil
col continue as the firm's successor, Mr. Joseph continue as the firm's successor, Mr. Joseph
Putzel wil practice as a consulting architect
and apraiser of buildings. ${ }^{\text {Both will be lo }}$ lo and appraiser of buildings. Both will be lo-
cated at the same address until further notice. cated at the same address until further notice.
THE JOHN WOOD MANUFACTURING CO., of Coshohocken, Pa., manufacturers of the elec
tric weld automatic combination boiler and gas water heater and of the electric weld new style range boiler, has opened a New York
warehouse and showroom at 330 Pearl street, with Mont F . Jacobs as resident manager
THE OLIN J. STEPHENS COAL CO., at 13sth
treet and Mott Haven Canal Bronx, in business street and Mott Haven Canal, Bronx, in business
since 1853 , has purchased the interests of the firm of
THE LIBMAN CONTRACTING CO.,
Broadway, wil move on October 15 to 1066 46th street.
ARTHUR T. REMICK, architect, has moved
from 37 East 28 th street to 103 Park avenue. Telephone-Murray Hill 2391
THE LIBMAN CONTRACTING CO., 1968
Broadway, will soon occupy new offices Broadway, wil
West 46 th st.
THE WESTCHESTER WOODWORK COMPANY'S mill and lumber yard, at Unionport fire on Thursday night, with an estimated loss
of $\$ 60,000$.
ALFRED CRAVEN was this week appointed chief engineer of the Public Service Commis-
sion, First Department, at a salary of $\$ 15,000$. Mr. Craven is a son of the late Rear-Admiral
Craven and a graduate of Annapolis. He has been in the public service since 1884. He was a
division engineer for the old Rapid Transit
Commission and succeded George S. Rice as Comimission, and succeeded George S. Rice as engineer in charge of subway construction.
THE OLIN J. STEPHENS COAL CO., at
TH8th street and Mott Haven Canal, Bronx in 138th street and Mott Haven Canal, Bronx, in
business since 1853 , has purchased the interests of the firm of Thomas B. Bowne \& Son Co.,
at Westchester.

Of the total of $\$ 5,892,972.34$ to be raised by direct tax this year in the State, New
York County will pay $\$ 3,263,987.56$. Schuyler County will contribute $\$ 4,144.45$.

## BUILDING MATERIAL MARKET

Portland Cement Still Being Quoted at Lower Levels Here.
Common Brick Continues in Dull Market With Prices Unchanged Although Advances Are Possi-ble-Reports Concerning Reserve Supply Up the River Conflicting.
Common brick continued in a dull market this week. Prices ranged from $\$ 6$ to $\$ 6.50$, but the majority of the sales were made at prices ranging from $\$ 6.121 / 2$ to $\$ 6.371 / 2$ and comparatively few sales for this time of the year were made. This would seem to indicate that the dealers are well supplied for immediate and near tuture needs and are in the market only for bargains.
The action of the lenders of building money in restricting loans may have an opposite effect than producing $\$ 10$ condithons in the spring of next year, unless the activity of building interests in the suburban feld proves suficient irom how on to overcome the reduction in volume of construction work in Manhattan. sumer dealer, nor manufacturer realized the true cause of the marked slacking up in building operations in Manhattan, and those who knew of the attitude of finan ciers on new building projects had no idea of its extent The true fac forth in another pituation, as set be news to building material interests, and whereas it appeared last week, as though cheap material and a large amount of available labor would induce sufficient building operations to go ahead during the winter and early spring, to cause a shortage in supplies and resuitant high prices, the new turn of affairs now gives promise of keeping conditions during the next few months much steadier.
THE QUANTITY OF BRICK UP RIVER.
There are various estimates of the quantities of Hudson River common brick the manufacturers will carry over this winter. 000,000 range from $200,000,000$ to $500,-$ 000,000 . There are also various reports brick made during the last season. One interest is incline to the other is inclined exasgerate while A eothervative tal wand 000,000 , according to the most reliable authorities.
There were 37 bargeloads of brick in this market on Friday, most of them unengaged. The buying during the present week was desultory and most of the sales were to speculators. The transactions for last week follow

*Condition of market, dull, oversupplied
Prices, $\$ 6$ to $\$ 6.50$ Raritans, $\$ 5.75$ to $\$ 6.25$. PCondition of market active. Prices, $\$ 5.25$ to
$\$ 5.50$.

OTHER DEPARTMENTS QUIET.
Other departments are quiet. Pig iron dropped to $\$ 14.75$ from $\$ 15$, but it is not affected. It was expected that a new card on wrought iron piping would be forthcoming this week, but instead, the old card was reratified and will hold good until Dec. 3. Some of the makers of steel pipe are refusing to meet the lowest prices named recently on long deliveries which would indicate strength in the market. In the structural steel department the most important announcement was that the plans for the new structure to take
the place of Madison Square Garden were completed and that fabricators had been asked to submit fabricators had been asked to submit figures. The require
ments will run well into 20,000 tons.

## Cement Show's Benefit to the Contractor.

While it is impossible to obtain a definwho attended the number of contractors son Square Garden last year, the fact is evident that through the medium of this exposition rapid development is being made in contracting, because of the broader ideas obtained by builders and specialists in cement construction. The exhibits of equipment and methods of operation made at cement shows always typify the latest ideas in the different fields of work. Contractors frequently are
different types of machinery and equipment which are helpful to them in practical work.
in Madison Squaw, which will January 29 to February 3, all phases of cement and concrete construction will be set forth by actual demonstration, and bookings may now be made by addressing the Cement Products Exhibition Company, of 72 West Adams street, Chicago.

## Industrial Growth at Yonkers.

A United States census report, just issued, shows a great gain in the manufacturing industry at Yonkers in 1910 over 1900 . The summary gives percentages of increase as follows: 91 per cent. in the number of salaried officials and clerks; 85 per cent. in the cost of materials used; 77 per cent. in the value of products; 74 per cent. in the capital invested; 58 per cent. in the value added by mand wase, 49 per in the salrumber of establishments; 30 per in the number or establishments, 30 per cent. in cent in the are number earners. There were 158 establishments in 1909, as compared with 106 in 1904; an increase of 52 or 49 per cent in 1904;

## Building Mechanics' Wages.

The prevailing rate of wages for building mechanics, based on the union rates, and prepared by the New rades' Council, is as follows
Asbestos workers, boiler felters, pipe coverers, insulators, $\$ 4.50$; asbestos workgers, 'bridge and curb setters, $\$ 4.50$; blue stone cutters' helper, $\$ 3$; boilermakers and iron ship builders, $\$ 4.25$; boilermakers' helper, $\$ 3.50$; carpenters and framers, $\$ 5$; cabinetmakers, $\$ 5$; cement and concrete masons, $\$ 5$; cement, concrete and asphalt laborers, $\$ 3$; derrickmen and riggers, $\$ 3.75$; decorators and gilders, $\$ 4.50$; decorative art glass workers, $\$ 5$; elevator constructors, $\$ 5$; elevator constructors' helper, $\$ 3.20$; electrical workers, $\$ 4.50$; electricians' helper, $\$ 2.20$; electrical fixture workers, $\$ \pm .50$; engineers (stationary), $\$ 4.50$, engineers (portable, hoist ing, etc.), $\$ 27.50$ weekly; by the day, $\$ 5.50$ granite cutters, $\$ 4.50$ yard; bridge, $\$ 5$ house shorers, mover and sheath piler $\$ 3.50$; house shorers helper, $\$ 2.65$; housesmiths and bridgemen, $\$ 0$; ironworkers, $\$ 5$; ironworkers apprentice, $\$ 3$; ironwork ers' helpers, $\$ 3.50$; metallic lathers, $\$ 5$; *marble cutter and setter, \$5; marble carver, $\$ 0.50$, marble polishers, $\$ 4$; *marble sawyer, $\$ 4.25$; "marble bed rubber, $\$ 4.50$; *marble cutters' helper, $\$ 3$; on derrick work, $\$ 3.75$; mosaic workers, $\$ 4.50$; mosaic workers' helper, $\$ 3$; machine stone workers, $\$ 4$; machinists of all description, $\$ 5$; paper hanger, price list; plate and sheet glass glaziers, $\$ 3.50$; plasterers, plain and ornamental, $\$ 5.50$; plasterers' laborers, $\$ 3.25$; plumbers and gasfitters, $\$ 5.50$; *painters, $\$ 4$; decorators and gilders, $\$ 4.50$; riggers on machinery, dynamos, boilers, etc., $\$ 4$; roofers (tar, felt, composition, damp and waterproofers) $\$ 4$; rockmen, $\$ 2.50$; rock drillers and too sharpeners, $\$ 0.50$, sheet metal workers coppersmiths, tin tile s, iets, $\$ 5$. steam and hot witter and helper, $\$ 3$; tile layers, $\$ 0$; tile layers tors, $\$ 3.50$; upholsterers of all description, $\$ 4.50$; wood lathers, $\$ 4.50$
In all building work which is not for the city the schedules call for double wages for all overtime and Sunday and can address Roswell Tompkins Secretary, 154 Fast 54 th street, New York City
*Industries marked are subject to an

## Useful Booklet.

Borough President Miller has issued a valuable booklet entitled "List of Streets Paved with Sheet Asphalt and Various Types of Block Pavements on a Concrete, Foundation in the Borough of the Bronx," intended primanily It may be had by applying to the Borough President's office at Third avenue and President's
177th street.

## Deeper Waterways Congress

Joseph A. Goulden, J. Homer Hildreth, Oin J. Stephens, Charles E. Reid, James L. Wells, John C. Claflin, Henry L. MorTis, John T. Murray, Patrick J. Reville delegates D . Steurer are the Con gress," at Richmond, Va., October 17 to 20 .

## LAND VALUE MAPS

# of the <br> City of New York 

## FOR 1911

Prepared by the Department of Taxes and Assessments. Published under arrangement with the Department as a section of the Record \& Guide for Sept. 16th, 1911.

Introduction written by President Lawson Purdy.

The Department of Taxes and Assessments has had these maps of the City prepared in order to show at a glance the land values in different neighborhoods as assessed for the year 1911. Maps of the smaller sections or wards are shown on single sheets. Where the sections or wards are too large to be shown on a single sheet several sheets have been made, drawn to the same scale. The streets as shown on the maps are slightly wider than scale, to make room for legible figures.
The first sheet is an index map showing the boundary lines of the boroughs, the sections or wards and their divisions and the page number of each division. Following this, the maps are arranged in numerical order.
The figures in the streets represent the value per front foot of normal lots 100 feet deep, which are not subject to corner influence. Where only one figure is shown, it applies to both sides of the street. When the value of opposite sides of a street is not the same, a double set of figures is used.
In the case of land held as acres the price in dollars per acre is marked at a point to indicate approximately the centre of the tract.

The maps have been prepared for the purpose of assisting in the consideration of applications for reduction, making reductions when necessary and satisfying complaints when assessments are equitable, and generally in order to bring about a more uniform assessment of land values.

These maps are drawn with the streets clear of printed matter, to allow for the recording in the streets of the frontage values. Where the parcel is of irregular shape or subject to corner influences, the actual value is derived from the value per fros, foot 100 feet deep of an inside lot after mating allowance for shape and position. The frontage value recorded is the value per front foot of a vacant inside lot, 100 feet deep, lying normally with reference to the grade of the street and being of normal or common size and shape.

When the opposite sides of a street are of the same value the figures are recorded in the centre of the street to indicate that they stand for both sides Where the frontage value changes in any given block the change is indicated by marking the frontage value at two or more places along the block.

A corner lot, or any lot coming within the range of the corner influence and having a higher value on that account, is not to be considered as an inside lot, and in determining the assessed value of such a lot proper allowance is made for the corner influence.

Where there are large tracts which have not been subdivided into building lots and the assessment of which has been calculated by the acre, the price per acre for the entire tract is recorded on the map at or about the centre of each tract.

Whenever it occurs that a piece of acreage property has frontage on one or more streets, in addition to marking the price per acre for the whole tract the frontage value of the streets of a lot 100 feet deep is set down in the street.

The Land Value issue of the Record \& Guide contains 192 pages and cover, bound in paper. It is a necessity in the office of every bank, insurance company, architect, engineer, contractor, builder, lawyer, broker, appraiser and dealer in Real Estate. No property owner should be without this issue.

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Saving Odd Lengths of Lumber.
The investigation carried on last year by the Department of Agrafacturers in operating with determine the saving that can be effected by using odd lengths of lumber, has begun to bear fruit. That investigation showed that a material saving of a Southern lumber manufacturers' association the fact was brought out that
beginning has been made in putting the new plan into practice, and that an incipated. It was formerly the custom, and generally is so still, to sell lumber in even ting off the ends of odd lengths to make them even. A considerable percentage of boards have knots, decayed spots, or split ends, and the defective parts are cut out.
To make an even length of what remains, it is often necessary to cut off a foot of The practice of marketing odd lengths as well as even is md lengths of lumber will
The sale of odd
frequently lessen waste in the woods also for example, a log may be cut fifteen, following the old custom,
$\qquad$
$\qquad$ with opposition from many builders who
$\qquad$
$\qquad$
$\qquad$
$\qquad$ bers fit. Some manufacturers of flooring thus lessening waste in the woods, at the
mill, and in the construction of buildings.

## Tinting of Concrete.

Considerable interest is being shown in
the tinting of concrete when it is used the tinting of concrete when it is used for residential purposes. Undoubtedly
the work can be done succesfully with certain colors. Concrete can be tinted
green, for instance, by the use of cromium

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| :--- |
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ment used. A yellow or buff tint can be obtained by the percentage of 4 to 10 , according the shade desired. Red is obtained the use of red oxide of iron, that manufactured in Germany or France preferred. A pure white concrete can be made by the use of one part white Portland cement and two parts marble screening, tough, hard marble preferred, the screenings to pass through a No. 8 screen and be collected on a No. 40 screen. It should be mixed fairly wet so that it will run into the molds. The molds should be slightly rocked and jarred, so as to expel the air bubbles. For some characters of work the concrete can be made not quite so wet, but of about the consistency used by brick masons in laying brick, and pressed in the molds. As soon as the concrete is hard, say in three or four days, it should be rubbed well with a fine terrazzo polishing stone. This will give the appearance of a white polished surface. Although the cement itself will not have been polished, each particle of marble will present polished surface.-"Contract Record."

A Substitute for Lightning Rods. The probability of an individual building being struck by lightning is really very slight, but there is always a posthat the stroke may be attended with con siderable violence; more than that, the building may take fire. That lightning rods are a real protection to buildings from lightning has been proven so many times that their value is no longer questioned, but the possibility of obtaining experimental data is so limited that definite rules for the establishment of the rods and conductors have never been formuBuildings with metallic roofs that are properly connected with the earth are far better protectors from lightning than could be given by rods.
with sheet metal and well connected with the earth are practically lightning proof the earth are practically lightning pr been known to be repeatedly struck by lightning without the least damage. sheet iron granary, so common in the may be considered lightning proof. The ground connections mentioned above may be made of metallic rods that extend well into the earth and are securely fastened

## William W. Walling ATTORNEY <br> Formerly Chief Factory Inspector and First Depaty Specializing on Factory Negligence Cases and matters involving the Labor Law <br> $$
\begin{gathered} \text { matters involving the Labor Law } \\ \text { Room } 208 \text { Metropolitan Tower Tel., } 2220 \text { Gram. } \end{gathered}
$$

BUILDING material salesman, age $30,{ }^{6}$
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desires position with house of high stand desires position with house of high stand-
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$\qquad$ cessful thasing brokers wanted by promi-
nent real estate firm, one for territory above Canal stree

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If you want to know who is building, and who, therefore, is in the market for building materials, read the RECORD and GUIDE.


#### Abstract

to the metallic covering of the buildings. If, then, the roof of a building possesses a metallic ridge, eave-troughs and downspouts, these will afford very good protection if they are well connected and well grounded. A roof covered with metallic screen, as a chicken screen, makes an excellent protector when prop erly grounded. It must be remembered that the ground connection is a positive necessity, and too much care cannot be exercised in its con- struction. The earth is the great struction. The earth is the great reserat zero potential. If a discharge of light ning can be directed into the moist earth by a conductor, its energy is soon dissipated, but the ground connection must be of considerable area and extend well into the moist earth. A piece of galvanized iron pipe, driven into the ground eight feet, makes a good ground." Large "grounds." The connecting wires must be securely fastened In the matter of conducting wires, the U. S. Weather Bureau, in a bulletin on Lightning and Lightning Protection, recommends a No. 3 galvanized iron wire (Brown \& Sharp gauge) as amply sufficient in size for ordinary lightning protection. If metallic downspouts are used as conductors the connections should be made, with the "grounds," with riveted joints. Copper conductors give no better protection than iron if the iron is kept fences are often the cause of damage by lightning because of the method or condstruction. If the fence wires are groun ed the danger fround wires may be made of appear. Ground wires mand fence wire and should be conordinary fence wire and with each of the wires of the fence and extend into the ground three feet. Such "grounds" should be made for each 100 feet of fence.-Prof. E. S. Keene in the "Sheet Metal Shop."


-Superintendent Maxwell of the public schools states that the total number children registered in the schools is 711,261 . an increase of 12,328 over last year; 636,561 in attendance, an increase of 11,873 , and 76,845 on part time, an in crease of 23,029 . This includes the ele mentary, high, training and vocationa schools in all boroughs of the city.

## RECORD SECTION

of the

## RECORD AND GUIDE

This section includes all recorded Conveyances, Mortgages, Leases, Auction Sales, Legal Sales, Judgments in Foreclosure Suits, Lis Pendens, Foreclosure Suits, Mechanics' Liens, Building Loan Contracts, Satisfied Mechanics' Liens and Chattel Mortgages (affecting Real Estate), Judgments and Satisfied Judgments in the Boroughs of Manhattan and Bronx.
(93) No. 2273

## BLOCK AND LOT INDEX OF RECORDED CONVEYANCES

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

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

| 78-47-48 | 600-10-14 | 1319-26 | 1625-47-48 |  |
| :---: | :---: | :---: | :---: | :---: |
| 227-14 | 630-18 | 1320-36 | 1633-29 | 1917-61 |
| 253-57 | 702-14 | 1332-15-15 $1 / 2$ | 1641-50 \& 66 | 1937-18 |
| 266-30 | 768-12-13 | 1336-2 \& 49 | 1644-42 | 1939-4 |
| 333-56 \& 58 | $789-27$ $840-30$ | 1379-43 | 1645-47 |  |
| 348-1 \& 36 | $840-30$ $874-66$ | 1399-62 | 1665-33 \& 31 | 42-47 |
| 349-28 | -895-7 | 1409-561/2 | 1666-pt Lt 31 | 1962-31 |
| 356-5 \& 9 | 901-31 | 1422-38 | 1673-38 | 1969-pt Lt 4 |
| 357-16-17 | 902-11 | 1445-21 | 1709-9 | 19¢2-59 \& 69-71-7 |
| 373-59 \& 61 | 952-6 | 1460-17 | 1732-17 \& 56-57 | 1984-57 ${ }^{\text {a }}$ |
| 381-16 | 997-47 | 1488-2 | 1750-65 $1 / 2$ | 14>8-131 |
| 387-42 | 1019-50 | 1491-7 | 1784-20 $1 / 2-21$ | 1990-40 |
| 404-42 | 1048-62 | 1494-23-21 \& pt Lt 20 \& | 1791-14 | 2027-38 |
| 407-35 | 1052-36a | 1520-70 | 1792-284 | 2042-5-81/2 \& 10-11 |
| 409-42-43 | 1067-22 | 1523-25 $1 / 2$ | 1825-17 | 2056-20 ${ }^{\text {2 }}$ - ${ }^{\text {a }}$ |
| 421-72 | 1134-45 | 1535-16 | 1831-51 | ${ }_{2060-46}$ |
| 427-35 \& 50 | 1150-12 | 1558-7-13 | 1834-5 | 2077-53 |
| 434-42 | 1156-26 | 1576-14 | 1857-481/2 | 2087-33-34 |
| 45:-47 | 1185-86 | 1585-32-33 | 1871-71/2 | 2122-88 |
| 461-35 | 1229-25-28 | 1590-49 | 1873-62 $1 / 2$ | 2123-5 \& 8 |
| 475-5, | 1276-10 | $1601-27$ \& 51 | 1874-51/2 | 2129-12 |
| 488-3 | 1285-42 | 1610-16 $1 / 4$ \& 21 | 1889-49 | 2154-80 |
| 525-34 | 1309-32-32 $1 / 2$ | 1611-5 | 1896-52 | 2176-100 \& 146 |
| 525-34 | 1314-6-7 | 1612-42 | 1912-10 | 3402-177 |

## EXPLANATION OF TRRMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, 1. e., a deed wherein all the right, title and interest of the grantor is conveyed, omitting all covenants and warranty.
C. a. G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any aet whereby the estate conveyed may be impeached, charged or encumbered.
B. \& S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property really grants or conveys the property
for a valuable consideration, and thus impliedly claims to be the owner of 1 t .
The gtreet and avenue numbers given in these lists are, in all cases, taken from the insurance maps when they are not mentioned in the deeds. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official designation made of them by the Department of Public Works.
The first date is the date the deed was drawn. The second date is the date flling same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.

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

It should also be noted in section and
block numbers that the instrument as filed is strictly followed.
$A$ 820,000-\$80,000 indicates the as-
sessed value of the property, the first bk-brick
figures being for the lot only and the b \& b-building and Dale second figures representing both lot and b-basement building. Letter $P$ before second figure blk-bleck indicates that the property is assessed as in course of construction. Valuation are from the assessment roll of 1910 are
T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.
Flats and apartment houses are classified as tenements.

Residences as dwellings.
All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.
The number in ( ) preceding the serial number to the right of the date line, at head of this page, is the Index number for the Checking Index.
The Star following name of street or avenue in the Bronx Conveyances, Leàses and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

## KEY TO ABBREVIATIONS USED.

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

## b-basement

Co-County
Co a G-covenant againat Erantor
Co-Company
constn-construction
con omitted-consideration omitted
corp-corporation
cor-corner
ct-court l-cene
ct-court
dwg-dwell
decd-deceased
exr-East
exr-executor
extrx-executrix
et al-used instead of several names
fr -frame
ft-front
individ-individual
impog-irregular
installs--installment
mtg-mortgage
mos-months
mfg-manufacturing
nos-number
nom-nominal
${ }_{\mathrm{P}}^{\mathrm{P}} \mathrm{M}$-place
Q C-Quit Claim Money Mortgage.
R T \& I-Right, Titlo \& Interent
re mtg-release mtg
ref-referee
sl-s s11p
sq-squar
s-side
sty-story
sub-subject
strs-stores
stn-stone
stn-stone
st-streot
T S-Torrens system
tnts-tenements
w-west
y-years
O C \& 100 -other consideration and $\$ 100$
Ac-and so forth
\%-per cent.


ADVERTISED LEGAL SALES.


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## AUCTION SALES OF THE WEEK.

The following is the complete list of during the week ending Oct. 6, 1911, at and 16 esey 3156 3d av. Except where otherwise foreclosure. Adjournment of legal sale to next week are noted under Advertised
Legal Sales. that the property describea was bid for the plaintiff's account.

JOSEPH P. DAY
${ }^{2}$ South st, 152 , nws, 35.9 ne Peck sl, 24.6 irregx26.5x76, 5-sty bk loft \& str bldg ${ }^{3} 3 \mathrm{D}$ st. 30 S E, ss. 228.6 w Av D. $22.7 \times 106$, $\$ 3.792 .86$; taxes, \&c, $\$ 25$; sub mtg $\$ 16.000$.) N Freedman, party in interest. 18.133 98.9. two 4 -sty \& b bk \& stn dwgs. (Vol-
untary.) F C Wilde. ${ }^{\text {a }} \mathbf{6 1 S T}$ st, 334 E., ss, 175 w 1 av. $15 \times 100.5$

 100.5 . 4-sty \& b stn dwg; (Amt due, $\$ 23$.
024.60 ; taxes, \&c, $\$ 850$.) A Gertrude Cut-
ter. ${ }^{2} 62 \mathrm{D}$ st, $212-6 \mathrm{~W}$, (*) ss, 200 w Amster dam av, $75 \times 100.5$. three 5 -sty bk tnts \& strs, also $25 \times 100.5$, 5 -stv bk tnt; (Amt due $\$ 1.243 .75$ : taxes, \&c, $\$ 650$ sub to a mtg ${ }^{\text {a } 69 T H}$ st, 105 W. ns, 43 w Col av 19 x ale.) Bid in at $\$ 28,000$
${ }^{\mathrm{a}} 112 \mathrm{TH}$ st, $\mathbf{2 3 7} \mathbf{E ,}$ (*) ns, 185 w 2 av 18.9 6,539.12: taxes, \&c, \$407.) Wm F Pat
lerson, exr.
${ }^{118 T H}$ st. 362 W, ss, 154 e Morningsidc due $\$ 2,268.19$; taxes, \&c, $\$ 9$.) Withdrawn.
 idint
 ${ }^{\text {n125TH }}$ st, 258 E, SS. 25.6 w 2 av, 27 x 100.11 , $5-$ sty bk tht with strs; (Exrs sale.)
Bid in at $\$ 19,200$.
 4.66; taxes,
mtg $\$ 51,000$.) $\$ 1,445.42 ;$ sub to first
Blaine et al. 61,637 a132D st, 149 W , ns 250 e av $25 \times 99.1$ 5 -sty bk tnt. (Voluntary.) Bid in at (Nostral Park w, 331-5, (*) nwe 93d Nos 1-3), runs n125.8xw $100 \times 525 \times w 73.4 \times \mathrm{s}$ $100.8 \times 173.4$ to beg, 12 -sty bk tnt; (Amt a mtg of $\$ 745,000$.) Louis M Jones et al.
${ }^{\text {a Morris }}$ av, 5S9, on map 591; ws, 93. 150th, $25 \times 100,1-$ sty fr str \& dwg; (Partiion.) Chas A Weber. 6,550 ${ }^{\text {a }}$ St Anns av, 119, (*) swc So Boulevard, strs; (Amt due, $\$ 19,309.65$; taxes, \& ct $\$ 1$, -
a West Broadvay, 555 es, 97 s $3 \mathrm{~d}, ~ 22 \times 128$,
$3-$ sty bk loft $\&$ str bldg \& 5 -sty bk tnt in rear; (Amt due, $\$ 27,405.36$; taxes, \&c, ${ }^{12}{ }^{2} 6.3{ }^{\prime}$
${ }^{a}{ }^{2} 145 \mathrm{TH}$ st, 394-8 W ; see St Nicholas av,
${ }^{\text {a }} 165$ TH st, $\mathbf{3 6 2 - 1 4}$, (*) SS, 27.1 e College 138.11 to beg, seven 3 -sty bk dwgs. (Amt
due, $\$ 5,095.05$; taxes, \&c, $\$ 2,658.51$; sub to seven mitgs aggregating $\$ 63,000$.) Adolph
Altman. ${ }^{\text {asht Nicholas av. 695, }}{ }^{(*)}$ swc 145 th (Nos $394-8)$, $101.4 \times 116.9 \times 99.11 \times 100$, 6 -sty bk tnt $\stackrel{\text { strs. }}{ } \$ 3,925.30$; sub to a first mtg of $\$ 165,000$ ) Saml Heyman. 202,848 BRYAN L. KENNELLY.
${ }^{a}$ S2D st, E, nec Av A; see Av A, 1554.
${ }^{\text {a S6TH st, }} 51 \mathrm{~W}$, ns, 114.6 e Col av. 20.6x $100.8,4$-sty \& b bk \& stn dwg. (Volun-
tary.)
Bid in at $\$ 43,500$.
${ }^{\text {a }} 130$ TH st W , nee Bway; see Bway, 3242-
aAv A, 1554, nec
stn tnt with
str;
(Vountary.)
${ }^{\text {a Broadway, }}$ 3242-52, nec 130 th, 149.11 x 100,2 -sty bk dwg,
vacant; (Exrs sale.)
Bid in at $\$ 89,500$.
a2D av, 1925, wS, $101 \mathrm{n} 99 \mathrm{th}, 25 \times 105,5-$ $\begin{array}{ll}\text { sty bk tnt with strs; (Voluntary.) Henry } \\ \text { Cohen. } & 18,000\end{array}$ HERBERT A. SHERMAN
v, $50 \times 86.4$ to 165 th, (Nos $513-15$ ) x50x87, vacant;
(Amt due, $\$ 8,058.10 ;$ taxes, \&c, $\$ 862.85$.) Withdrawn
${ }^{\text {a 165TH }}$ st, 513-15 W; see Croton, ss,
${ }^{\text {a Grant av, }} 1044$ (*) es, $32.8 \mathrm{n} 165 \mathrm{th}, 25 \mathrm{x}$ $\begin{array}{ll}102.6 \times 25 \times 102.7, ~ 3-s t y ~ b k ~ d w g ; ~(A m t ~ d u e, ~ \\ \$ 7,548.82 \text { \& taxes, \&c, } \$ 492.69 \text {.) } & \text { Irving K } \\ \text { Taylor \& ano, trustees. }\end{array}$ JAMES L. WELLS
${ }^{\text {a Duncombe av, ws, } 100 \& ~} 150$ s Juliana ${ }^{\text {a }}$ Newell av (*) es, 100 s Juliana av, 100 x
 ana av, $25 \times 125$; also DUNCOMBE AV, ws, 150 s Juliana av, 50 x 125 , Wakefield; (Amt due, $\$ 6,562.51$; taxes, \&c, $\$ 127.04$.) Cos-
mopolitan Bank.
4,500 DANIEL GREENWALD.
${ }^{1} 165 T H$ st, 946, ss, 70.3 e Kelly, runs s sty bk tnt \& strs Sheriff's sale of all
right, title, \&c. Adj to Oct. 19. SAMUEL MARX.
140TH st, $\mathbf{1 6 1 - 9} \mathbf{W}$, (*) ns, 137.6 e 7 av, 50.25 ; taxes, \&c, $\$ 3,541.48$.) Metropolitan

an. 1st 1911 to date..
$1,317,212$
$3,005,274$
43,35322
VOLUNTARY AUCTION SALES
L. J. PHILLIPS \& CO.

OCT. 10
74TH st, 35 w $\mathrm{ns}, 340$ e Col av, 20 x
$2.2,4-$ sty $\& \mathrm{~b}$ stn dwg.

## CONVEYANCES

 Borough of Manhattan.[^0]Croton st, ss, 264.5 wv Ams av, see Cro-
Chrystie st, 223, $(2: 427-35)$ nws, 194.8
Stanton, $20 \times 10$, 4 -sty bk tnt; Mary E MacCornac, of Bklyn, to Apostleship of
Prayer, a corpn, 801 , 181 ; mtg $\$ 6,000$; Sept30; Oct2'11; A $\$ 16,000-18,000$ O C \& 100

Clinton st, 67, (2:349-28) ws, 79.9 n Rivington, $20.2 \times 50,6-$ sty
Saul Oliner to Isidore Oliner, 67 Clinton; $1 / \mathrm{pt} ; \mathrm{mtg} \$ 12,000 \&$ AL; Aug $1 ;$ Oct $\mathrm{A}^{\prime} 11 ;$ A
$\$ 12,000-19,000$.
Cannon st, 75-7, $(2: 333-56)$ swe Rivington (No 283 ), $50 \times 100,5-$ sty bk tnt; $A \$ 45,-$
$000-90,000 ;$ aiso CANNON ST, 73 , $(2: 333-$
 et al to Edw S Clark, at Cooperstown, N
Y; $3 / 12$ pts; B\&S; Sept26; Sept28'11. Reprinted from last issue when 1st line was Cannon st, 73-7, (2:333) ; Edw S Clark to the Clark Neighborhood Assn, a corp, 149
Bway, all of; B\&S; mtg $\$ 87,000 ;$ Sept2 $8^{\prime} 11$.
Ciarkson st, 62-4, see Washington, 578-
Delancey st, sec Ludlow, see Ludlow,
 Suffolk, $22 \times 50$, 2-sty bk tnt \& str; A\$19,-
$000-20,000$; also SUFFOLK ST, $96, ~(2: 348-$ 1) es, 50 n Delancey, $25 \times 44$, 4-sty bl
stable; A $\$ 15,000-17,500$; Renilo Mtg Co to Saul \& Isidore Oliner, 67 Clinton; mtg
 Rivington, $25 \times 100,5$-sty bk tnt \& strs;
Leonora Morreau to Sarah Weinstein, 249 Stanton; mtg $\$ 34,250 ;$ Sept 21 ; Oct4'11; A
$\$ 22,000-32,000$.
Fulton st, 114-6, (1:78-47-48) ss, 25.3 w
Dutch, runs $\mathrm{w} 2.6 \times \mathrm{x} 25.3 \times \mathrm{x} 1.3 \mathrm{xw} 25.3 \times n 83$ to st xe50.6 to beg, 2 6-sty bl 1 oft $\&$ str
bldgs; Jefferson M Levy to $114 \& 116$ Fulton, 128 Bway; mtg $\$ 172,500 ;$ Oct3; Octt
'11; A $\$ 180,000-213,000$.
 Emanuel Lehman to Julius Tishman, 25 Reprinted from last issue when $4000-70,000$. O C \& 100
Greene st, 47 -9, $(2: 475-50)$ ws, 175 n ,
Grand, $48.4 \times 100,6-$ sty bk loft \& str bldg; 1192 Broad, Newark, NJ \& Hartia Reeve, 1192 Broad, Newark, NJ \& Hattie A Day,
23 Olyphant pl, Morristown, NJ; AT; QĆ․ party 1st pt reserves life estate; Sept22;
Oct3'11; A $\$ 52,000-90,000$.
nom Greenwich st, $\mathbf{6 9 6}, \quad(2: 630-18)$ wis, 45 s
$10 \mathrm{th}, \quad 19.11 \times 69.7 \times 16.3 \times 72.4, \quad 2-\mathrm{sty}$ bk tnt; Marie Madden to May E Brady, 1214 Jerome av; mtg $\$ 8,0 \jmath 0$; Sept18; Oct2'11; A
$\$ 6,500-8,000$.
Hamilton
st,
Catherine,
$25.1 \times 10,(1: 253-57)$
12 ss, 133.3 e tnt \& strs; Carmela De Luca to Vincenzo Messineo, 1071 av; $1 / 2$ pt; AT; AL; June
$15^{\prime} 09$; Sept30'11; A $\$ 11,000-30,000$.

Ludlow st, 96-s, (2:409-42-43) sec De--sty bk tht \& strs; A $\$ 58,000-65,500 ;$ also NORFOLK ST, 82, $(2: 352-42)$ es, 150 S strs; A $\$ 39,000-40,000$; Leverett $F$ Crumb, ref, to Chas Karg, at Yonkers, NY,
FORECLOS, Septs; Sept25; Oct2'11.

Lawrence st, 132-6, see Manhattan, 131. Lewis st, 150, (2:356-5) sec 3 d (No 380 ), Klein to Saml Friedman 848 Duane av Schenectady, NY; AL; Oct4; Oct5'11; A $\$ 7$, ,
$000-10,000$.

Manhattan st, 131, (7:1982-59 \& 69 71-73) ns, 100 W Old Bway, runs n199.6 to ss Law rence (Nos 132-6) xw116.2 to ss 129 th $\mathrm{x}-$
15.6 xs 30.3 to es Bway (Nos $3200-10$ ) 182.5 to ns Manhattan xe47.2 to beg, 46 sty bk tnts \& strs; Hensle Constn Co to Chas Hensle, 91 Fletcher av, Mt Vernon,

Monroe st, ${ }_{24}^{\mathbf{2 5 7},(1: 266-30)} \mathrm{ns}, \underset{6}{200.8} \mathrm{w}$ ackson, $24.10 \times 93.5 \times 25.2 \times 93.1,6-$ sty bk hanna Bach, at Atlantic City, NJ; FORECLOS,
36,000 . Sept $28 ;$
Manhattan $\mathbf{s t}, 5, \quad(2: 357-16)$
Houston, $25.1 \times 62,5-5$ sty bk tnt; Renilo Mtg
M Aug1; Oct 4 ' 11 ; A $\$ 9,500-17,500$, 67 Clinton;

Manhattan st, $\mathbf{7},(2: 357-17)$ ws, 117.6 n Co to Saul \& Isidore Oliner, 67 Clinton;
$\mathrm{mtg} \$ 16,000$; Aug1; Oct4'11; A $\$ 10,000-18,-$

Norfolk st, 82, see Ludlow, 96-8.
 sty bk tnt in rear; Guiseppe Raineri to Salvatore Raineri, 316 Mott; $1 / 2$ pt; AL;

Stuyvesant st, (3:972-pt lot 57) lot begins at el of blk bet 14 th \& 15 th, 216 e Stuyvesant $x$ nels.2 to pt 216 e A.v A Xs 9.11 to beg; Rev Wm P Morrogh to Wm
Kelly; B\&S \& C a G; Aug16'64; Sept29'11.

[^1]Thompson st, 58, (2:488-3) e s abt 110 str \& 4-sty bk tnt in rear; Nicola Gal-
gano to Egidio D'Alessandro, 302 av ; $1 / 2$ gano to Egidio D'Alessandro, $302 \mathrm{av} ; 1 / 2$
pt ; AL; May12'10; Oct3'11; A $\$ 11,000-16,500$.
 str; Jno G Schneider to Missionary SoNY, 173 E
$\$ 10,000-10,500$; AT; Sept18; Sept $30^{\prime} 11$;
nol
\$10,000-10,500.
Washington st, $578-\mathbf{S 2}, \quad(2: 650-10-14)$ s we Clarkson (Nos 62-4) runs s75xw96.3x \& 2 -sty bk stable \& vacant; Joshua Kan tune av, New Rochelle, NY; mts $\$ 70.000$ , A\$70,000-70,500. O C \& 100
3D st, 289 E, see $3 \mathrm{~d}, 293 \mathrm{E}$.
3D st, 293 E, (2:373-59) nes, 230.4 se Av C, ${ }^{\text {also } 3 \mathrm{D}} \mathrm{ST}, 2$ 2S9 E, $(2: 373-61) \mathrm{ns}$, 189 e Av Nettie Levy et al to Pauline Rosenzweig 1833 Holland av \& Minnie Seiler, 802 Cald-
well $\mathrm{av} ; 1 / 2 \mathrm{pt} ; \mathrm{AT} ; \mathrm{mtg} \$ 8,000$ \& AL. Jun 10; Oct $\mathbf{3 D} \mathbf{s t}, \mathbf{5} \mathbf{E},(2: 459-47) \mathrm{ns}$, abt 105 e Bow ery, 25x96.2, 2 -sty bk tnt: Jno A Dela tour Realty Co, 680210 av, Bklyn; Sept25 ing Realty Co, 6802 10 a
3D st, $\mathbf{5} \mathbf{E},(2: 459) \mathrm{ns}$, abt 105 e Bow ery, $25 \times 96.2$, 2 -sty bk tnt; John A Dela-
tour et al to same; QC; Sept 26 ; Oct 411 .
3D st, 388 E, (2:356-9) ss, abt 85 e Lewis $20 \times 54 \times 20 \times 51.9,3$-sty bk tnt; Jos Klein to Saml Friedman, 848 Duane av, Schenec-
tady, NY; AL; Oct4; Oct5'11; A $\$ 6,000-7,000$.

3 D st, 380 E, see Lewis, 150
4TH st, $289 \mathbf{E}$, $(2: 387-42) \mathrm{ns}, 115.3 \mathrm{w}$ Ay John of Nepomuck to Jos Cudrak, 1639 av; Sept22; Oct5'11; A Exempt-exempt.
4TH st, 289 E; Jos Cudrak to Congrega-
on Nachlass Zwie Anschei Ungarn, 289
tion Nachlass Zwie Anschei Ungarn, $\mathbf{2 6 , 0 0 0}^{289}$
5TH st, 239-41 E, see 2 av, 87-9.
 A, $25 \times 90.10$, 4 -sty bk tnt \& str with 1 -sty
ext; Chas Gaspar to Louis Peter, 197 E $4 ; 1 / 2$
24,000 . pt; AL; Sept13; Oct3'11; A $\$ 17,000-$
100
$\mathbf{1 0 T H}$
st, $\mathbf{3 2 7} \mathbf{E},(2: 404-42) \mathrm{ns}, 220.6 \mathrm{w}$ Av
B, $25 \times 94.8,5-$ sty bk tnt; Leopold Ranzen AT AT; mtg $1 / 2$ of $\$ 24,000$; Oct3; Oct4'11; A
$\$ 22,000-28,000$. $\mathbf{1 2 T H}$ st, $7 \mathbf{7 6} \mathbf{E},(2: 381-16)$ ss, 233 e Av
C, $25 \times 103.3,4$-sty bk tnt; Saml Zipser to Annie Zipser his wife, Boulevard \& Amer
man av, Arverne, LI; $1 / 2 \mathrm{pt}$ : AT; mtg $\$ 12$ man av, Arverne, LI; '1/ pt; AT; mtg $\$ 12$,
000 ; Apr11; Oct 41 ; A $\$ 8,000-13,000$. nom

1STH st, 245 W, (3:768-13) ns, 249.6 e 8 av, runs n69xw $16.2 \& 6.5 \times s 68.6$ to st xe 22.9
to beg, $3-$ sty bk tnt; Christina Koehler ing, LI; Sept29; Sept30'11; A $\$ 9,000-10,000$

18TH st, 247 W, $\quad$ (3:768-12) ns, 204 e ${ }^{8}$ H Schutt to Geo W Fecles, 371 Sanford av, Flushing, LI; Sept29; Sept30'11; A $\$ 8,-$
$500-9,500$. $\begin{aligned} & \text { 19TH } \\ & \text { st, } 120 \\ & \text { E, }(3: 874-66) \\ & \text { ss, } 25 \mathrm{w} \\ & \text { w }\end{aligned}$ F Amend to Lexington Realty Co, 47
Fedar; AL; May29; Oct2'11; A\$36,000-42. 20TH st, 405 E, $(3: 952-6) \mathrm{ns}, 77.6$ e av, $19 \times 68.6 \times 19 \times 68.3$, 4 -sty bk tnt; Cath Kemp, EXTRX Michl J Farrell to Arthur
J O'Hara, 405 E. 20 ; June30; Sept29'11; A
$\$ 6,000-8,500$, $\underset{21 S T}{ } \mathbf{s t}, \underset{211(134)}{\mathbf{2 1}} \mathbf{( 1 3 0}(3: 992-11)$ nes, 169 David Lentin Realty Holding Co to Jno Benzur, 225 \& 226 Front av, Bronxville Station, West Co, NY; mtg $\$ 25,000 ;$ Sept
$28 ;$ Sept29'11; A $14,100-31,000$. O C \& 100
 O'Connor to Jno Malone; Dec $31^{\prime} 09$; Sept
O $0^{\prime} 11$; A $\$ 2,000-3,000$.
 dolph Parmly \& ano, EXRS, \&c, Ehrick Parmly to Dalton Parmly, at Oceanic, NJ

39TH st, $\mathbf{1 0 3} \mathbf{E}$, $(3: 895-7) \mathrm{ns}, 96.8$ e Park av, $16.8 \times 98.9$, 4-sty \& b stn dwg;
Helen G Wagner to Effingham Lawrence,
at Cold Spring Harbor, LI; mtg $\$ 39,000$ Sept29; Sept30'11; A $\$ 33,500-49,500$.
 $L{ }^{\&} R$ Realty Co to Raymond M Owen,
215 W 10A; B\&S; Sept23; Oct2'11; A\$132,
$000-575,000$.

40TH st, 207-9 E, (5:1314-6-7) ns, 130 e 3 av, $50 x 98.9,2$ 4-sty bk tnts \& strs, with Seal Realty Co, 74 E 92 ; AL; Sept 28 ; Sept
29
41ST st, 13 E, $(5: 1276-10) \mathrm{ns}, 210$ e 5 av, Florian Krug to Alva E Belmont, at 43D st, 402 W , $(4: 1052-36 \mathrm{a})$ Ss, 62 w 9
av, $19.5 \times 80.5$, $4-$ sty bk dwg; Wm T Arm-
strong to Owen McDonnell \& Mary V his
wife as tenants by entirety, wife as tenants by entirety, 451 W 34 ;
Oct 4 ; Oct5'11; A $\$ 10,500-12,000$. O C \& 100

45TH st, 132-4 W, (4:997-47) SS, 365 w 132 West 45 th St Realty Co, 350 Bway;
$m$ Btg $\$ 100,000$; Sept26; Oct 11 A $\$ 95,000-$ ${ }^{150,000}$ 4TTH st, $226 \mathrm{E}, \quad(5: 1320-36)$, SS, 242100 2 av, $25 \times 100.5,5$-sty bk tnt; Maria Mes-
Sino to Vincenzo Messineo, 1071 av; $1 / 2 \mathrm{pt}$;
AL; Sept19; Oct 2 '11.

48TH st, $220 \mathrm{~W},(4: 1019-50)$ SS, 350 \& 100 4STH st, $\mathbf{2 2 0}$ wh $(4: 1019-50)$ Ss, 350 e 8
av, $25 \times 100.5,3$-sty bk tnt \& str \& 2 -sty bk
bldg in rear, Francis X O'Connor to Alex bldg in rear; Francis X O'Connor to Alex
$H$ Pincus, 20 W 31 , Jos L Graf 28 W 89 \& Morris L Goldstone, 1455 Bway; B\&S \&
Correction Deed; Oct2; Oct4'11; A\$38,00050 TH st, $52 \mathrm{E},(5: 1285-42)$ ss, 108 w Park av, $20 \times 100.5$, 5 -sty \& b bk dwg; of NY, 30 Nassau; mtg $\$ 45,000$ \& AL; Oct
3 ' 11 ; A $\$ 33,000-53,000$. 3 '11; A
$\mathbf{5 4 T H}$
54TH st, 161-3 $\mathbf{E}$, ( $5: 1309-32-321 / 2$ ) ns, 75 st xe45 to beg, 4-sty bk garage \& 4 -sty bl sionary Etr; Mortimer G Buckley to Rever NY; $2-15$ pts; Oct5'11; A $\$ 20,500-30,500$ O 100

55TH st, $\mathbf{1 2 3} \mathbf{E},(5: 1310) \mathrm{ns}, 146.3 \mathrm{w}$ Lex av, $18.9 \times 100.5 ;$ owned by party 1 st pt
also 55 TH ST, 125 E , $(5: 1310$ ) ns, adj above pt; party wall nah E Barnes, 125 E 55 \& Hent with HanJr, Hotel Buckingham EXRS, Henry B Bowery \& Title Guar \& Trust Co, 176
Bway; Sept9; Oct3'11.
55 TH st, 125 E , see 55 th, 123 E .
57TH st, 327 W , ( $4: 1048-18$ ) $\mathrm{ns}, 350 \mathrm{w} 8$ av, $25 \times 100.5$, 4-sty \& stn dwg, 1-sty ext
Josephine Stein to Louisa Horeis, 137
Edgecombe av; Sept28; Sept29'11; As 28

 Raymond to Fredk A Elliott, $161, \mathrm{E} 22$ BR1yn; meg $\$ 50,000$; Sept28; Sept30'11; A Ј8TH st, 227-9 E, (5:1332-15-15 $1 / 2$ ) ns, 230 w 2 av, $25 \times 100.5,2$ 3-sty \& b bk dwgs,
Frida wife of \& Jno P Janinski to Richd M Montsomery \& Co, 27 Pine; Oct5'11; A
$63 \mathrm{D} \mathbf{~ s t}, \mathbf{1 2 0} \mathbf{W},(4: 1134-45) \mathrm{Ss}, 300 \mathrm{w} \mathrm{Co}$ Herman Schumacher, 207 W 85 ; $1 / 2 \mathrm{pt}$; AT mtg $\$ 26,000$; Oct4; Oct5' 11 ; A $\$ 14,000-26,000$

64TH st, $209 \mathbf{W},(4: 1156-26)$ nes, 150 nW Ams av, $25 \times 100.5,5$-sty bk tnt; Chas Geier New City, Rockland Co, NY; mtg $\$ 9,003$
Aug16; Sept29'11; A $\$ 7,000-16,000$ 65TH st, $433 \mathrm{E},(5: 1460-17) \mathrm{ns}, 175 \mathrm{~W}$ Realty Co to Franconia Realty 5 av; mtg $\$ 46,000$ \& AL; Sept28; Oct3'11
A $\$ 12,000-42,500$. 65TH st, $124 \mathrm{E},(5: 1399-62) \mathrm{ss}, 140 \mathrm{w}$ A Roberts, TRSTE Thos Stephenson to A $\$ 30,000-36,000$. 65TH st, 50 E, ( $5: 1379-43$ ) ss, 240 e Mad av, $20 \times 100.5$, 5 -sty stn dwg with 2 -sty ext Jas P Lee to Clara L Lee, at Southampton
LI; mtg $\$ 55,000$; Oct 3 ; Oct5'11; A $\$ 40,000$ LI; mtg $\$ 55,000$; Octs; Oct5 $11 ;$ A $\$ 40,000$
68TH st, 22S E, $(5: 1422-38) \mathrm{ss}, 264.8$ $3 \mathrm{av}, 18.2 \times 100$, 3-sty \& b stn dwg; Moses
$\&$ Abr Gluck to Nora M Moran, 1082 Lex av $; \mathrm{mtg}_{0} \$ 12,500 ;$ Sept28; Sept29'11; A\$8, $-12,500$

70TH st, 335 E, $(5: 1445-21)$ ns, 125 w 1
$24.9 \times 100.4,5-$ sty stn tht \& strs; Theo Langenbahn to Emma \& Lisette Langen

 29,000 ; also $75 \mathrm{TH} \mathrm{ST}, 193 \mathrm{E}$, ( $5: 1410-5$ ) ns 100 e Park av, $16 \times 102.2$, 5-sty stn tnt; A
$\$ 11,000-15,000$; Edw S Steinam to Henry W Hodge, 56 E 82 , \& Jas C McGuire, 14 75TH st, $107 \mathrm{E},(5: 1410-7)$ O O C \& 100 av, $26.8 \times 102.2$, 5-sty stn tnt; A $\$ 21,000-29,-$
$000 ;$ also 75 TH ST, 109 E , $(5: 1410-8) \mathrm{ns}$, 169.8 e Park av, 26.8x102.2, 5 -sty stn tnt McGuire, 144 E 56 \& Hy W Hodge, 51 F 82, joint tenants; mtg. $\$ 48,000$ \& AL; Sept
$28^{\circ}$; Oct $\mathbf{O}^{\prime} 11$.


250 W

 rick Realty Co to Marie A Sarlabous, 149 $W, 78 ; \mathrm{mtg} \$ 23,000 ;$ Sept29; Sept30'11; A
$\$ 15,000-23,000$ O
O 79TH st, 9 E, (5:1491-7) ns, 150 e 5 av Woolley, individ, EXTRX, \&c, Hannah F Ring to Alice Keteltas, 37 St Marks pl
Sept6; Sept29'11; A $\$ 60,000-68,000$. 79THI st
$135 \times 102.2$, E,
$1-$ sty
(5r stable tin Constn Co to Wendover-Bronx Co,
BWay; mtg $\$ 39,375$; Sept 25 ; Sept $29 \times 11 ;{ }^{3}{ }^{\text {A }}$
$\$ 45,900-45,900$. W AmT st, 203-9 W, (4:1229-25-28) ns, 100 81st St Co to S. B Constn Co, 61 Park Row; mtg $\$ 142,500$; Oct2; Oct4'11; A $\$ 84,-$
82 D st E, nee Mad av, see Mad av, nec
82 d .
S3D st E, see Mad av, see Mad av, sec 84TH st, 612-4 E, (5:1590-49) ss, 198 e Av
B or East End av, runs e117 to original B or East End av, runs ell7 to original
h W mark ER xSW- to el of blk xw106x
n102.2 to beg with a R, T \& I to lands under water, \&c, 3 -sty bk club house $\&$
und
\& 2 -sty fr bath house; Abbie M Peffers to The 83 d St Co, $535 \mathrm{~W} 110 ; \mathrm{mtg}$. $\$ 15,500$;
Sept $28 ; ~ S e p t 29 ' 11 ; ~ A \$ 32,000-35,000$. nom S5TH st, $129 \mathbf{e ,}(5: 1514)$ ns, 37 w Lex av;
of rents; Jno A Minaldi, 234 W 103 , asn of rents; Jno A Minaldi, 234 W 103 ,
to Moritz Deutsch, 350 Audubon av; Sept
28 ; Sept29'11. S9TH st, 225 E, $(5: 1535-16) \mathrm{ns}, 200 \mathrm{w}$
av, $25 \times 100.8,5$-sty bk tnt; Granite Const
co Pauline Sherman, 1540 Eastern Parkway, Bklyn; mtg $\$ 18,000$; Sept29;
Sept30'11; A $\$ 10,000-22,000$.
 East End av, $25 \times 100.8$, 5-sty stn tht; Jno Rosenkranz, 514 E 88 ; AT; Sept30; Oct2
11 ; A $\$ 8,000-20,500$. s9TH st, $\mathbf{5 4 0} \mathbf{E ;}$ Sarah Magdalin to
same; $1 / 2$ pt; AT; Sept3 $)$ Oct2'11. nom S9TH st, $\mathbf{5 4 2} \mathbf{E} \mathbf{E ,}(5: 1585-32)$ ss, 121 w Magdalin, EXR Cath Franzreb to Sarah A $\$ 8,000-20,500$. E 89 ; AT; Sept30; Oct2 nom 89TH st, $\mathbf{5 4 2} \mathbf{E} ;$ Katie Rosenkranz to
ame; $1 / 2 \mathrm{pt;} \mathrm{AT}$; Sept30: Oct2'11. nom $\mathbf{9 2 D}$ st, $\mathbf{1 0 6} \mathbf{E},(5: 1520-70)$ ss, 55 e Park
av, $17 \times 80,3-$ sty \& b stn dw on; Guaranty av, $17 \times 80,3-$ Sty \& b Stn dwg; Guaranty
Trust Co to John P Meagher; 1911 An-
thony av; B\&S; mtg $\$ 13,000 ;$ Oct 411 ; A thony av; B\&S; mtg $\$ 13,000 ;$ Oct4'11; A
$\$ 10,000-14,000$. 94TH st, $161 \quad \mathbf{E},(5: 1523-251 / 2)$
Lex av, $18.10 \times 100,3-$ sty $\&$ b
D
Stn
dwg; e Lex av, $18.10 \times 100,3$-sty \& b stn dwg;
Mich1 \& Mary Lilly, 161 E 94, to Mich1 \&
Mary Lilly as joint tenants, 161 E $94 ;$
Sept29; Oct 211 ; A $\$ 9,000-12,009$. 95TH st, $\mathbf{3 0 7 - 1 9}$
2 av, $187.6 \times 100.8, ~$
5 in 307-13; Jacob Cohen to Nettie Coufal,
 O'Ryan, ref, to Chas H Phelps, 324 W $\begin{aligned} & \text { Sept29; Oct2'11; A\$7,000-11,000. } 8,000 \\ & \mathbf{9 8 T H} \text { st, 142-6 E, }(6: 1625-47-48) \\ & \text { ss, } 95 \text { e }\end{aligned}$ 98TH st, 142-6 $\mathbb{E},(6: 1625-47-48)$ ss, 95 e
ex av, $75 \times 100.11,2$ 6-sty bk tnts \& strs; Abr H Sarasohn to Isabella Sarasohn,
both at 31 W 115 ; AL; Aug21; Oct4'11; A
$\$ 27,000-86000$ 27,000-86,000
9STH st, 59 W, ( $7: 1834-5$ ) ns, 100 e Col av, $25 \times 100.11, ~ 5-s t y$ stn tnt; Revenue
Realty Co to Jennie Kuretsky, 1365 Intervale av; mtg $\$ 24,000 ;$ Sept $27 ;$ Sept29'11;
A $\$ 15,000-25,000$. 100 99TH st, $2.51 \mathrm{~W},(7: 1871-71 / 2) \mathrm{ns}, 150 \mathrm{w}$
Bway, $14 \times 100.11$, 4 -sty stn dwg; FerdiBway, 14x100.11, 4-sty stn dwg; Ferdi-
nand R Minrath to Louis E Jallade, 247
W $99 ;$ mtg $\$ 17,500$; Sept29; Oct2'11; A $\begin{array}{ll}W \\ W & 99 \text { mtg } \$ 17,500 ; \\ \$ 10,500-17,000 . & \text { Sept29; Oct2'11; A } \\ \text { O C \& } 100\end{array}$ 101ST. st, $\mathbf{3 2 5} \mathbf{w ,}(7: 1889-49) \mathrm{ns}$, 210 w
West End av, 20x100.11, 3-sty \& b stn
der. Sallie S Tefft to Minna W Mustacchi dwg: Sallie S Tefft to Minna, W Mustacchi 42,000 . 102D st, 251 W, $7: 1874-51 / 2$ ) $\mathrm{ns}, 110$
West End av, 18xi00.11, 4-sty bk dwg, 2 sty ext; Clara Werner to Abr L Werner,
981 Park av; mtg $\$ 18,000$; Sept 29 ; Sept30
'11; A $\$ 13,500-25,000$.
 man to Pauline Goldberg, 635 Willoughby
av, Bklyn; mtg $\$ 16,800 ;$ Sept $29^{\prime} 11$; A $\$ 8,-$
$000-21,000$. av, Bklyn; mat
$000-21,000$.
$\mathbf{1 0 3 D}$ st, $\mathbf{1 3 0} \mathbf{W},(7: 1857-481 / 2)$
ss, 386.9 W Col av, 16.3x100.11, $3-$ sty \& b stn dwg;
Ada T Richards to Clara Churchill, 131
W 61 ; Sept28; Oct3'11; A $\$ 10,600-13,000$.
 3 av, $25 \times 100.11,5-$ sty stn tnt; Maurice J
MeCarthy, ref, to Sam1 Schwartz, 27 W
111; FORECLOS, Aug17; Sept21; Sept29
'11; A $\$ 10,700-23,000$.
 Security Co to Emily Loewy, 468 River-
side Dr: mto $\$ 15,000$ \& AL; Sept1; Oct5'11;
A $\$ 13,000-28,000$ nom $\mathbf{1 0 5 T H}$ st, $\mathbf{3}$ E., $(6: 1611-5) \mathrm{ns}, 100$ e 5 av,
$\mathbf{5 x 1 0 0} 5-$ sty stn tnt; re mitg; Empire $25 \times 100$, 5 -sty stn tnt; re mtg; Empire
Trust Co as TRSTE to N Y Real Estate
Security Co, 42 Bway; QC; Oct 4 ; Oct5'11;
A $\$ 13,000-28,000$. 107 TH st, 68 F

 SS, 100 W Park av, $25 x 100.11$, 5-sty bk tnt;
A $\$ 11,090-24,000 ;$ Plaza Realty \& Constn
Co to Manhattan Holding Co, 299 Bway
 to Sophia Oppenheimer, 600 W W . 178 ; mtg
$\$ 27,500$; Oct 311 ; A $\$ 17,003-28,000$.

114 TH st, $108-10 \mathrm{E},(6: 1641-66) \mathrm{CS}, 114.10$
Park av, $40 \times 100.11,6-$ sty bl tht \& Strs. e Park av, 40x100.11, 6-sty bk tnt \& strs;
Pauline Epstein to Rosa wife Sam1 Felen-
Stein, $9-11 \mathrm{E} 107 ; 1 / 2 \mathrm{pt;}$ AT; mtg $\$ 48,500$
\& AL; Sept2S; Sept3011; A $\$ 17,500-49,000$. 114TH st, 150-6 E, see Lex av, 1841 . 100 $115 T H$ st, 633 w ,
Bway, $25 \times 100.11,4$ -
Bway, $25 \times 100.11$, 4-sty bk dwg; Francis
M Burdiek to Phi Omega Bldg Corpora-
tion of Alpha Chi Rho, a corpn, 135 Bway;
mtg $\$ 14,000$; Sept 25 ; Sept $29^{\prime} 11$; A $\$ 21,000-$ mtg $\$ 14,000 ;$ Sept 25 ; Sept $29^{\prime} 11 ;$ A $\$ 21,000$ -
nom 115TH st, $419-21 ~ \mathbf{E},(6: 1709-9) \mathrm{ns}$, 180 e
av, $35 \times 100.11,6-$ sty bk tnt \& strs; Chas A Oberwager, ref, to Michelino V Bove
247 E $116 ; \mathrm{mtg} \$ 32,000$ \& AL; Oct3; Oct
O $11 ;$ A $\$ 11,000-39,000$.

115TH st, 125-7 W, (7:1825-17) ns, 312 W Palmer to Harry Goodstein, $245 \mathrm{~W} 113 ; 1 / 2$ pt; AT; C a G; mtg $\$ 96,000$; Sept27; Oct 4
$11 ;$ A $\$ 40,500-\$ 95,000$. 116TH st, 236-s w, (7:1831-51), ss, 300 e Realty Co et al to Thompson J S Flint, all of Larchmont, NY: mtg $\$ 50,000 \&$ AL; sept 28 ; Oct $11 ;$ A $\$ 44,000-55,000$. O C \& 100
$\mathbf{1 1 6 T H ~ s t , ~ 2 4 2 - 4 ~ E , ~}(6: 1665-31)$ SS, 110 W 2 av, $43 \times 100.11$, $6-$ sty bl tnt \& Strs; A
$\$ 22,000-57,000 ;$ also 116 TH ST, $238-40 \mathrm{E}$, (6:1665-33) SS, 153 W 2 av, $40 \times 100.11$, 6 ,
 Philadelphia Pa; $1 / 2 \mathrm{pt}$; AL; $\operatorname{Sept29}_{\mathrm{O}}^{\mathrm{C}} \mathrm{\&} 11.100$ 116TH st, 238-40 E, see 116 th, $242-4 \mathrm{E}$.
 church; Jno R Gleed to Irwin Realty Co,
97 Nassau; mtg $\$ 14,000$; Sept $30^{\prime} 11$. exempt-exempt.
117 TH st, $11 \mathbf{W},(6: 1601-27) \mathrm{ns}, 219.4 \mathrm{w}$ av, $46.3 \times 100.11,6$-sty bk tnt; Hyman Hein 2S,000-65,000. nom 117 TH
$\mathrm{st}, 180 \mathrm{E},(6: 1644-42)$
$\mathrm{v}, 25 \times 100.11,5-\mathrm{sty}, 125 \mathrm{w} 3$ Leo Gottesman to Barbara de Granby, $\$ 11,000-19,500$. AT, AL; Oct4; Oct5'11; A 118TH st, 24 W, $(6: 1601-51)$ Ss, 360 w 5
av $, 25 \times 100.11,5-$ sty bk tnt; Otto Hirsh to av ,25x100.11, 5 -sty bk tnt; Otto Hirsh to Philip Levitt, 1541 Mad av; mtg $\$ 20,000$ $118 T H$ st, 158 E, $(6: 1645-47)$ ss, 252.3 w to Annie Zipser his wife, Boulevard \& Amerman av, Arverne, $\mathrm{LI} \mathrm{I} ; 1 / 2 \mathrm{pt;} \mathrm{R} \mathrm{T} \& \mathbb{E}$
mtg $\$ 22,000$; Apr11; Oct4'11; A $\$ 12,000-19$, 119TH st, 247-9 E, $(6: 1784-201 / 2) \mathrm{ns}$, 80 vouise Herman wid to Miriam Cohen $38.4 \times 100.10$, sty bk tht 129; AL; Sept28; Sept29'11; A\$17,000-
119 TH st, 251 E , see 2 av, 2321-3,
119TH st, 424-30 W, $(7: 1962-31)$ ss, 50 e to stxw 100 to beg, 6-sty bk tnt; Jumel Realty \& Constn Co to Charter Constn O C \& 100 119TH st, sec Riverside Dr, see River122 D st $W$, nec Manhattan av, see Man$123 D$ st $W$, swe St Nicholas av, see 123D st W, see Manhattan av, see Man-
hattan av, nec 122 . 123D st, 40S-12 E, ( $6: 1810-41-43$ ) ss, 136.6 mtg; Annie M Harrison to Henry Hof, 80 Argyle rd; Sept19; Oct5'11; A\$18,000-39, 124TH st, $517 \mathrm{w},(7: 1979-22) \mathrm{ns}, 495.6$ Lehr \& Katharina his wife to Katharina Lehr, $80 \mathrm{~W} 94 ; \mathrm{B} \& \mathrm{~S}^{2} \mathrm{mtg} \$ 21,000 ;$ Sept25;
Sept29'11; A $\$ 16,200-27,000$. O C $\& 100$ 126TH st, $16 \mathbf{E},(6: 1750-651 / 2)$ ss, 178.9 e Furlong to Josephine Furlong, both at 16 $\$ 10,500-14,500$. non 126TH st, $231 \mathbf{E},(6: 1791-14) \mathrm{ns}, 255 \mathrm{w}$ stein to Myer Koch, 123 W 117; B\&S; mtg
$\$ 16,000 ;$ Sept28; Oct5'11; A $\$ 10,000-24,000$. 127TH st, 141-3 W, (7:1912-10) ns, 200 em 7 av, $50 \times 99.11$, 6 -sty bk tnt; Chas Pfizer ville, NJ, \& Emile Pfizer at Red Bank, heirs of Anna Pfizer, late of Bklyn; mtg
$\$ 71,000$; Oct2; Oct4'11; A $\$ 29,000-80,000$. nom 128TH st, $246 \mathbf{E}$, ( $6: 1792-281 / 2$ ) $\mathrm{SS}, 75 \mathrm{w}$ 2 av, $26 \times 99.11$, 5 -sty bk tnt; Phoenix InSummit, NJ, as TRSTE for Pauline F 129TH st w, ss, abt 14 e Bway, see Manhattan, 131 . $\mathbf{1 3 0 T H}$ st, 574 e6 woray, see Man- $(7: 1984-57)$ ss, 122 e Bway, $50 \times 999.11,1$ \& \& 1 -sty bk garage;
Frank Derrenbacher to Knickerbocker Frank Derrenbacher to Knickerbocker
Ice Co, 15 Exchange pl, Jersey City, NJ, R 1170 Bway, NYC; Sept19; Oct2'11; A
$23,000-28,000$. 131sT st, $231 \mathbf{W}$, (7:1937-18) ns, 420 e A Abrams to Jas M Scofield at White Plains, NY; mtg $\$ 7,500 ;$ Oct2; Oct 3 O 11 ; A 131ST st, $231 \mathbf{~ W , ~ ( 7 : 1 9 3 7 ) ; ~ J a s ~ M ~ S c o f i e l d ~}$ Saml A Gould, 231 W 131; mtg $\$ 7,500$; 133 D st, 172 W , see 7 av, 2259 .
134 TH st, 55 W , see $135,36-8 \mathrm{~W}$ 134 TH
st, 55 W, see $135,36-8$ W.
st, $36-\mathbf{W} \mathbf{W},(6: 1732-56-57)$ Ss, 360 Lenox av, $50 \mathrm{x} 99.11,3$-sty bk theatre;
$\$ 24,000-39,000$; also 134 TH ST, 55 W , $(6:-$ 1732-17) ns, 385 e Lenox av, $25 \times 99.11$, va-
cant; A $\$ 10,000-10,009$; Thos $S$ Ollive to Saml A Cunningham, 2109 Bway; mtg $\$ 33,-$ 136TH st, $536-8$, on map 52S-30 W , ( 7 :-
 536 W 136; B\&S; AL; Sept30; Oct5'11; A
$\$ 35,000-110,000$.
 av, $15.6 \times 99.11$, 4-sty bk dwg, 1-sty ext;
dena C E Minott to Homer Royal, at Chatham Vir; mtg $\$ 10,700$; Sept21; Sept30
$138 T H$ st $W$, nwe 5 av, see 5 av, 2280 .

139TH st, 303 W, $(7: 2042-11) \mathrm{ns}, 100 \mathrm{w}$ Fargo to Annie Q Gary, 303 W , 139 ; B\&S 139 TH st, $305-\mathbf{7}$ W, ( $7: 2042-10-101 / 2$ ) ns 117 w 8 av, $34 \times 99.11,2$ 3-sty \& b stn dwgs
A $\$ 12,000-22,000$; also 139 TH ST, $311-21 \mathrm{~W}$ ( $7: 2042-5-81 / 2$ ) ns, 168 w 8 av, $102 \times 99.11$, Stuart D Preston, 56 Park av: B\&S: mt $\$ 50,000$; Oct 4 ; Oct5'11; A $\$ 36,000-66,000$.
139TH st, 311-21 $\mathbf{W}$, see 139 th, $305-7$ nom 142D st, $206 \mathrm{~W},(7: 2027-38)$ ss, 108.5 W Gallagher to Mary R Gallagher $16.8 \times 6$ 142 ; AL; Sept26; Sept29'11; A\$6,500-10,000.

142D st W, nwe Convent av, see Convent
146TH st, 544-s $\mathbf{w}$, ( $7: 2077-53$ ) ss, 525 w Ams av, $50 \times 99.11$; 6 -sty bk tnt; Riverview Constn Co to Louis Bloch, $\$ 66,000$; Sept29; Oct3'11; A $\$ \frac{\mathrm{~W}}{\mathrm{C}}, \$ \frac{122}{10}$.

146TH st, 424 W, $(7: 2060-46)$ ss, 25 Convent av, $37.6 \times 99.11,5-$ sty bk tnt; Jacob t4'11; A\$15,000-41,000. nom 146TH st, 424 w; Chas A Capron to 151 ST st, 308-10 W, nom

151ST st, 308-10 W, see Bradhurst av,
160TH st, $\mathbf{5 2 2} \mathbf{W}$, (8:2118-pt lot 27) ss, declaration av, $25 \mathrm{x}^{1 / 2}$ blk, pt 6 -sty bk tnt also that they have no claim of sale \& in above by Marion $E$ Grant, at Spring 101 st, Bklyn, Alice E Woodward, 429 Woodward, decd, \& Josephine Eugene T Wood-

164 TH st, W, nwe St Nicholas av, see $S$ icholas av, nwe 164th
165 TH st W , ns, abt 264.5 w Ams av, see 165 TH st, 513 w, see Croton, ss, 214.5 172D st WV, nee Audubon av, see Audu 173 D st $\mathbf{W}$, sec Audubon av, see $A u d u$
173D st, $\mathbf{5 6 4} \mathbf{W}$, ( $8: 2129-12$ ) ss, 137.6 W Audubon av, $37.6 \times 100$, $5-$ sty bk tnt; Al183 ; Sept27; Sept30'11; A $\$ 11,500-38,000$

180TH st W, nee Fort Washington av Fort Washington av, nee 180 .
1SOTH st, 707-9 W, ( $8: 2176-146$ ) ns, 329.5 e Fort Washington av, $50 \times 110$, 5 -sty bk 69 Park pl; mtg\$61,000 \& AL; Sept29; Oc

O C \& 10
184TH st, $552 \mathbf{W}$, $(8: 2154-80)$ ss, 35 W Audubon av, $40 \times 99.11$, 5 -sty bk tnt; Jas Liberty; mtg $\$ 43,150$ \& AL; Oct2; Oct3'11; $228 T H$ st $w$ late Terrace View av, (13: 3402-177) ns, 429.10 w Marble Hill av late Augustus S Frazee to Jas C Corbett, 390 $\mathrm{E} 162 ; \mathrm{mtg} \$ 4,000$; Sept 27 ; Oct2'11; A $\$ 2$,Av A, 1436-S, (5:1488-2) es 25.6 $0.6 \times 98,6-$ sty bk tnt \& strs; Spruce Realt East Orange, NJ; QC; Sept28; Oct2'11; A nom Av B, 220,
$6.9 \times 95,4-407-35)$
$4-$ bty
bk tht w strs: 45.11 n 13 th et al to Fanny Gruen, 401 E 52 ; AL; Sept Av B, 220; Fanny Gruen to Jonas Wei at Lake. Placid, NY \& Bernhard Mayer,
41 E 72 ; AL; Sept19; Oct3'11. O C \& 100 Audubon av, 145-55, (8:2129-30-37) sec mtg: David Israel to Colonial bk tnts 80, 1272 St Nicholas av; Aug11; Oct4'11 Audubon av, 145-55, (8:2129) from 172 d 11; Oct 411 . Amsterdam av, 1409, (7:1969-pt lot 4) es mer Byrd, xse $40.8 \times 56.7 \times w 100$ to beg, 5 -sty ble tnt \& strs; Wm H Hanlon to Alfred W W
Levi, $142 \mathrm{~W} 131 ; \mathrm{mtgs} \$ 22,000$; Oct 3 ; Oct 5 Bradhurst av, (7:2046-20) sec 151st (No $308-10) 49.11 \times 85,6-s t y$ bk tnt; Abr N
Levenchal to Placid Realty Co, 35 Nassau ; mtg $\$ 50,000$ \& AL; Oct2; Oct 4'11; A $\$ 19,000$ -

Bradhurst av, $(7: 2046-20)$ sec 151 st M Ogden, ref to Abr N Leventhal, 2100 av; mtg $\$ 50,000$; FORECLOS, Sept 29 ; Sept
Broadway, 24S9, $(4: 1240-55)$ ws, 107.4 n $92 \mathrm{~d}, 18.4 \times 100,5-$ sty bk tnt \& Strs; re dower
Mary A Cohnfeld wid to Mary A Cohnfeld wid to Sophia Meyer
1312 Mad av; Oct2; Oct ${ }^{\prime} 11$; A $\$ 27,300-34$, Broadway, 3409-15, (7:2087-33-34) nom strs; Realty Fund Co 2 6-sty bk tnts \& State, Bklyn; mtgs $\$ 148,000$; Sept $25 ;$ Sept
$30^{\prime} 11$; A $\$ 70,000-140,000$.

Broadway, 3200-10, see Manhattan, 131. Convent av, $(7: 2058-39-43)$ nwe 142d, Benclare Constn Co, 41 Park row mtg $\$ 80,000$; Oct 4 ; Oct5'11; A A $\$ 63,000-63,000$. Otg
 Co to Alpha Constn Co, 135 Bway; mtg
on this \& adj prop $\$ 175,000$ Oct3; Oct Madison av, $(5: 1494-50-53$ \& pt lot 20$)$
see 83 d, runs es5xs109.4xw85 to av, xn109.4 to beg, vacant; Allenel Constn Co to Manadj prop $\$ 175,000 ;$ Sept1; Oct4'11; $\$-1+$
$\$-$ O 100
 104 th, $16.8 \times 70,3$-sty bk tnt \& str; Otto
Hirsh to Alex Block, 1539 Mad av; mtg $\$ 10,000$ \& AL; Oct4; Oct5'11; A $\$ 9,000-12$,
Riverside Drive, 468, (7:1990-40) sec o N Y Real Estate Security Co, 42 Bway mitg $\$ 355,000 ;$ Sept1; Oct5'11; A $\$ 175,000-100$ O 4100
440,000 . St Nicholas av, swe 123d, see ManhatSt Nieholas av, $(8: 2122-88)$ nwe 164 th,
$133.5 \times 124.9 \times 125 \times 171.5$, vacant; Harry Goodstein to Jno Palmer, $312 \mathrm{~W} 102 ; 1 / 2 \mathrm{pt} ; \mathrm{AT}$; QC; mtg $\$ 60,200$; Sept30; Oct4'11; A $\$ 92,000-$
$92,000$.
West End av, S54, ( $7: 1873-621 / 2$ ) es, 33.11 $\mathrm{s} 102 \mathrm{~d}, 17 \mathrm{x} 72,3$ \& $4-\mathrm{sty} \& \mathrm{~b}$ stn dwg; Is-
rael Lebowitz to Linda L Stephenson, 412
St rael Lebowitz to Linda L Stephenson, 412
West End av; mtg $\$ 16,000$ Sept29; Sept
30 '11; A $\$ 12,500-19,000$. 2 O 100
Wadsworth av, $(8: 2170$ pt lot 252$)$ nws,
85,4 ne 190th, $113.2 \times 98 ; 6-$-sty ble tnt; re 685.4 ne 190 th, $113.2 \times 98$; 6 -sty bk tnt; re 2210 Andrews av \& Wm Gammie, 843

Wadsworth av, (8:2170) same prop; re Wadsworth av, $(8 ; 2170)$ Same prop; Max
nom Wadsworth av, $(8: 2170)$; Same prop;
Max Marx to same; Oct4'11. 2D av,
No 251$), ~$
$40.10 \times 89$,
$(6: 1784-21)$
6-sty bk tht \& $\&$ strs ; Louise Herman, wid to Miriam Cohen, 29
$\mathbf{E} 129 ;$ AL; Sept28; Sept29'11; A\$24,000-
2D av, 355, (3:901-31) ws, 62 s 21st, 20 x Ludwig to May J Daley, 11 Schuyler ct,
Bayonne, NJ; mtg $\$ 17,000 ;$ Sept18; Sept30 '11; A\$14,000-16,500. nom
2D av, sos, $(5: 1336-2)$ es, 25.2 n $43 \mathrm{~d}, 25.2$
92 , 5 -sty bk tnt \& strs; Richd M Henry x92, $5-$ sty bk tnt \& strs; Richd M Henry
ref to Amelia E Arndt, 330 W 102 ; Sarah A K Tagliabue, 207 W 80 \& Louise F TION Augis; Oct 4 '31; A $\$ 14,500-29,500$. 33,000
 Henry ref to Marie L Kern, 237 W 52 FORECLOS; Aug18; Oct 411 ; A $\$ 16,000-21,-$
000 . 300 2D av, S22, $(5: 1336-49) \mathrm{sec} 44 \mathrm{th}$ (Nos sty ext; Michl Cantwell to Hy L Liebmann, 170 W 86 \& Jos Obermeyer, 57 W
$58 ; \mathrm{mtg} \$ 23,000 ;$ Oct $\mathbf{N}^{\prime} 11$; A $\$ 16,000-27,000$. 2D av, $8 \mathbf{8 7 - 9},(2: 461-35)$ nwe 5 th (Nos Traders Holding, Co to Alfred Hahn strs; Mad av; $\mathrm{mtg} \$ 100,000 ;$ Oct1; Oct5'11; A
$\$ 60,000-\mathrm{P} \$ 90,000$. 3D av, 613-5, $(3: 920-64-65)$ es, 19 S 40 th , 36.8 M 7 7 , 4-sty bk tnt \& strs; re mtg; Annie Bklyn; Sept28; Oct5'11; A $\$ 25,400-38,000$. 3D av, 613-5; Henry Hof to Jno B Har-
rison, 1899 Mad av; mtg $\$ 35,000$ Sept rison, 1899 Mad av; mtg $\$ 35,000$ O Sept28; 5TH av, 22S0, (6:1736) nwe 138th (No pointing Wm Viertel, Wer W \&urpin \& Wm Wm
J Barrett as Comrs of estimate \& assessJ Barrett as Comrs of estimate \& assess${ }^{7} \mathbf{7 T H H}_{2}$ av, 2259, (7:1917-61) sec 133 d (No Palmer, 312 W 102 to Harry Goodstein, P45 W $113 ;$ mtg $\$ 51,000 ;$ Sept $27 ;$ Oct4'11;
A $\$ 28,000-50,000$ O C \& 100

##   \& stockholders of said assn to Wm Cor30,300 SWH av, 2496; Wm Corcoran to Joseph- ne Sussmann, 3392 av; mtg $\$ 20,000 ;$ Sept 1; Oct4'11. <br> 8TH av, 944, $25 \times 100,5: 1027-62)$ 5 -s, 25.5 s 56 th, aels to Jacob Michaels, 275 Central Park $W ;$ Ctg $\$ 40,000$; Sept 27 ; Oct2 11 ; A $\$ 36,000-$ $\mathrm{W} ; \mathrm{mtg}_{4}, 000$. <br> miscellaneous CONVEYANCES

## Borough of Manhattan.

Copy of last will of Arthur K Brown
late of Bklyn; Feb21'98; Octa' Copy of last will of Miriam B Brown, 3'11 or New focherie, NY, May11'00; Oct

General release: Mary Blaesser et al
HEIRS \&c Bartholomew Stumpf to Peter HEIRS \&c Bartholomew Stumpf to Peter
J Stump 1209 Hoe av \& Carrie R Stumpf Stumpf: Oct 3'11 as EXRS Bartholomew Power of atty; Irene F Gleis of Weis baden, Germany to Bankers Trust Co, 7
Wall; July29; Oct3'11. Power of atty; Karoline Ott to Jno C
Heintz, 35823 av; Mar14; Oct 3 '11. Power of atty; C Ritchie Simpkin to
Mabel S Agassiz both at Yarmouthport Mass: June18'09; Oct $4^{\prime} 11$. Yarmouthport,

## CONVEYANCES

## Borough of the Bronx.

Cemetery lane, (*) s , 222.6 w Lafayette
av, $100 \times 94.2 \times 100 \times 93.10$, City Island; Fannie Runkel to Wm T Flanagan, 1051 Boston Ford st, swe Webster av, see Webster

Grote st, $\mathbf{7 6 6}$, late rd from Fordham to
West Farms, av, $100 \times 127.7 \times 100 \times 126$, except part for Grote (Kingsbridge rd), 1-sty fr dwg \& vacant; Margt K Folger to Prospect
Boulevard Realty Co, 18 Bway; mtg $\$ 9$,
 pect av, $50 \times 100,3-2-s t y$ bk dwgs; Fredk E Tremont av; AL; Sept3 $\mathrm{o}^{\prime} 11$

Home st, 969 (1207), (11.2979) nw av (No 1205), 25.2x94x25x91.2, 2 3-sty for thts \& strs Jere J Moriarty to Chas Geoghegan, 14152 av; mtg $\$ 19,000$; Sept
28 ; Sept29'11. Hall pl, 1039, (10:2691) ws, 528 s 167 th Farry to Wilgus Realty fr dwg; Thos chester sq; Sept30; Oct2'11. Co, 120 West${ }_{293}$ Jemnings st, 759 (1005), ( $11: 2962$ ) ns, sty bk tnt; Josephine Sussmann to Wm
Coreoran Corcoran, 222 Franklin, LI City; mtg $\$ 34,-$

Johnson st (*) es, 100 n Darke, $25 \times 100$; Fredk Trott to Jacob Haas, 716 E 224 Jennings st, 902-6, (11:2976) Ss, 126 w dwgs; Matilda Kraft to Ida Brantman 882 Prospect av; mtg $\$ 12,300$; Sept30 Oct Lane, ( $12: 3257$ ) es, 157 n Kingsbridge Terrace or rd from Kingsbridge to Will mtg; Holland Coffee Co 61 vacant; re Harold Lucas, 2896 Heath av; Sept25;
Logan st (*), Ss, 50 w Maple av, $25 \times 100$ also LOGAN ST (*), SS, 75 w Maple av,
$25 \times 100$ F Felicia A Quindo to Teresa A Bot(
Logan st (*), ss, 75 wv Maple av, see
Oakland pl, 701, see Crotona av, 2062.
St Ouen st (*) s. 150 to lane 1097.9 e White Plains Chas A Lieb, 50 Central Park W; AL: Tifrany st, $\mathbf{9 9 6}$,
Westchester av, $40 \times 103.1 \times 40 \times 122$ es, 95.3 s bk tnt; Usona Constn Co to Chas I Stagel 1307H ${ }^{\circ}$ O C \& 100 $40 \times 100$, vacant: $10: 2567$ ) ss, 80 e Cypress ay nion Constn Co, 256 A Hennion to Hen Sept27; Oct3'11
140 TH st, 901, late 2D, $(10: 2598) \mathrm{ns}$ w Locust av, $25 \times 100$, 2-sty fr dwg; Timgerald, 311 Locust av; Sept28; Sept29'11.

143 D st, $475 \mathrm{E},(9: 2288) \mathrm{ns}, 240 \mathrm{~W}$ Brook Augustus S Frazee, 104 , Tas C Corbett to Augustus S Frazee, 104 Terrace View
mtg $\$ 24,000$ \& AL; Sept30; Oct2'11.

[^2]166'HH st, $\mathbf{7 7 0}$, see Tinton av, swe 166
165 TH st, S51, see Prospect av, 1018. 165 TH st, 216, see Intervale av, see 165 172D st, 530, see 3 av, 3892-4. 174 TH nt, 251, see Mt Hope av, 1724. 174TH st, nwe Fulton av, see Fulton av 1\%5FH st, (11:2825 \& 2826 ) $\mathrm{ns}, 129.1$ 46.10 to beg, gore, 2 -sty ir dwg; EdmondE 173; Oct4; Oct5'11. O C \& 100 175TH st, $(11: 2825$ \& 2826 ) ns , 129.1 e 46.10 to beg, gore, 2-sty fr dwg; re mtg
Geo E Buckbee to Edmondson, Constn Co 176TH st, $747,(11: 2951) \mathrm{ns}, 117 \mathrm{w}$ Pros
pect Chas S Clark to Harris Ratner, 779 Cro-

17STH st, 776, see 3 av, 4249-51.
178 TH st, nee Mapes av, see Mapes av
178TH st, nwe Lafontaine av, see La
179TH st, swe Mapes av, see Mapes av
179TH st, sec Park av, see Park av,
1797H st, 9s7, late Centre, (11:3132) nes dwg; Marie Krabo \& ano to Albt H $O^{\circ} \mathrm{C} \& 10$ j
189TH st, nee Fordham rd, see Creston
nwe 189 .
189TH si, nwe Creston av, see Creston
nwe 189 .
V04TH st or Potter pl, (12:3311) ns, 75 acant; Fredric W Frost to Pasquale

206 TH st, 206TH st, $(12: 3342) \mathrm{ns} 114.11 \mathrm{w}$ Perry av Moritz, 116 E 81 ; $1 / 2 \mathrm{pt}$; AL; Sept21; Oct5

216 TH st
09 (*) ns,
Laconia Park; Rosario Spitaleri
200 w
Laconia av, 25 x o Anna Moscato, $301 \mathrm{E} 108 ; \mathrm{mtg} \$ 4,660$; 223D st (*) SS, abt 215 w Laconia av, Louise $K$ Ringelstein, 851 A Wabst to $\$ 1,000$; Sept28; Sept30'11. ${ }^{851}$ E OCC\& ${ }^{222}$; mion $\underset{\mathrm{d},}{226 \mathrm{THH}}$ st (*), ns, 255 e White Plains 19; Oct3'11. 233 D st (19 av) Plains av, 50x114; order of issue of sum mogister \& action $t$ register \& confirm title of plff; Geo H
Sundermann plff vs People of State NY \& all other persons if any having any $R$ \& $T$ 2'11; T S.
233D st (*) ns, 280 e White Plains av Lellis plff vs same defts; Apr28'11; Oct 235TH st, 266, $(12: 3375)$ ss, 210 w Ka non Builders' Supply Co of Mt Mt Ver NY, to Peter Murphy \& Delia his wife tenants by entirety, 266 E 235 ; mtg $\$ 4,500$
235TH st, 264, $(12: 3375)$ ss, 235 w Ka tonah av, $25 \times 100,2$-sty bk dwg; Mt Ver 4341 Martha av; mtg $\$ 4,500$; Sept 99 Smith $235 \mathbf{N H}$ st, $511 \mathbf{- 3}$, see Verio O C \& 100
236TH st,
$100 \times 114 ; \mathrm{G}$, $\&^{(*)}$ S Realty 105 e Carpenter av Constn Co, 203 Bway; mtg $\$ 3,500 ;{ }_{\text {Sept }} 7^{\&}$ Av B (*) ws, 58 s 5 th, $25 \times 105$, West Henry Rehling. Fostar, 1920 Tremont av to deed; Oct2; Oct4'11. nom Av B (*) ws, 58 s 5 th, $25 \times 105$, Westches
ter; Henry Rehling to Geo Costar Tremont av; Correction deed; Oct2; Oct Aqueduct av, es, S63.7 n 183d, see Aque Aqueduct av, (11:3212) es, abt 340 Evans to Evans Realty Co, 2348 Aqueduct
mtg $\$ 21,000$; Sept25; Oct5'11. O C \& 100
Aqueduct av, $(11: 3212)$ es, abt 340 s
Fordham rd,
$41.8 \times 101.10 \mathrm{x} 41.8 \times 101.6 ; \mathrm{mtg}$ 21,000 also AQUEDUCT AV, es, 863.7 m $183 \mathrm{~d}, 87.6 \times 102.5 \times 87.6 \times 103.4 ; \mathrm{mtg} \quad \$ 48.000^{\mathrm{n}}$ Evans Realty Co to Aug H Sievers. 2406
Morris av; Sept 30 ; Oct5'11. O C \& 100

Blackrock av, (*) nwe Havemeyer av,
Bathgate av, (11:3052) es, 25 n 184th, $25 \times 96$, vacant; Special Bldg Co to Scalzo
Realty Co, 607-09 E 187; AL; Aug 26 ; Oct2
Bathgate av, ( $11: 2913$ ) ws, 260 s 172 d , raguire to Hannah McGrath, Mary E tona av; mtg $\$ 800$; Sept30; Oct2 141 .
Blondell av (*), es, 75 s Evadna, ${ }^{\text {E }}$ 25x
Michl Rauch to $W m$ 435. Williamsbridge rd; AL; Sept28; Sept Bailey ay, es, abt $\mathbf{1 2 2 3}$ s Kingsbridge bridge rd.
Bassett av (*) ws, 700 s Saratoga av
$0 \times 100$ Hudson ghegan, 14152 av; AL; Sept18; Sept29'11

Bassett av（＊）ws， 730 s Saratoga av $50 x 100 ;$ Chas Geoghegan to Jere J Mori－
arty， 224 Franklin，Elmira，NY；mtg $\$ 800$ ；
Sept28；Sept29＇11． Brook av，467，（9：2290）swe 146 th （No 474）24．11x90，5－sty bk tnt \＆str；Delia mos $\$ 21,500$ ；Oct2；Oct⿳亠口冋 11100
Bronxdale av（＊）ws， 50 n Kinsella av Bitterman， 122 W 114 ；mtg $\$ 7,000$ ；Sept 29 ； 100 Creston av，
$54.2 \times 36 \times 50 \times 15.3$ ，vacant；Gee
Ge
Spencer to Hermann Bullwinckel，S31 E 163；Oct 4 ＇11．
Castle Hill av（＊）nec Haviland av，see Cedar av，（＊）$\underset{\text { SS，abt } 584}{ }$ w Corsa av， Benante， 237 Elizabeth； 23 Mtg $\$ 500$ ；Oct2 Creston av，（11：3174）nwe 189th runs $\mathrm{n}_{96} 81.9$ to Facant；Thos J Higgins \＆ano EXRS， 96 ，vacant；Thos J Higgins \＆Mino ExRS，
Margt M Coakley to Mary J McTaggart，
1742 Pacific，Bklyn \＆Josephine O＇Leary， ，Oct3 $\mathbf{7 , 0 0 0}$ Creston av，swe Fordham rd，see Cres－ Cedar av，1789－3，（11：2882）ws， 405.1 s
177 th， $56.3 \times 82.4,3$ 2－sty bk dwgs；re mtg； Excelsior Mtg Co to Plymton Constn Co，
60 W $129 ; ~ S e p t 28 ; ~ S e p t 29 ' 11 . ~ O ~ C ~ \& ~$
100 Cauldwell av，724－6，（10：2628）es， 130 s
56 th， $40 \times 100$ ， 5 －sty bk tnt；Jerome Ull－ man，ref，to Jonas Weil， 128 W 121 ，\＆ Sept15；Sept29＇11．
Country Club av，（＊）ss， 100 w John，25x 100 ；re mig；Geo Rueckel to Nora C Clew，
wid， 452 W 24 ；Apr28；Oct5＇11．O C \＆ 100 Crotona av，2062，（11：3095）nec Oakland pl No ${ }^{2} 01$ ， $16 \times 100,3-$ sty fr tnt \＆str；
Henry Molitor to Kosmus Gumbinger， 707
E 182；Oct4；Oct5＇11． Decatur ay，3082，$\left(\frac{12: 3331)}{2}\right.$ es， 300 s Realty \＆Mtg Co to Christina Tauer， 705 Elton av；mtg $\$ 15,000$ on this \＆other
prop \＆AL；Sept 28 ；Sept $29^{\prime} 11$ ．
Decatur av，2664，（ $12: 3277$ ）es， 330.10 n 194 th， $24 \times 100,2$－sty fr dwg；Anna $R$
Rinschler to $W m$ R Nevins， 2664 Decatur Rin；QC；Sept13；Sept30＇11． 264 nom Daly av，$(11: 2985)$ ws， 101 s $177 \mathrm{th}, 101 \mathrm{x}$ Sgretta， 1 Charter，Stamford，Conn；mtg
$\$ 18,500$ \＆AL；Sept18；Sept30＇11． Ellis av（＊）ns， 105 e Av B，runs e 100 xs30 to cl of av，Xw100xn30 to beg；Deed
of cession to land in bed of av；Kilner Nllis av（＊）same prop；re mtg；Henry
nom Ellis av（＊）s．，455 W Av B，runs w50xn Newman et al to City N Y；Aug1；Oct4＇11．
Ellis av（＊）SS， 405 W Av B，runs w50 nn30xe50xs30 to beg；Deed of cession；
Thos L Newman to same；Aug1；Oct4＇11．

Ellis av（＊）Same prop；re mtg；Annie
Daily ADMTRX Jno Daily to City NY； uly5；Oct4＇11．nom Fulton av，1725－7，（11：2930）nwe 174 th ，
$4.5 \times 92.1 \times 54.6 \times 90.1,5-$ sty bk tnt \＆strs； Gustav A Beckmann to Chas Beckmann， 1409 Franklin av；mtg $\$ 55,000$ ；Sept27；Oct
4＇11．
100
 Harry W Viemeister， $238 \mathrm{~W} 4 ; \mathrm{mtg}_{\mathrm{O}} \$ 55,-$
000 ；Oct 3 ；Oct $\mathbf{N}^{\prime} 11$ ．
Forest av，$(10: 2658)$ es， 349.2 n 161 st，a line xs21xw 0.8 to beg；Veronika Elton et Henry J Tiedemann，at Hillsdale，NJ；QC；
Forest av，（10：2658）；same prop；Mary
Dodge，HEIR Annie White to same；QC； Dugge，HEIR Annie White to Same；QC；
A C $\& 15$ Forest av，912，（10：2658），es， 349.2 n
161st，21x100，3－sty fr tht \＆str；Henry J Tiedemann to Pauline Cahn， 789 Elton av； Fordham rd，nee 189th，see Creston av，
Fordham rd，swe Creston av，see Cres－
Forest av，1066，$(10: 2660)$ es abt 175 s
166 th， $25 \times 135,3-$ sty fr tnt；Elisa Har－ decker to Frank Hardecker， 38 Tompkins Bklyn，\＆Jno J Hardecker， 1157 Forest
av；mtg $\$ 7,000$ ；May 25 ；Oct2＇11．O C \＆ 100 Forest av，1065，
66 th， $20 \times 97.3$ ， 3 －sty fr
Ont． ing to Jere Wood at Lynbrook，LI；mtg
$\$ 9,000$ \＆AL；Sept27；Oct3＇11．O C \＆ 50
Grant av Grant av， $1064, \quad(9: 2448)$ es， 282.9 n Mich1 J McGuire to Thos Keelty \＆K Katie
Colleary，both at 52 Barrow；mtg $\$ 7,500$ ； Sept28；Sept29＇11．
Grand av，2452，（Edenwood），（11：3203）
（El， 300.6 n Fordham Landing rd，runs n200 cl， 300.6 n Fordham Landing rd，runs n 200
xe125xs200xw125 to beg，except pt for st，
3 2－sty fr dwgs，2－sty fr stable \＆vacant A－sty fr dwgs，2－sty fr stable \＆vacant；
Aqg Hievers to Evans Realty Co， 2348
Aqueduct av；mtg $\$ 19,500$ ；Sept 30 ；Oct5＇11． Grand av， $2452 ;$ Evans Realty Co to
Renry Acker， 901 Prospect av；mtg $\$ 19,-$
$500 ;$ Oct2；Oct ${ }^{\prime} 11$ ． Havemeyer av，（＊）nwe Blackrock av，
see Watson av，（＊）
Havemeyer av，（＊）sove Watson av，see
Watson av，（＊）swe Havemeyer av．

Hughes av，2173，（ $11: 3070$ ）ws， 66.11 s to Fredk W Geck，at Atlantic City，NJ Sept27；Sept29＇11．nom
Hughes av，2173；Fredk W Geck to An－ tonietta wife Nicola Strazza，at Atlantic
City，NJ；Sept27；Sept29＇11．
Hunts Point av，$(10: 2761)$ es， 102.9 s Broad Realty Co to Jno W＇Van Demark 143 E 127 ；mtg $\$ 12,500$ ；Sept 21 ；Oct2＇11．

Hughes av，2312，（11：3087）es， 200 n 183d， $25 \times 100$ ，except pt for av， 2 －sty fr tera， 3728 Paulding av；mtg $\$ 6,300$ ；July

Hughes av，2312；Virginia Sutera to $\$ 6,550$ ；Sept16；Oct 2 ＇11．Hughes av；mtg
Hoe av，1205，see Home， 969.
Heath av，3054，（12：3257）es， 211.6 n Boston av，33．4x63．3x33．4x63．7， 2 －sty fr dwg；Geo L Lucas et al to Peter Donahue，
261 W $21 ;$ mtg $\$ 3,500$ \＆AL；Sept28；Oct3 ＇11．

Heath av，3050，$(12: 3257)$ es， 178.2 n Bos－ ton av， $33.4 \times 63.7 \times 33.4 x 64$ ，2－sty fr dwg；Geo Oct4＇11．
Haviland av（＊）nec Castle Hill av runs e180xs30 to el Haviland av，xw180 to es Castle Hill av，xn30 to beg；Deed of
cession $W m$ T Purdy et al to City N
Y Intervale av，（ $10: 2704$ ）see 165 th，（No 86.5 to beg，vacant．Chris Seits av xn Cohen， 65 E 107；C a G；Sept16；Oct3＇11．

Intervale av，1015，$(10: 2699)$ swc 165 th $111.2 \times 84.9 \times 126.11 \mathrm{x} 40.3$ ，except pt for 165 th， 5－sty bk tnt \＆strs；Interne Constn Co to
Michl F Dooley， 770 E 166 ；mtg $\$ 63,000$ Oct3；Oct5＇11． Lafontaine av，2001，（11：3061）nwc 178th La Sala to Andrea La Sala 2007 Lafon taine av；AL；Sept28；Oct3＇11．nom Longfellow av，$(10: 2761-2764)$ ws， 350 n
Lafayette av $153 \times 101.10 \times 133.10 \times 100$ va－ Lafayette av， $153 \times 101.10 \times 133.10 \times 100$ ，va－ cant；Wm A Walling，ref，to Saml Cowen，
778 Beck；FORECLOS，Aug22；mtg $\$ 10,000$ Merritt av（＊）ws， 175 s Hollers av， 25 x85．11x15．9 \＆17．11x100；Hudson $P$ Rose Morris nom Morris av，
176 th， $25 \times 120,2-s t y, ~(11: 2826)$
fr dws，
ws， 150
s Bleuler to Richd Duckett， 1819 Morris av
Mapes av，2000，（11：3107）nec 178 th ， AV． $48 \times 145.2 \times 48.8 \times 145.2$ ，vacant；also MAPES vacant；Saml Hecht to Jos Diamond， 1139 Wyatt；mtg $\$ 10,000 \&$ AL；Sept15；Sept30
Mapes av，ws，－
swc 179，see Mapes av，
$\underset{2000}{\text { Mapes av，es，} 45.6 \mathrm{n} \mathrm{178} \text { ，see Mapes av，}}$
Mt Hope av，1724，（11：2798）nec 174 th
（No 251）， $25 \times 95,5$－sty bk tnt；Fredk No ${ }^{251), ~ 25 x 95, ~ 5-s t y ~ b k ~ t n t ; ~ F r e d k ~}$
Weller，Jr，et al to Inland Holding Co，
507 E Tremont av；AL；Sept30＇11． Mapes av，（11：3106）swc $179 \mathrm{th}, 75 \times 100$ ，
owned by party 1 st pt ；also MAPES AV，
$(11: 3106$ wh，adj on s，一x－owned by party 2d pt；party wall agmt；Chas Schae Schaefer， 2284 Tremont av，with Sarah Jont av；Sept29；Sept
30 ＇11．
 Co to Sarah J．Schaefer， 2284 Beaumont

Maclay av， 2513 （＊），ws， 50 s Montrom Wilgus Realty Co， 120 Westchester Sept29；Oct2＇11．
Maclay av，2513，（＊）ws， 50 s Montgom－ Farry， 1039 Hall pl；mtg $\$ 4,000$ ；Sept30；

Nelson av，1674－6，$(11: 2876)$ es， 260 n Fredk Weller Jr et al to $2-2$－sty fr dwgs Co， 507 E Tremont av；AL；Sept30＇11． 100 Park av，4296，（11：3035）sec 179th，85x Constn Co to Godfrey W Rautenberg， 712 O C \＆ 100 Prospect av，2106，$(11: 3110)$ es， 77.2 n
$180 \mathrm{th}, 40 \mathrm{x} 100$ ， $5-\mathrm{sty}$ bile \＆ano to Auguste Artlich， 1147
Springwood av，Asbury Park，NJ；mtg $\$ 32,000$ ；Sept27；Sept29＇11
Prospect av，2106；Auguste Artlich to Moser Arndtstein， 50 Cathedral Parkway，
mtg Prospect av，（11：3099）ws， 13.11 s Gar
den， $94.6 \times 35.3 \mathrm{x} 87.3$, gore；deed reads Gar
den st or av sws being Belmont， $50 \times 100$ ，being lot 66 ，map S av，vacant；Josephine Myers INDIVID \＆ EXTRX Sarah J Myers to Jos I Berry
2543 Valentine av；QC；May24；Oct ${ }^{\prime} 11$ ．

Prospect av， $955,(10: 2678) \mathrm{Ws}, 71.3 \mathrm{n}$
$163 \mathrm{~d}, 40.2 \times 195,5-\mathrm{sty}$ bk tnt； Wm C Oest ing to Geo Laemmle， 953 Prospect av Prospect av，1018，$(10: 2691)$ nec 165 th Perthekis to Jno Perthekis， 851 E 165

Private road，$(13: 3415)$ es，on map of sel at pt 4 c \＆ 701 w from ws old Albany
rd，runs el00 to land Peter J Haring xn50 rd，runs e100 to land Peter J Haring xn50
xw 100 to rd xs50 to beg；Margt $L$ Fitz patrick to Teachers College， 525 W 120 ．Sept29＇11 O C \＆ 100
Park av（3D av），（＊）ws， $300 \mathrm{~s} 1 \mathrm{st}, 50 \mathrm{x}$ witz；mtg $\$ 6,000$ ；Jan3＇10；Oct5＇11．nom
Ryer av，2096，（ $11: 3149$ ）es， 162.6 n 180th，19x103．10x19x104， 3 －sty bk dwg Adolph E Loewenthal to Adelphine Fried－
man， 1576 Mad av；AL；Dec1＇10；Sept29 nom
SW 136 th， $28.11 \times 99.9 \times 25 \times 85.3$（ $10: 254$ ）ses， 28.11 Sw 136 th， $28.11 \times 99.9 \times 25 \times 85.3$ ， 4 －sty bk tn 174．So Boulevard；mtg $\$ 9,000$ \＆AL；Oct Sedgwick av，（11：3237）ws， 1223 s Kings vacant；Jas Kearney ref to Kingsbridge Real Estate Co， 27 Pine；FORECLOS，Aug St Anns av，（9：2360）nwe 158 th（No 569 $48.2 \times 100$ ， 6 －sty bk tnt；Anna Fixman et a AL；Sept2s；Oct4＇11． 61 Hamilton pl；B\＆S St Anns av，$(9: 2360)$ same prop；Carrie
J Weil to Anna Fixman， 230 W 97 \＆Ferdi－ nand Marx， 121 Cedar rd，New Rochelle So Boulevard，$(10: 2729)$ es， 150 S Long
wood av，runs $550 \times 200$ to xn $25 \times \mathrm{w} 100 \times n 25 \times w 100$ to man Dietrich et 1101 Fox； $1 / 3$ pt；mtg $\$ 19,387$ ；Oct5＇11．nom Tremont av，ns，nr Blackrock av，see Watson av（＊）swc Havemeyer av．
Tinton av，$(10: 2660$ ）swe 166th（No 770） $100 \times 68,2$－sty \＆b fr dwg；Michl F Doole to In
5＇11．

Tinton av，775，$(10: 2655) \mathrm{ws}, 152.8$ 158 th（Cedar）， $26.4 \times 135 \times 25.2 \times 135,2$ sty \＆
b fr dwg；Saml B Steinmetz to Ida Brant－ man，s82 Prospect av；3－10 pts；mtg $\$ 7$ ，
 Ida Brantman to Matilda Kraft， 902 Jen nings，mtg $\$ 10,000$ ， Tinton av， $625-9$, （10：2653）WS， 175
$152 \mathrm{~d}, 75 \times 100,2-5-$ sty bk thts；Philip Simon to Aurelia Lindo \＆Elise Pattison，both at 221 James，Weehawken Heights，NJ
mtg $\$ 63,000$ ；Sept 13 ；Oct4＇11．O C \＆ 100 Unionport rd（＊），es， 225 n Morris Park Anna M Nagel， 5 Unionport rd ； $\mathrm{mtg} \$ 3$ ，
750 ；Nov $9^{\prime} 09 ;$ Sept29＇11． Valentine av，（12：3390）es， 94.5 s 196 th $50 \times 84.9 \times 50 \times 86.10$ ，vacant；Wm J Kelly to Holland Holding Co，${ }^{11}$ Pine；B\＆S；mtg Verio av，
（Nos $511-3$ ）
4270－s，
$110.2 \times 88.10 \times 100 \times 135, ~$
nec
$7-235$ th bk dwgs；Auletta \＆Co to Brown－Weiss bk dwgs；Auletta \＆Co to Brown－w eiss 3；Oct4＇11． Vyse av，1337－9，$(11: 2987)$ ws， 175 s Jennings，50x100，5－sty bk tnt；Blue Ridge Constn Co to Koch－Keller Co， 236 Wom
$126 ; \mathrm{mtg} \$ 32,500 ;$ Oct4＇11．

Webster av，2784，
Bedford Park Blvd，
$(11: 3273)$
1564.11,
es，
1－sty fr str；Geo Cohn to Abr Cohn， 351 St Nich－ olas av； $1 / 2 \mathrm{pt}$ ；June26；Sept29＇11．C \＆ 100
Webster av，（11：3143）swc Ford，115．5x $100.1 \times 111.5 \times 100$ ，vacant；Moser Arndtstein
to Alida Amabile， 2316 Hughes av \＆Te－ to Alida Amabile， 2316 Hughes av，\＆Te Washington av，1207，（ $9: 2389$ ）ws， 90.11 Washington av，1207，$(9: 2389)$ ws， 90.11
S 168 th， $24.5 \times 140,4-$ sty bk tnt；Wm H
Heddendorf Heddendorf to Mary A Loefeler， 3397
av；mtg $\$ 16,000$ \＆AL；Sept28；Sept29＇11．

Westchester av（＊），ses， 91 sw Parke $45.6 \times 100$ ；Phebe E wife of \＆Jno A Holz apfel to Gustave H \＆Carl Tappert，both White Plains rd（＊）nws－$n 239$ th \＆ being lots $93 \& 94$, map Washingtonville beg，except part for rd；Wm W Penfiel to Magdalena Lieb， 50 Central Park W， Watson av，（＊）swe Havemeyer av， 205 x
108 ；also HAVEMEYER AV，（＊）nwc 10s；also HAVEMEYER AV，（＊）nwc
Blackrock av，runs n108xw $205 \times 552.9$ to ns Tremont av xselo7 to ns Blackrock av xn 113 to beg；Fredk A Wurzbach to Na－
tional Holding Co， 32193 av；B\＆S \＆C a
G；AL；Oct5＇11． Webb av，2408，（11：3219）es， 105 n 188 th,
$30 \times 100$ ，3－sty bk dwg；Richd M Montgom ery \＆Co to Frida，wife Jno P van Janin－
Webb av，240s．$(11: 3219)$ es， 105 n 188 th $30 x 100, ~ 3-s t y ~ b k ~ d w g ; ~ r e ~ m t g ; ~ M a r g t ~ T ~$ Webb av，2408；re mtg；Mary S Croxson Webb av，2408；re mtg；same to same
1,000 Westchester av，（＊）ns， 127 e from for mer Lafayette， $20 \times 164.10$ ，City Island
Louis Hoebel et al，HEIRS Fredk Hoebel to Wm Buhl， 2208 Starling av；Oct ${ }^{\prime} 11$ ．

Whitlock av，ws， 175 s Longwood av 3D av，3783－5，（11：2911）ws， 50.1 s 171 st $50 \times 94.6 \times 50 x 97.3$ ，vacant；Teresa Wallach
to Terrain Realty Co， 111 Bway；Sept22


#### Abstract

3d av, 3892-4, $(11: 2929)$ sec 172 d (No 530), ${ }^{\text {Strs }}$ Wendover-Bronx Co to Martin H Cohen, $322 \mathrm{~W} 100 ; \mathrm{mtg} \$ 88,000$; Sept28; Sept $29^{\prime} 11$. 100 3D av, 4249-51, (11:3043) swc 178 th (No \& Strs; Abr H Brill, ref, to Henry Beste at Summit, NJ, \& J Herbert Carpenter, at Ossining, NY, TRSTES Thos D Mason; OSSining, NYMCLOS, Aug22; Sept22; Sept29'11. ${ }_{2}{ }^{2}, 200$

3D av, 4001-3, (11:2921) ws, abt 210 s 174th, $50 \times 128.8 \times 50 \times 130.6$, SS, with 3 av \& old ws Fordham av, 5 -sty bk tnt \& strs; Frances C Hendrick to Mortimer Lanzit, 100 W 119; AL; Sept29 Sept30'11.  w l of original right of way, 66 ft wide on final map sec 52 opposite station $376+$ NY, NH \& H R R Co \& distant 258.7 ne Bronx \& Pelham Parkway, 20x11.5; also HR \& P R R,  nws, 1282.5 ne Bronx \& Pelham Parkway $20 \times 11.9 ;$ also $\mathrm{H} R$ \& \& P R R, (*) nws, 1808.6 ne Bronx \& Pelham Parkway, 18.6x12.7x 13.11x11.8: Five Boroughs Realty Co, 165 Co, at Grand Central Terminal; Sept 22 . Oct5'11. Plot (*), begins 740 e White Plains rd av, runs el00xn25xw100xs25 to beg, with av; Anna C Nugent to Ralph \& Anthony Sapatella, Sept29'11.


## LEASES

Under this head Leases recorded Assignment of Leases and Leasehol pressed consideration following the term of years for which a lease i

## Borough of Manhattan.

SEPT. 29, 30; ОСТ. 2, 3, 4 \& 5.
Attorney, 174, see Houston, 319 E.
Circle, 6, see 58th, 307-13 W.
Cherry ${ }^{\text {st, }} \mathbf{3 5 - 7}$, (1:109), all; Morris Punch to Grazia Napolitana, 32 Cherry; $3^{3}$
yf Oct1; Oct4'11.
1,320 ${ }^{1}$ Houston st, 319 E. (2:345) sec Attorney Anthony \& Adolph Deutsch with Geo G Sept28; Sept29'11. ${ }^{\text {Irving }}$ pl, (3:871) sec 16 th, str, b, 1 st \& Kaufmann, 46 E 83 et al. firm Kaufmann Bros \& Bondy, 129 Grand; $43 / 1$ yf May $11^{12} 12$ :
${ }^{1}$ Kenmare st, 9-11, (2:478) ns, 100 w vatoro Isabella, 207 Mott; 6yf Oct1. Sal29'11.
$900 \& 960$ 'Mangin st, 22-4, (2:322) Sur Ls; Sarah
\& Marks Conn to Louis \& Harris Sackin,
35 Allen; AT; Sept30; Oct3'11. nom ${ }^{1}$ University pl, S8, $(2: 569)$; also 12 TH ST, Ls; Shatz Auction Rooms to, Fourteenth
${ }^{1}$ William st, 179, (1:101), all; Katharina 5yf Oct1; Oct2'11. $\quad 1,000$
${ }^{12 \mathrm{D}}$ st, $219 \mathrm{E},(2: 384)$ asn Ls; Isaac Sept18; Oct3'11.

${ }^{13} \mathbf{D}$ st, 126 E, (2:430) ; asn Ls; Christian Bachmann to Philipp Neusch, 516 E 6 ;
Oct1: Oct2'11.
${ }^{16 T H}$ st, $503 \mathrm{E},(2: 402)$, $\operatorname{str} \& 4 \mathrm{rs}$ on 2 d fl. Julius Oberloskamp to Wm Roesicke,
${ }^{1} \mathbf{1 1 T H}$ st. 125 E, ( $2: 556$ ); consent that Annie G Weissager may asn Ls; $N$ Y Life vesant to Hattie G Sprey, 601 W 156; Aug 30; Oct5'11.
${ }^{1} 11 T H$ st, $\mathbf{1 2 5} \mathbf{E},(2: 556)$ nes, 100 nw 3 av, $20 \times 100 ;$ asn Ls; Annie $G$ Weissager to
Hattie $G$ Sprey, 601 W 156 ; Aug1; Oct5 11 .
${ }^{111 T H}$ st, $\mathbf{1 1 9 - 2 3} \mathbf{E},(2: 556)$ ns, 120 w 3 av, $70 \times 100 ;$ asn Ls; Annie $G$ Weissager to 111TH st, ${ }_{\text {Hall: }}^{\text {119-25 }} \mathbf{E}$ ( $2: 556$ ); Webster Sprey, $601 \mathrm{~W} 156 ;$ Aug1; Oct5'11. Hattie ${ }^{\mathrm{G}}$
${ }^{111 T H}$ st, 119-23 E, (2:556) ns; consent that Annie G Weissager may asn Ls, N Y Stuyvesant to Hattie G Sprey, 601 W 156 ; AT; Aug30; Oct5'11.
${ }^{1 \mathbf{1 2 T H}}$ st, 24-6 E, see University pl, 88.
${ }^{1} \mathbf{1 6 T H}$ st E, see Irving pl, see Trving pl,

${ }^{1} 19 T H$ st, 234 E ( $3: 899$ ), all: Mrs Jno | Lyons to Arthur H Bodicker, 2122 av; ${ }^{5} 5 \mathrm{yf}$ |
| :--- |
| Oct1; |
| , 800 | 120TH st, 335-7 E, (3:926), all; Harry Fischel to

$3 y f$
Oct1;

21ST st, $46 \mathrm{~W},(3: 822)$ str; Philip Rhine lander as agent for Adelaide K RhineJuly 25' '11; 10 yf completion of alterations
 May1; Sept29'11. G Rust, 429 , E 149; ${ }_{1,200}^{5 y f}$ $125 T H$ st, ${ }^{418-26} \mathbf{W},{ }^{(3: 722)}$, ${ }^{8-\text { sty }}$ \& b Metallic Bedstead Co at Rome, NY; 21yf Mar1'12 (with, option to purchase for ${ }^{126 T H}$ st, $36 \mathbf{W}$, (3:827); sobrn agmt o 5 av, \& Hyman L Laster, 25 W 20 , \& Rosa

${ }^{126 T H}$ st, $\mathbf{2 6} \mathbf{~ w},(3: 827)$ str; David Her1 ; Oct3'11. Ress, 2,800
${ }^{12 S T H}$ st, sec 4 av, see 4 av , sec 28 .
${ }^{132 D}$ st $\mathbf{W}$, swe 6 av, see 6 av , swe 32 .
${ }^{134 T H}$ st, 202 w , ( $3: 783$ ), w str; D A $W$ Sh \& Jas Belehaz, 139 E $23 ; 4$ 4-12 Mar1; Oct4'11. 1 . S00 to 2,50
${ }^{134 T H}$ st, 152-4 W, ${ }^{\text {15 }}$ (3:809) ${ }^{3 \mathrm{~d}}$ loft or 4th fl; Hannah Freud to Edw C Balch at
138TH st, ${ }^{19} \mathbf{W},(3: 840)$; Sobrn agmt of
to mtg for $\$ 80,000$; Edw Kumke with Ls to mtg for $\$ 80,000$; Edw Kumke with
Title Guar \& Trust Co, 176 Bway; Sept28; Oct3'11. nom 43D st, 543 W, (4:1072) str \& b; Jennie
 Walter Realty Co, 1553 Bway; AT; Sept20;
${ }^{1} 49$ TH st E, nwe 1 av, see 1 av, 883 . ${ }^{1} 55 T H$ st, 414 E, $(5: 1366)$ ss, 294 e 1 av, er to Nathan Newman, $414 \mathrm{E} 55 ; 21 \mathrm{yf}$ Nov 14'08; rerecorded from Sept14'i1; Sept30 ${ }^{1} 55 \mathrm{TH}$ st, $414 \mathrm{E},(5: 1366)$ asn Ls; Nathan Newman to Newman-Brown Poultry Co;
AT; May25'09; Sept30'11. ${ }^{1}$ 5STH st, 301-5 W, see 8 av, 991.
${ }^{1}$ 5STH st $\mathbf{3 0 7 - 1 3} \mathbf{W}$, $(4: 1349)$ ns 100.6 w 8 av, runs $\mathrm{w} 120 \times \mathrm{xn} 100.5 \times \mathrm{x} 115.5$ to the circle No 6) xse25xsw21.11xs66.6 to beg, all; 49; 10yf Sept30; Sept29'11.
${ }^{1}$ S6TH st, 255-9 $\mathbf{~ W , ~}(4: 1234)$ \&c \& 30,000 (7th \& sth stories) Westerly tier; Wain W6th St Studios to Chas R Kennedy, 255 95 TH st wee Bway see Bway, 1,400 95 st w nec Bway, see Bway, 2540-8 ${ }^{1} 108$ TH st, 130 E, $(6: 1635)$ str; Alema 130 E 108 ; 3yf Se ${ }^{1} 118 T H$ st, E, e Mad av, see Mad av
${ }^{125 T H}$ st, $53 \mathrm{~W}(6 \cdot 1723)$ asn Is. Anna Modersohn to Ernst Modersohn, 53 W 25; Sept29'11.

142 D st, $\mathbf{2 9 5} \mathbf{W}$, see 8 av, 2670.
142D st $W$, nee $S$ av, see 8 av, 2670
152D st, $300 \mathbf{W}$, see $\&$ av, 2849.
154TH st $W$, nee $S$ av, see 8 av, nee 154 .
${ }^{1744 T H}$ st W, sec Audubon av, see Audu-
${ }^{1}$ Audubon av, $(8: 2130)$ sec 174 th, str \& b; Wm Rankin to Harry Arber, 118 W
${ }^{1}$ Amsterdam av, $1481, \& 133 \mathrm{D}$ st, 499 W (7:1971), str \& c; Edw V Holland et al ind to Jas Creamer, 499 W $133 ; 5$ yf Oct1;
alt 111 .
Oct
${ }^{1}$ Broadway, 2302-4, (4:1231), $n$ str \& pt c Peter Doelger to Frank B Widmayer Co
2312 Bway; 3-12yf Sept1; Oct5'11. 1,500
${ }^{1}$ Broadway, 2540-48, $(4: 1243)$ nec 95 th, $125.10 \times 50$, the roof; Real Constn Co to The ${ }_{29}$ O J Gude Co, 935 Bway; 5 yf Mar15; Sept
${ }^{1}$ Broadway, 2429, $(4: 1237)$
Sobrn of Ls to $1 / 2$ of str Sobrn of Ls to mtg for $\$ 800,000$; Max
Watsky, 51 W 112 with Met Life Ins Co 1 Mad av; Sept29; Sept3 3 '11. Life Ins nom
${ }^{1}$ Madison av, 1804-S, (6:1623), e 118th, ${ }_{40}$ E 98; 5yf Oct1; Oct5'11. Louis Rosenfeld, ${ }^{1} 1 \mathbf{S T}$ av, $\mathbf{8 8 3}$, ( $5: 1342$ ) nwe 49 th; str \& b Fredk Billings to Morris Fleischmann. ${ }^{13 D}$ av, 1339, $(5: 1431)$ all; Cath O'Meara
to Jno Hopenstall, 200 to Jno Hopenstall, 200 E 81; 5yf MayI
${ }^{14 T H}$ av, $(3: 883)$ sec $28 \mathrm{th}, 2 \mathrm{~d} \mathrm{ff}$; Hewitt Realty Co to Sidney Blumenthal \&
453 Broome; 8 Co
$1-12$ yf Jan1; Sept 30 ${ }^{\mathbf{1} \mathbf{6 T H H}} \mathbf{~ a v},(3: 807)$ swe 32d, west str on 32 d st; D A Schulte, a corp, to Gustav Nich-
olson, $100 . W 32$ \& Jas Belehaz, 138 E 23
${ }^{16 T H} \mathbf{6 v}, \mathbf{6 4 9}$ ( $3: 813$ ), 1 st loft; Chas Lehrenkraus to Michalis
Nicolau, both at 667
Nussailides \& '11. K7TH av, 2522, (7:2032) c str \& b; Abr

${ }^{1}$ 7TH av, 582, (4:1013), asn Ls; Chas W
Mayne to Chas S Levy, 6 W 103 ; AT; Sept 18TH Oct5' 11.
1STE (4:1019), asn Ls. Danl ${ }^{1}$ STH av, $\mathbf{7 7 2}$, (4:1019), asn Ls ; Danl
Dougherty to Ludwig Ihrig, 650
9 nom ${ }^{1}$ STH av, 343,
Siclen to Fredk C Cruger, 519 W 143 ; 5 yf May1'12; Oct5'11. 3,500 ${ }^{1}$ STH av, 2670, \& 142D st, 295 W, (7:2028), $26708 \mathrm{av} ; 10 \mathrm{yf}$ July 1; Oct5'11. $\quad 5,300$ ${ }^{18}$ 8TH av, 2849 \& $300 \mathrm{~W} \quad 152 \mathrm{D}, \quad(7: 2046)$ asn Ls; Jos Roggenburg to Wm Colville,
$262 \mathrm{~W} 154 ;$ mtg $\$ 7,705$; Oct3; Oct5'11. nom ${ }^{18 T H}$ av, 2670, $(7: 2028)$ nee 142 d , asn Ls Fredk Ostermann to Agnes Ostermann,
295 W 142 ; Oct5'11. ${ }^{1}$ SNH av, 991, ( $4: 1049$ ) nwc 58th (Nos Circle (Nos 4-5) xse97. 40.8 to beg, all; Nellie Flake to Pabst BWg Co, a corpn of Wisconsin, 606 W 49
$10 y f$ Sept 30 ; Sept $29^{\prime} 11$. taxes \&c \& 22,500 1STH st, $\mathbf{2 S 4 9}$ \& $\mathbf{3 0 0} \mathbf{W}$ 152D, ( $7: 2046$ )
Flow Realty Co by Henry L Wolff as prest Flow Realty Co by Henry L Wolff as prest
to Nicholas Marion, $300 \mathrm{~W} \quad 151 ; 5 \mathrm{yf}$ Oct1
1,11 Oct ${ }^{\prime} 11$. ${ }^{1}$ STH av, 724, (4:1917) str \& pt b; Sig104 W 83 \& Jno W Harsley, 245 W 68 ;
$47-12 \mathrm{yf}$ Oct1; Sept29'11. 2,000 \& 2,200 ${ }^{1}$ Bulkhead, $(3: 664)$ bet W 28th \& 29th being bet Piers 68 \& ${ }^{69}(58 \& 59)$ North
River, City of NY (by Commr of Docks) to Knickerbocker Ice Co, 1170 Bway; 10 yf Dec1; Sept29'11; $10 y$ ren at $\$ 1,378$. $1,312.50$ ${ }^{1} 4^{1} \&^{1 / 2}$, ${ }^{(2): 663)}$ of the bulkhead bet Piers age \& cranage, City of NY (by Commr o Docks) to Anchor Line (Henderson Bros)
Lim, 19 Bway; $10 y$ f Jan1'12; Sept 29
$11 ; 1010$ ${ }^{1}$ Pier (3:663) 64 (54) N $R$ foot W 24th Docks) to Anchor Line (Henderson Bros)


## LEASES

## Borough of the Bronx

${ }^{1}$ Hewitt pl, S34-62, $(10: 2689$ \& 2696) es 256.7 n Longwood av, $320 \times 100$; sur Ls
Harry Silverman \& ano to Irene F Toel, ${ }^{1}$ Home st, 969, (1207), $(11: 2979)$ cor Hoe Tiedemann et al to Jere J Moriarty Franklin, Elmira, NY; AT; July3; Sept ${ }^{1}$ Kelly st, e Longwood av, see Longwood , e Kelly.
${ }^{160 t h}$ st, nwe Prospect av, see Prospect
${ }^{1} 160 \mathrm{TH}$ st, 839 E, $(10: 2677$; asn Ls; Chas F Beck \& Louis McCarty \& Louis Lowen Hewitt pl; AT; Oct8'10; Oct3'11. ${ }^{1} 1607 \mathrm{FH}$ st, ss, 65 wv Prospect av, see ${ }^{1 \mathbf{1 S O T H}} \mathbf{s t ,} \mathbf{9 4 4}$ E, $(11: 3127)$ str \& pt c 944 E 180; 5yf Oct1; Sept30'11. 420 to 48 Eagle av, 911, (10:2620) ground fl \& pt Eagle av, 3 2-12yf July1; Oct3'11. 33 ${ }^{1}$ Hoe av, 1205, see Home, 969 (1207). ${ }^{1}$ Longwood av, $(10: 2708)$ e Kelly, str,


TMorris Park ay 640, (*) Van Nest, Adelmann to Jos Gelhaus, on premies; 5 yf May1; Oct5'11. ${ }_{1,080}$ to 1,320 ${ }^{1}$ Prospect av, (10:2677) nwe 160 th; asn Jno G McCrorey, 375 Central Park W
Oct2; Oct3'11.
${ }^{1}$ Prospect av, (10:2677) nwe 160th, 24x 65 ; also 160 TH ST, ss, 65 w Prospect av,
$15 \times 70$; asn Ls; recorded Oct $8^{\prime} 08$. Chas F $15 \times 70$; asn Ls; recorded Oct8'08; Chas F
Beck \& ano to same; Oct2; Oct3'11. nom ${ }^{1}$ So Boulevard, nwe Westehester av, see Westchester av, nwc So Blvd. 1Tremont av, ( $11: 3043$ ) nwe 3 av, str
Tremont Holding Co to Thos J Carew, 236 completion of str to June30'32; Sept27 ${ }^{1}$ Westchester av, ( $10: 2727$ ) nwe So Blvd w str \& pt b; Ferdinand Boller to Jacob
Carstens, 1023 So Boulevard; $77-12 \mathrm{y}$ \&
days from Sept 25 ; Oct ${ }^{\prime} 11$. ${ }^{1}$ Willis av, 219, (9:2299), str \& part c Byrne, $821 \mathrm{E} \mathrm{152;} \mathrm{5yf} \mathrm{Oct1;} \mathrm{Oct4'11}$.
 Eliz Knierian, 1218, Hoe av \& Violet M Meehan, 626 E 138; 10yf Dec1; Oct2'11. ${ }^{13}{ }^{13}$ av, nwe Tremont av, see Tremont av,

## Harlem River, (9:2355), - s 149th \& -

 wof Exterior; agmt \& permission to con(by Commr of Docks) to Pioneer Real Es-
## MORTGAGES

NOTE.-The arrangement of this list is as follows: The first is the de-
scription of the property, then folscription of the property, then fol was drawn and the following date is
when the mortgage was recorded; when the mortgage was recorded when both dates are the same only mortgage follows. The first name is the mortgagor, the next that of the mortgagee, and last the amount. The general dates used as headilnes are the into the Register's office to be re corded.
Whenever the letters "P.M." occur, preceded by the name of a street, in
these lists of mortgages, they mean that it 1 s a Purchase Money Mortgage, and for furer particulars see sponding date. Mortgages against Bronx property will be found altogether at the foot of this list.

## Borough of Manhattan

 son, all at 145 E 36, exrs Mary S Richard${ }^{m}$ Attorney st, 174, see Houston, 319 E .
 $\$ 46,060 \mathrm{mtg}$ to Oct1' 16 at $5 \%$; Oct2'11;
Guarantee Mtg Co with Angelo Legniti, 64 Mulberry. nom
 xse43 to Sullivan xs62.8 to beg; pr mtg \$51,000; Sept29; Oct ${ }^{\prime}$ '11, 2y6\%; Angelo
Legniti, 325 E i3 to Saml Blumenthal, 542
W 112 mCity Hall pl, 23-7, (1.159); leasehold
3d, 4th, 5 th, 8 th
9th floors; also a presses, machinery, chattels, \&c; Mar6; (t Marks av, Bkivn, \& anno, exrs Frank M Lupton. notes 408,000
 w16.8 to beg; Oct 3 '11; $5 \mathrm{y} 5 \%$; Thos Connery Jr to Henry de F Weekes exr Kath
De K Bronson, Oyster Bay, NY.
6,000 ${ }^{m}$ Cherry st, 107, (1:251) ss, 66.10 e Oliver to Henry De F Weekes exr Kath De K
Bronson, Oyster Bay, NY.
Ber mCity Hall pl
$\$ 408,000 ;$ Mar6; Sept29'11,
23-7
due Feb same to same. $\quad$ notes, $\$ 300,000$
$m_{\text {Division st, }} \mathbf{9 7},(1: 282) \mathrm{ss}, 110.10 \mathrm{w}$ Pike, 24.11x64.10x25.4x6.11; pr mtg \$ ${ }^{m}$ Delancey st, 46, (2:420) $\mathrm{ns}, 50.1 \mathrm{w}$ Eld${ }_{59}{ }_{5} \mathrm{~W}$ W, 52 \& ano trstes Charlotte D Ferry. 1368 . 46 th, ${ }^{m}$ Delancey st, 46; pr mtg $\$ 35,000 ;$ Sept 29 WV 11 1y $6 \%$; same to Chas H Freeman, ${ }_{5000}^{311}$
${ }^{m}$ Forsyth st, $\mathbf{1 7} \mathbf{z s}$-so, ( $2: 421$ ), es, $50 \times 100$; Isaae Harx, 2145 Honeywell av. Levy to ${ }^{m}$ Gouverneur st, 33, see Mad, 319
${ }^{\text {nHouston }} \mathbf{1 7 4}$ st, 319 E, (2:345) sec Attorney, 174; sobrn agmt, Sept28; Sept29'11; Jos S
Eiie \& Bernhard Mayer with Geo G De
Witt, 39 W 51. Mom ${ }^{\text {m}}{ }^{\text {Henry }}$ st, 304, ( $1: 267$ ) : ext of $\$ 20,000$ mtg to Sept1'14 at $5 \%$; Sept12; Sept $30^{\prime} 11$.
nom Nham st, nwe Sherman av; see Sherman No ${ }^{33}$; $26.8 \times 96.4$ ext of $\$ 44,000 \mathrm{mtg}$ to dorfer with Harris Goldman, 22 Lenox av.

## 

 ${ }_{m}$ Prince st, 26, see Prince, $24 . \quad 1,20$ ${ }^{m}$ Sullivan st, 56-8, see Broome, 532-4.
 $\$ 2,000$ to Octs'16, ${ }^{6} \%$; Oct5'11; Martin,
Marks. 1242 Mad av, with Israel Altman,
4386 th. ${ }^{\text {m Sheriff }}$ st, 93, ( $2: 339$ ) ; ext of $\$ 20,500 \mathrm{mtg}$ to Sept28'14 at $5 \%$; Sept 28 ; Octs 11 ; MetroIsrael Altman, 438 E 6 .


${ }^{\mathrm{m} \text { South }} \mathbf{\text { st, }}$ 196, $(1: 251) \mathrm{ns}, 19$ e Oliver, 31 x5.11: $/ 4$ pt; Sept30; Oct4'11, $3 \mathrm{y} 511 \%$; Wm
A Wilson to Robt Connor, 128 Niller av.
Bklyn. m Sullivan st, $56-\mathrm{S}$, see Broome st, 534.
m St Marks pl, $\mathbf{5 6}$, $(2: 449)$, ext of $\$ 20.000$

 Bway, $25.2 \times 75.8$, Sept 29 Oct 2 O 11 , $5 \times 41 / 2 \%$;
Episcopal Church of St Peter in Township
of Westchester to Sreenwich Saving Episcopal Church of St Peter in Township
of Westchester to Greenwich Savings
Bank, 2466 av.
mWarren st, 17 ; consent to above mtg;
Aug11; Oct2'11: Rector, \&c, Trinity Church to Episcopal Church of St Peter in Town-

Nilett st, 49, , $2: 338$ ) ws, 44.8 n Deuse of alley; also AV A, 1661 , (5:1567) ws, 50 n 87th, $25 \times 77$, given to secure mer bond; Jacob Rubin \& Robt Kommel of Bklyn to Penn-American Plate Glass Co ${ }^{\mathrm{m}} 3 \mathrm{D}$ st, $126 \mathrm{E},(2: 430)$ ss, 250 w Av A, 25 90 ; leasehold; Oct1; Oct2 11, $3 y 6 \%$; Philipp
Neusch to Christian Bachmann, 232 E 18
${ }^{m 3 D}$ st, 293 E, (2:373) nes, 230.4 se Av C 20.8 x . $1 / 2$ blk; PM; pr mtg. $\$ 8,000$; Oct4'11 er to Isaac Seiler, 907 Trinity av. ${ }_{1,500}$
 Pauline Rosenzweig \& Minnie Seiler to
Nettie Levy, 680517 av, Bklyn. 1,500 ${ }^{m} 3 \mathbf{D}$ st, $\mathbf{2 8 9} \mathbf{E},(2: 373) \mathrm{ns}, 189$ e Av C. 20.8 ine Rosenzweig to Lawyers Mtg Co PaulLiberty. 9,000
m3D st, 5 E, $(2: 459) \mathrm{ns}$, abt 105 e Bow ery, 25x96.2; PM; Sept25; Oct4'11, 1 P5 $\%$
Wyoming Realty Co, 680210 av , Bklyn to John A Delatour, 220 Putnam av, Bklyn
trste Albert $J$ Delatour. ${ }^{m} 4 \mathbf{T H} \mathbf{s t}, 289 \mathbf{E},(2: 387) \mathrm{ns}, 115.3 \mathrm{w}$ Av C Nachass Zwie Anschei 289 E 4, to Metropolitan Savgs Bank, 59 ${ }^{\mathrm{m}} 4 \mathrm{TH}$ st, $\mathbf{2 8 9} \mathbf{E} ;$ PM; pr mtg $\$ 18,000$; Oct5 m.
m5TH st, 239-41 E, see 2 av, 87-9.
${ }^{m}$ GTH st E, nec 2 av, see 2 av, nec 6 . ${ }^{\text {m6TH }}$ st, 503 E ${ }^{(2: 402)}$ sal 1s; Sept26; Sept tral Brewing $\mathrm{Co}, 533 \mathrm{E} 68$.
 at $5 \%$ Apr A1, Sept A0 A11; John Salzmann LI. ${ }^{m 12 T H}$ st, $269-71 \mathbf{W}, \mathrm{~ns}, 106$ e 4 th, runs e54.1xn70.6xw $25 \times n 10 \times \mathrm{xw} 24 \times \mathrm{xe} 2.2 \times \mathrm{xse34.10} \mathrm{x}$ s '11, due Apr1'12, $6 \%$; Chas Rubinger to

 Grauw exr \&e Walter N De Grauw, Jr,
31 So Portland av, Bklyn.
 due June pr 13 ; $51 / \%$; Mary Mherry to
Payne Estate, a Marp
M Park av. 6,000
${ }^{m 16 T H}$ st, $223 \mathbf{w},(3: 766) \mathrm{ns}, 262 \mathrm{w} 7 \mathrm{av}$, 25x92; Sept 29 Sept30'11, due, \&c, as per dova, extrx, \&c. Varona De Cordova, 296 m16TH st, $\mathbf{2 2 3} \mathbf{W}$; pr mtg $\$ 25,500 ;$ Sept 29 ; 204 New York av, Union Hill, NJ. $\begin{aligned} & \text { Kienz, } \\ & 1,000\end{aligned}$ m1STH st, 420-2 E, (3:949); ext of $\$ 45,000$ N Y Life Ins \& Trust Co trste Louis Hamersley with Emil Wagner, 1932 av \& ${ }^{m} 18 T H$ st, 245 w, (3:768) ns, 249.6 e 8 av, uns n69xw PM : Aug. Sent 30,11 , due Sept ${ }^{2} 14$ bes Geo W Eccles, Flushing, LI, to J Wm Hill,
 yoor Geo Wo Eceles, Flushing, LI, to Ru-
dolf Tombo Jr trste Mary A Kilmer, 619 ${ }^{m} 19 \mathrm{TH}$ st, 148-50 W, (3:794) ss, 138.10 e av, runs s95xe19.5x. 93.6 to st $x w 58.2$ to beo. mtg for $\$ 25,000$. Sept29'11, due as per
bond; S Schmidt \& Co to N Y Savings
 m19TH st. $14 \mathrm{~S}-50 \mathrm{w}$; certf as to above
mtg; Sept29'11; same to same. m20TH st, 101 E, see 4 av, 251-5
 Mever, Francis Meyer, Louis M Scherrer av \& ano.
 Faulhaber to Chas Dorn, 3613 av' \& ano.
 Shotland, 2755 av to Frances M Hoyt. 392 m2STH st, 38 E, (3:857) ss, 233.4 e Mad av, $20.10 \times 84$ : Octs'11, $1 \mathrm{y} 41 / \%$ Carrie C
Wife Jacob Fussell to Bowery Savgs Bank,
128 Bowery, m2StH $\quad 7,500$ av, $75 \times 98.8 ;$ pr mtg $\$ 98,000$ Oct4; Oct5'11, $3 y 6 \%$
berg to Alfred Apter, 40 W
117 .
 6\% G Gaetano T Conti, 36 Hiohland a
Yonkers, NY to Paul Conti, 6359 av
m2STH st, $340 \mathbf{W},(3: 751)$ ss, 339.3 e 9 av 11, demand, $6 \%$; Jas J Buckley, - AcadBeach, to Central Brewing Co, Rockaway
${ }^{\text {m}} \mathbf{2 9 T H}$ st, $252-\mathrm{s} \mathbf{w},(3: 778)$ ss, 65.1 e 8 av, w38.5xn73.11 to beg; Sept1; Sept30'11, 3y $5 \%$
346 Bway. She Bldg Co to N Y Life Ins Co,
140,000
m29TH st, 252-s W; certf as to above mtg;
septer, Sept30 11; same to same.
 to st xw90 to beg; pr mtg $\$ 140,000$; Sept
$26 ;$ Sept $3011,2{ }^{2} 6 \%$; Sherpe Bldg Co, 1558 Crona Park East to Arthur Otten, 90 Edgecombe av
m29TH st, 252-s W; certf as to above mtg; m31ST st, 313-5 E, (3:937), ext of $\$ 28,000$ mtg until Oct414 at $51 / 2 \%$, Sept21; Sept29 Shaffer, 673 Mad av. ${ }^{\text {m}}$ 32D $\mathbf{~ s t , ~ 1 2 - 1 4 ~} \mathbf{W}$, see 59th, $330-8 \mathrm{~W}$
${ }^{\text {m 3 3THH }}$ st. $\mathbf{1 6 3} \mathbf{w} \mathbf{w},(3: 810)$ ns, 100 e 7 av S\%: Grace V wife of \& Wm L Sutphin to
${ }^{\text {mis }} 5 \mathbf{5 T H}$ st, 19 w , ( $3: 840$ ) ns, 335 w 5 av 25x98.9; Sept28; Sept29'11, due, \&c, as per
bond; Dalton Parmly, of Oceanic, NJ to Title Guarantee \& Trust Co, 176 Bway. m41ST st, 13 E, ( $5: 1276$ ) ns, 210 e 5 av 22x98.9; Sept 29 '11; $5 y$ \% as per bond Trust Co, 160 Bway. Lawyers Titie Ins ${ }_{70,000}$ m418T st, ${ }^{352-4} \mathbf{W},{ }^{(4: 1031)}$ Ss, 100 e ${ }^{9}$ Fitzgerald a corpn to Franklin Savings ${ }^{m} 41 \mathrm{ST}$ st, $352-4 \mathbf{W}$; Consent \& certf as to
 ${ }_{19.5 \times 80.5}^{\mathrm{m}} \mathbf{4 3 \mathrm { D }}$ st, $\mathbf{4 0 2} \mathbf{~ W M}$, $(4: 1052)$ Ss, 62 w 9 av, McDonnell to Wm T Armstrong, $40 \dot{2} \begin{aligned} & \text { W } 43 \\ & 9,000\end{aligned}$ ${ }^{\mathrm{m} 44 \mathrm{THI}}$ st, $\mathbf{3 0 9} \mathbf{E}$, (5:1337) ; ext of mtg for Frank Vanderpoel with 'Salvatore di Ca prio \& Guiseppe Volpe. ${ }^{m} \mathbf{4 4 T H}$ st, $\mathbf{3 0 0 - 3 0 0} 1 / 2$ E, see 2 av, 822.
${ }^{m} 45 T H$ st, 132-4 w, (4:997) ; certf as to tan Life Co to whom it may concern
${ }^{\mathrm{m}} 45 \mathrm{TH}$ st, 132.4 ( $4: 997$ ) ss, 365 w .6 av, 35 x $100.4 ; \mathrm{PM} ;$ pr $\mathrm{mtg} \$$. Sept26; Oct ${ }^{\prime} 111$, $1 \mathrm{y} 6 \%$; $132 \mathrm{West}^{45 \mathrm{th}}$
Nelson, 360 W 29. m4STH st, $2 \mathbf{w}$, see 5 av, 592-4.
m51ST st. $443, \mathbf{w},(4: 1061)$ ns, 473 w 9 av $27 \times 100.5 ;$ Oct5'11, $5 \times 5 \%$; Henry Neidig to
Lawyers Mtg Co, 59 Liberty.
22,000 ${ }_{26 \times 15 T}$ st, $441 \mathbf{w},(4: 1061) \mathrm{ns}, 447 \mathrm{w} 9$ av 26x100.5; Oct5'11, 5 y $5 \%$. Henry Neidig to
Lawyers Mtg Co, 59 Liberty.
22,000 ${ }^{\mathrm{m} 51 \mathbf{S T}}$ st, $439 \mathbf{W .}_{(4: 1061)}$ ns, $421.7 \mathrm{w}^{\mathbf{w}} 9$ dig to Lawyers Mtg Co, 59 Liberty. 22,000 ${ }^{m} 52 \mathbf{D}$ st, 344 E. (5:1344); ext of $\$ 11,000$ Saml W, Franklin S \& Sinclair Richard son, exrs Mary E Richardson with Malia
wife of \& Julius Meyer, 334 E 52 . $\quad$ nom ${ }^{m} 52 \mathrm{D}$ st, 412 E. (5:1363) ss, 189.4 e 1 av
 brovsziky, 608 E 6 .
m5TH st, 123 E, ( $5: 1310$ ) ns, 146.3 w Lex av, 18.9x100.5; euqai lien with. mtg rex $5 \mathrm{y} 41 / 2 \%$ : Stuyvesant Wainn right of Rye
NY to Bowery Savings Bank, 128 Bowery ${ }_{2} 557 \mathrm{TH}$ st, $327 \mathrm{~W},(4: 1048) \mathrm{ns}$, 35 J w 8 av Horeis to Union Trust Co, 80 Bway.
 30'11, due, \&e, as per bond; Fredk A Elliott, of Bklyn, to Wm F Moore, $111 \mathrm{~W}_{8,00 j} 11$.
m5THH st, 419 E, (5:1369) ns, 156.5 e 1 av 23; Oct5'11: Alpha Segina House Co to
m57TH st, $419 \mathrm{E}(5.1269) \mathrm{ns}$ 156.5 $16.8 \times 100.4$; Oct 4 '11, $5 \mathrm{y} 5 \%$; Alpha Sigma House Co to Lawyers Mtg Co, 59 Liberty. 8,000
 Montgomery \& Co, Inc, to Lawyers Mtg m5THH st, 227-9 E; certf as to above mtg; Oct5'11; same to same. 887-93 $125 \times 100.5$; also 32 D (4:1099) SS, 200 e 9 av , Ss, $225, \mathrm{w} \quad 5 \quad$ av, $33.8 \times 98.9 ; \mathrm{pr} \mathrm{mtg} \$ 325,000$; Pacific Realty Co to Louis Adler et al, exrs Alfred Adler \& Benj G W Lichten-
m $\mathbf{5 9 T H}$ st, $\mathbf{3 3 0 - 8} \mathbf{W}$; also 32D ST, 12-4 W
certf as to above mtg; June $22^{\prime} 09$; Sept30
'11; same to same.
 $41 / 2 \%$; Bowling Green Storage \& Van Co,
18 Bway, to Louis J de Milhau, $19 \mathrm{~W} ~ 12$.
m65TH st. 248-52 w; certf as to above ${ }^{m} \mathbf{6 5 T H}$ st, $\mathbf{1 2 4} \mathbf{E},(5: 1399)$ SS, 140 w Lex Forbes Hawkes to Title Guarantee $\&{ }^{\&}+$
Trust Co, 176 Bway.

# HAND PJWER ELEVAYORS <br> suitable for <br> STORES, WAREHOUSES staeles and small FACTORIES, INSTALL <br> at Small cost <br> <br> otis elevator cowr paly <br> <br> otis elevator cowr paly <br> <br> 17 BATTERY PLACE, NEW YORK 

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Title Insurance Co of NY, 176 Bway. 23,000
m77TH st, $322 \mathbf{W},(4: 1185)$ sS, 250 w , West
End av, $22 \times 102.2$;PM; Sept $30 ;$ Oct ${ }^{\prime} 11$, due as per bond; Hettie B Kelly to Title ${ }_{\mathrm{m}}^{\mathrm{mSTH}}$ st, $149 \mathrm{~W},(4: 1150) \mathrm{ns}, 270$ e Ams Marie A Sarlabous to Vadrick Realty Co, ${ }_{m} \boldsymbol{7 9 T H}$ st $\mathbf{E},(5: 1576) \mathrm{ns}, 313$ e Av A, 135 x 1y $6 \%$; Wendover Bronx Co to Emanuel m79TH st, 9 E, (5:1491) ns, 150 e 5 av $18 \times 102.2$; PM; Sept25; Sept29'11, due as per bond; Alice Keteltas to Cornelia F Woolmד9TH st E, $(5: 1576) \mathrm{ns}, 313$ e Av A, 35 x Oct $\mathrm{c}^{\prime} 11$ : Wendover Bronx Co to Emanuel Strauss.
m81ST st, $203-9$
Ams av, $112.5 \times 102.2 ; \mathrm{PM} ;(4: 1229) \mathrm{pr} \mathrm{mtg}, 100 \mathrm{~W}$
$\$ 142,500$ Oct2; Oct4'11, due Jani'13, $6 \%$; S \& B ms1ST st, 304 W, (4:1244) SS, 80 w West $1^{\prime} 12$ at $5 \%$ : June16; Oct4'11; Amelia B wie D seymour Willard, 304 W 81, with mS1ST st, $\mathbf{1 5 3} \mathbf{E}$, $(5: 1510) \mathrm{ns}, 256.2 \mathrm{w} 3$ ntg. Sept6. Oct '11. Eliz Searing to Fredk mohde Jr, 151 F 81. mS2D st, $\mathbf{1 7 2}$. W, $(4: 1212)$ ss, 116.8 e Ams
av, $16.8 \times 102.2 ;$ Ext of $\$ 12,000$ mtg to Oct15 16 at $5 \%$; Sept $29 ;$ Oct2 $21 ;$ Julius Balin Hagan, 172 W 82 . 82 d .
ms3D st E, sec Mad av, see Mad av, sec
m84TH st, 612-4 E, (5:1590) ss, 198 e Av B or East End av, E R - to cl of blk $\times 106 \times 102.2$ with AT \& , lands under water: PM pr mtg $\$ 15,500 ;$ Sept28; Sept29'11, $5 \mathrm{y} 5 \%$; Henrietta E Peffers, at Westport, Conn.
${ }^{\text {ms5TH}}$ st, $\mathbf{1 2 9} \mathbf{E ,}(5: 1514)$; re asst of rents; Sept28; Sept29'11; Herman Friedman, 209 W 80 to Jno A Minaldi, 234 W
ms7THH st, $\mathbf{1 0 4} \mathbf{W}, \quad(4: 1217)$ ss, 50 w Col bond; Hermann F Kudlich to Lawyers
Title Ins \& Trust Co, 160 Bway.
8,000
 as per bond; Hannah wife B Edmund David, 28 W
Cooperstown, NY. mSSTH st, $304 \mathbf{W},(4: 1249)$ ss, 100 w West End av, $21 \times 100.8 ;{ }_{c}$ Oct4'11, 3 y, \% as per
 $\underset{\text { m91ST st, }}{\text { 157 }} \mathbf{~ W , ~}(4 ; 1222)$ ns, 183 e Ams Rooney to Title Insurance Co of NY, 135

 Fulton av. m92D st, 106 E.
$17 \times 80 ;$ pr mtg $\$ 13,000 ;$ Oct $4,11,1 \mathrm{y} 6 \%$; Jno P Meagher to Amy A C Montague, 152 E
${ }^{m} 98 T H$ st, 112 E, $(6: 1625)$ ss, 100 e Park ski to German Savgs Bank, 100 E 14 .
 $6 \%$; Louis E Jallade to Ferdinand R Min${ }^{m} 102 \mathrm{D}$ st, $224 \mathrm{E},(6: 1651)$ ss, 360 e 3 av, $6 \%$; Isaac E Seikevitz to Baila Gordon 69 E Bway. 4,000 av, 16.3x100.11; PM; Oct2; Oct3'11, 5y5\% Clara C Churchill to Ada T Richards,
Oak, Binghamton, NY.
8,000
${ }^{\mathrm{m} 103 D}$ st, $\mathbf{1 2 2} \mathbf{W},(7: 1857)$ ss, 300 w Col
av, $25 \times 100.11$ pr mtg $\$ 25,000 ;$ Oct $\mathrm{Cl}^{\prime} 11$, due
\&c, as per bond: Anna Schwar
B Kissam, 216 W 20 .

## ${ }^{m} 103 \mathrm{D}$ st, 122 W .

${ }^{m} 105 \mathrm{TH}$ st, 201-9
av, $25 \times 100.11$; ${ }^{\text {due }}$ Jan2 $\mathrm{mtg} \$ 18,000$; Sept29

111 , to Martha Oser, 692 Quincy, Bkly1
m105TH
${ }^{m} \mathbf{1 0 5 T H}$ st, $\mathbf{1 6 9} \mathbf{E}, \quad(6: 1633) \mathrm{ns}, 175 \mathrm{w}$ $5 \%$; Saml Schwartz to Jno $F$ Ambrose, 10 е $10{ }^{2}$.
 pr mtg $\$ 31,500$ Sept30; Oct2'11, due
per bond, $6 \%$ Manhattan Holding Co, per bond, $6 \%$ Manhattan Holding Co, 8
Delancey, to Plaza Realty \& Constn Co
299

## ${ }^{m 107 T H}$ st, 68 E, see $107 \mathrm{th}, 66 \mathrm{E}$. <br> m110TH st. $\mathbf{1 0 7 - 9} \mathbf{E}, \quad(6: 1638)$

Park av, 42.6×109.11; Oct3'11; 3y $41 / 2 \%$
m112NH st, 142
x28; certf as to reduction of mtg to $\$ 15$ Adolphe, 142 W 112
m113TH st, 106-8 W, (7:1822) ss, 100 each $\$ 2,000$ Sept29'11, due Sept21'15 $41 / 2 \% ;$ Wm W Davidsohn, Frances Hess his wife $\&$ \& Bertha Heilbrun to North Riv
er Savgs Bank, 31 W 34. m113TH st, 108 W , $(7: 1822)$; ext of $\$ 20$,
000 mtg to Apr21'i5, at $41 / 2 \%$; Sept29'11
Wm W \& Levi Davidsohn \& Frances Hes all of 106 W W 113 ; Isaac Davidsohn, 142 W
112 , \& Bertha Heilbrun, 54 E 89. 112, \& Bertha Heilbrun, 54 E 89, With
North River Savgs Bank, 31 W 34 . nom
m $\mathbf{1 1 4 T H}$ st, $\mathbf{1 S} \mathbf{W}$, $(6: 1597)$ ss, 191.4 W m114TH st, 1S W, (6:1597) ss, 191.4 W
av, 17.8x100.11; ext of $\$ 9,000 \mathrm{mtg}$ to Oct
14 at $5 \%$; Oct ; Oct O'11; Lillian B Wech ler with Kate G Kraner, 121 E 114. nom ${ }^{m} 115 \mathrm{TH}$ st, 600 W , see Bway,
m115TH st, $\mathbf{6 3 3} \mathbf{W}$, $(7: 1896)$ ns, 375
Bway, $25 \times 100.11 ;$ PM; pr mtg $\$ 14,000$. Bld Sept2911, installs, 5\%; Phi Omes to Francis M Burdick, 2880 Bway. 10,00
 Maurice Herrmann to Louise Benziger 2
55 Fort pl, New Brighton, SI.
30,000 m1161H st, $\mathbf{1 8} \mathbf{E},(6: 1621)$
av, $25 \times 100 ;$ Sx, 135 w Mad ' 16 at $5 \%$; Sept11; Oct2'11; Lawyers Title Ins \& Trust Co with Julius Goetz of
Wellsville, O. ${ }^{m} 117 \mathrm{TH}$ st, 33 W , ( $6: 1601$;) Ext of mt for $\$ 18,200$ to July16'14; $5 \%$; Aug18'11 trste Cornelia B Kissam will Abner Bart ${ }^{m 118 T H}$ st, 430-6 E, (6:1711); ex $51 / 2 \%$; Aug 29 ; Oct5'11; Hugh Hill with D Weinstein
${ }^{m} 118 \mathrm{TH}$ st, $24 \mathrm{~W},(6: 1601) \mathrm{SS}, 360$ $25 \times 100.11 ;$ pr mtg $\$ \frac{1}{3}$; Sept25; Oct4'11
${ }^{m 119 T H}$ st $w$, sec Riverside Dr, see ${ }^{m} 120 \mathrm{TH}$ st, $\mathbf{4 5 0 - 2}$ E, see Pleasant av, 379 ${ }^{m} 122 D$ st $W$, nwe St Nicholas
m122D st $\mathbf{W}$, nec Manhattan av, see Man m122D st, 509-13 W
${ }^{\mathrm{m}} 1200 \mathrm{Dt}$ st, 509-13 W, (7:1977) ; ext of $\$ 81$, Oct2'11; Union Sq Savgs Bank, 20 Unio
m123D st W, swe St Nicholas av, see Man
hattan av, nee 122
m123D st W, sec Manhattan av, see Man
${ }^{\mathrm{m}} \mathbf{1 2 5 T H}$ st, $\mathbf{1 5 5} 1 / 2 \mathbf{- 7} \mathbf{~ E},(6: 1774) \mathrm{ns}, 226.8$ 4 , 11, $3 \mathrm{y} 5 \%$; Salvation Army to Wm Bruce

330 W 131
m132D st, 223 W, (7:1938) ns, 215
14.11x99.11x14.9x99.11; PM; pr mtg June12; Oct5'11, $1 \mathrm{y} 6 \%$; Helen Vetter $\$ 8,500$ Bklyn.

| $\mathrm{m}_{135 T H}$ st, 36-S W, $(6: 1732)$ ss, 360 |  |  |
| :---: | :---: | :---: |
|  |  |  |
|  |  |  |
|  |  |  | Lenox av, $50 \times 99.11$; also ${ }^{(6: 1732)}$ 134TH SS, 360 3 '11; $5 \mathrm{y} 5 \%$ : Saml A Cunningham, 210

Bway to Thos S Ollive, 23 W 74 m137TH st, $\mathbf{2 5 3} \mathbf{~ W , ~}(7: 1942)$ ss, 197 e $\delta$ ay
$16 \times 99.11 ;$ ext of $\$ 10,500 \mathrm{mtg}$ to July 16 a Isaac $P$ Martin with Leonard J Obermeie
281 Edgecombe av.
${ }_{7}{ }^{\mathrm{m}}$ 140TH st, 225 W, $(7: 2026) \mathrm{ns}, 407.10 \mathrm{w}$ Sept30'11, $3 \mathrm{y} 6 \%$; Aaron J Lebenheim e
al, trstes Simon Schey to Martha E Neu ${ }^{m} 140 \mathrm{TH}$ st, 209

mtg to Sept29'14 at $6 \%$ Sept of $\$ 5,000$ Johanne C Neumann with Aaron J Leben ${ }^{m} 140 \mathbf{T H} \mathbf{s t}, 211 \mathbf{W},(7: 2026)$. ext of $\$ 5,000$ mtg to Sept 29 '14 at $6 \%$; Sept 29 ; Oct5'11; Berthold M Schey, exrs Simon Schey, Bertha Schey, wid.

${ }^{m} 144$ TH st, $\mathbf{1 5 6 - S} \mathbf{W},(7: 2012)$ ss, 175 e

 Sept3j'11, 3y6\%; Jno Bonwit, 468 River
m146TH st, $546-\mathrm{S}$ W, (7:2077) ss, 525 w ms av, $50 \times 99.11$; Senstn Co to Ellen 5 y m146TH st, 546-s w, (7:2077) ; certf 51,000 above mtg; Sept29; Sept30'11; same to
m146TH st. 546-S, on map 544-s W , \$51,000: Sept29; Ams av, $50 \times 99.11$; pr mig

146TH st, 546-8 on map 544-8 W. Certp
same
m146THI st, 503 W, (7:2078) $\mathrm{ns}, 100 \mathrm{w}$ Ams av, $25 \times 99.11 ;$ pr mtg $\$ 21,000$; Sept29; 27 Frankin to Matthew McNa
 30'11, due, \&c, as per bond; Augusta Poli-
feme to Vincent Koppel, 622 W 137, \&
$m_{14 S T H}$ st, $309 \mathbf{w}$, see Lenox av, 517. ${ }^{\mathrm{m} 151 \mathrm{ST}}$ st, 308-10 W, see Bradhurst av, s
m155TH st, $513-19 . \mathbf{W},(8: 2114) \mathrm{ns}, 250 \mathrm{w}$ as per bond: Danl F Mahony to Title
Guarantee \& Trust Co, 176 Bway. 28,000 mivaTh st, $560 \mathrm{~W},(8: 2114)$ ss, 100 e or NY, 115 Bway 156ris st, 560 W ; certf as to above mtg; ${ }^{m} 156 T H i$ st, 560 W, ( $8: 2114$ ) Ss, 100 e Sway, 125x99.11; Sobrn agmt; Sept29; Y, 115 Bway.
miSTH st, S3S-40 w, ( $8: 2116$ ) SS, 225 e Sway, $50 \times 99.11$; Oct4'11, $5 y 5 \%$; Riverview
Constn Co to Lawyers Mtg Co, 59 Liberty.
55,000 missTH st, $538-40$ w; Certf as to above
mtg; Oct 41 ; Same to same. mi60THI st, 520-2. W, (8:2118) SS, 250 W 41/2\%; Lamermoor Realty Co to Ellen M
m160TH st, 520-2 W; certf as to above
169TH st W, nee, Audubon av, see Au-
172 D st, 501 W , see Ams av, 2260.
174 PH st, $(8: 2130)$ SS, 55 w Audubon
$5 \times 100$; bldg. loan; Oct5'11, demand,
Stratford Bldg Impt Co to City Mtg Co
${ }^{m} 174 \mathrm{TH}$ st, ( $8: 2130$ ) ; same prop; certf as
mif4TH st, W, swe Audubon av, see Au-
$m_{\mathbf{A v}} \mathbf{A}, \mathbf{1 6 6 1}$, see Willett, 49.
$\mathrm{~m}_{\mathbf{A v}} \mathbf{B}, \mathbf{2 3 1}, ~(2: 396)$; ext of $\$ 50,003 \mathrm{mtg}$
Trust July24, 14 at $51 / 2 \%$; Aug 22 ; Sept30'11;
miv B. 220, ( $2: 497$ ) ; Ext of $\$ 15,000 \mathrm{mmta}$
with Ganny Gruen,
Av D, S-12, (2:357) es, 37.2 s 3 d , runs e70
er, 8-12 Av D to Margt Muh, 1515 Schar
$\qquad$
$\qquad$
$\qquad$
Amsterdam av. 920-4, (7:1877) nwe 105 th

## THE GEORGE A. JUST CO. 239 VERNON AVENUE LONG ISLAND CITY <br> NEW YORK <br> IRON WORK <br> FOR BUILDINGS

| mAmsterdam av, 1812, (7:2081) wS, 26 S <br> 150th, $27 \times 100$; Oct3'11; $5 \mathrm{y} 41 / 2 \%$; Edmund <br> A Hurry to Seamens Bank for Savings, 76 Wall. <br> mAmsterdam av, 2260, ( $8: 2129$ ) nwe 172 d (No 501), 41 x 100 ; ext of $\$ 50,000 \mathrm{mtg}$ to Nov1'14 at $5 \%$; Sept28; Sept30'11; Louis Rosenberg \& Saml Young with Met Life Ins Co, 1 Mad av. <br> mAmsterdam av, 2266, (8:2129); sobrn agmt; Sept26; Oct2'11; Conrad Sauer, Louis Rosenberg \& Saml Young with Lawyers Mtg Co, 59 Liberty. <br> $\mathrm{m}_{\text {Amsterdam av, 2141, ( } 8: 2111 \text { ) es, } 25 \mathrm{n}}$ 166 th, $25 \times 100$; Sept29; Sept30'11, $5 y 5 \%$; Matilda H Deckler to Frederic de P Foster, Tuxedo Park, NY. <br> mAudubon av, $(8: 2130)$ swe 174 th, $100 \times 55$; <br> bldg loan; Oct5'11, demand, $6 \%$; Stratford Bldg Impt Co to City Mtg Co, 15 Wall. <br> mAudubon av, ( $8: 2130$ ) ; same prop; certf as to above mtg; Oct5'11; same to same. |  |
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mAudubon av, 79-83, ( $8: 2126$ ) nec 169th, Co to Eliza Dunham, 19 W Si \& ano, extrx madubon av, 79-83: Certf as to above ${ }^{m}$ Audubon av, S5-7, (8:2126) es, 56.7 n Co to Lawyers Mtg Co, 59 Liberty. 40,000 mAudubon av, S5-7; Certf
mgt; Oct ${ }^{\prime} 11$; Same to same. mBradhurst av, $(7: 2046)$ sec 151st (Nos
$308-10) 49.11 \times 85 ;$ PM; pr mtg $\$ 50,000 ;$ Oct 35 Nassau to Abr N N Leventhal, 21005 5 5 mBroadway, $387, \quad(1: 193) \quad$ ws, 100.11 s
Walker, $30.5 \times 82.8 \times 30.8 \times 83.8 ; \quad$ Oct5'11, due Oct1'16, $41 / 2 \%$; Frederic $G$ Goodridge to
Annie F Hyde, 11 E 40, \& Jas H Hyde, at
Islip, LI, trstes Henry B Hyde. 60,000 ${ }_{\text {m Bradhurst }}$ av, S6, (7:2045) es, 49.11 n on account of mtg of $\$ 1,700 ;$ Oct3; Oct4'11;
Saml Kaufman to Jno H Fahrenholz. m Broadway, (7:1896) Swe 115 th to Oct4'16
$100.11 x 75 ;$ ext of $\$ 400,000 \mathrm{mtg}$ to
at $5 \%$; Oct 411 ; Lawyers Mtg Co to Pater$\mathrm{m}_{\text {mradhurst av, 120, see Lenox av, } 517 .}$ mBroadway, 3409-11, (7:2087) ws, 79.11 S
139th, 40x100; Sept29; Sept3011, 5y41/2\%\% ;
Ellis Lord, of Bk1yn, to Eliz L Cook, 4a
de Lucerna 55 , City of Mexico, Mexico. ${ }^{m}$ Broadway, 3409-11; sobrn agmt; Sept28; Sept3011; Harry Rosenthal with same.

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${ }^{\text {m Convent av, }}$ (7:2058); same prop; certf
${ }^{\mathrm{m}}$ Convent av, (7:2058); same prop; PM; pr mtg \$1
 stalls without interest; Saml Desowitz to
Minnie Regenstein, 203 W 111 . 1,300 mLexington av, 517, $(5: 1303)$; sal Ls; Oct
'11. Sept $28 ;$ demand $6 \% ;$ W $\%$ \& Dietrich
H Kulze to Lion Bwy, 104 W 108 . 10,000 mLexington av, 1010, (5:1407) nwe 72 a
(No 139), 102.2x30; Sept $22 ;$ Sept30'11, 5 y
( $\%$ Fredk W Levenson, of NY, \& Geo W Levy, of Shreveport, La, exrs, \&c, Michl
Levenson to Union Trust Co, 80 Bway.
86,650 mLexington av, 1516, (6:1625) ws, 150.11
$\mathrm{n} 97 \mathrm{th}, 25 \times 1) 5 ;$ Oct2; Oct3'11, due \&c as per bond; Otto T Bertschinger to 4,000
Bertschinger, $232 \mathrm{E} \quad 12$. mMadison
$92 \mathrm{~d}, ~ 20 \times 73 ;$
av,
Sept29; per bond; Eliz F Chamberlin to Title
Guarantee \& Trust Co, 176 Bway. 18,000
mManhattan av, see 123 , see Manhattan m Manhattan av, sec 123, see Manhatan
av, nec 122.
mManhattan av, (7:1949) nec 122 d , runs e100xn1 $10.11 \times 62.2$ to St Nicholas av xnw
118.5 to $123 \mathrm{~d} \times 100.3$ to av xs201.10 to beg


 madison av, $(5: 1494)$ nec 82 d , same prop
Certf as to above mty; Same with same; Oct3; Madison av, (5:1494) nec 82d; Same
prop; pr mtg $\$ 217,000 ;$ Oct3; Oct4;11, due mMadison av, $(5: 1494)$ sec 83d, 109.4x85;
bldg loan; pr mtg $\$ 175,000 ;$ Oct3; Oct4'11,
due Apr3'13; $6 \%$ Mansad Constn Co to

madison av, (5:1494) sec 83d Same prop

 mSherman av, to $8: 2228$ for $\$ 25,003$; Aug14; Sept29'11; Washington Heights Realty ${ }^{m}$ Wadsworth av, (8:2170) nws, 685.4 ne son \& Wm Gammie to Harlem Savings m1ST av 176 ( 2.43 S ) ; oxt of $\$ 12000$, o Augit'14 at $51 / \%$. Aug. 25 . Sept30'11. Trust Co of America with Carmela De misT av, 1207, (5:1440); ext of mtg for $11 ;$ Elisa Moses, $19 ; \mathrm{E} 89$; Sept28; Sertha Lew-
Itus, 509 W. 161 , with
 ${ }^{\text {min }} 1 \mathbf{S T}$ av, 1610, (5:1563) es, 76.7 S 84th, per bond; Alice Merritt to German Savgs
Bank, 100 E 14.
m2d av, $(2: 448)$ nee 6 th; agmt as to payuntil mtg of $\$ 16,000$ is paid; Nov23,08 ${ }^{\text {m2D }}$ av, 703, $(3: 918) \mathrm{ws}, 20.1 \mathrm{~s} 38 \mathrm{th}, 19.6$ x80; Sept29; Sept30'11, 5y4\%; Katharina
Holm, of Bklyn, to Chas Dorn, 3613 av, \& ano.
m2d av, 1567, ( $5: 1527$ )
$80 ;$ ws, 62.2 n 81st, 20 x
Sept $28 ;$ Sept 29,11 , due as per bond; 80 ; Sept28; Sept 29 '11, due as per bond;
Stefanie Fulop, 15672 av, to Emanuel M
Maas, 344 E 49. m2D av, S45, (5:1319) ws, $25.5 \mathrm{n} 45 \mathrm{th}, 25$ N100; 1-5 part; pr mtg\$-
Oct3'11; $1 \mathrm{y} 6 \%$; Abr Baer to
Edw
Eduer
Baer
500 m2D av, S7-9, (2:461) nwc 5th (Nos 239-
$41), 48.6 \times 100 ;$ pr mtg $\$ 100,000$; Oct1; Oct5 $11,2 y 6 \%$; Alfred Hahn, 1242 Mad av, to
Fannie H Tobias, 16 E 87.
10,000 ${ }^{\text {m2D av, S51, }} \mathbf{( 5 : 1 3 1 9 )}$ ws, 75.5 s $46 \mathrm{th}, 25 \mathrm{x}$ V Kern to Seamens Bank for Saving s, 76
 11; $2 \mathrm{y5} \%$; Henry L Liebmann \& Jos m2D av, 1322, (5:1444) es, 50.5 s 70 th, 25
$\mathrm{y} 74 ;$ pr mtg $\$ 14,000$; Ext of mtg for $\$ 6,000$ to Oct15'16; $51 / 2 \%$; Oct3; Henrietta Gold-
berg, $53, \mathrm{E} 97 \mathrm{with}$ Isidor Kempner, 127 E
s1; Oct5' 11.
m3D av, 1275, $(5: 1428)$ es, $51.1 \mathrm{n} 73 \mathrm{~d},{ }^{25.6}$
$\times 80$; Ext of $\$ 2,50) \mathrm{mtg}$ to Dec31'17 at $1 / 2 \%$; Sept27; Oct2'11; Karolin Herrmann
with Henrietta Knoll, 12753 av. nom m3D av, 1339, (5:1431); sal Ls; Sept30; Geo Ehret, 1197 Park av. 1,000
 Chas Brogan, Inc, to State Realty \& Mtg
15,000 m4TH av, 251-5; certf as to above mtg; m5TH av, 592-4, (5:1263) swc 48th (No av xn45.5 to beg; bldg loan; Oct2'11, $5 y^{5}$ $41 / 2 \%$. Black, Starr \& Frost, a corpn, to m5TH av, 592-4; certf as to above modg. ${ }^{m}$ GTH av, 50 , $(2: 552)$ es, 57.6 s West ien with mtg recorded May11'41; Sequal Grenwich Savgs Bank, 2465 av.

## ${ }^{m} 7$ TH $\mathbf{a v}$ 2522, (7:2032); sal Ls; Sept29;

 $\begin{array}{ll}\mathrm{E} & 33 \text { to Henry Elias Brewing } \\ 54 \text { Co, } & 403{ }_{500}^{\mathrm{E}} \\ \mathrm{E}^{220} \\ \text { He }\end{array}$ m,THH av, 2193, (7:1914); ext of mtg for$\$ 3,000$ to Mar27, $13,6 \%$; Sept27; Oct5'11; GW W Atkins, 331 . Convent av, with Jos
Oussani, 217 W 110. mSTH av, 343, (3:751) ; sal Ls; Sept26; Oct Brewery, 104 W W 108 . Fredk C Cruger to Lion

 Lyons \& Bernard Tucker to Central Bwg ${ }^{\text {mSTH Av, 2496, }}(7: 1939)$ es, 75 n 133 d
 '11; 3y $6 \%$; Josephine Sussmann to Wm m9TH av, 189, (3:719) ws, $116 \mathrm{~s} 22 \mathrm{~d}, 18.6 \mathrm{x}$ $65 ; \mathrm{pr}$ mtg $\$ 3,500$. Sept28; Sept29'11, 1 y Briggs av, to Geo E Gartland, 28 W 26. m9TH av, S87-93, ( $4: 1067$ ) swc 58th (Nos W Tailer, of Richfield Springs, NY, to U mert ay 45 Wall. 123,000 $28.4 \times 75 ;$ pr, $\mathbf{~ m 5 9 ,}$ mtg $\$ 20,000$; Oct2; Oct3'11; 3 y Muiler, 44 E 87 .

## MISCELLANEOUS MORTGAGES

Borough of Manhattan.
${ }^{\mathrm{m}}$ Certf as to mtg for $\mathbf{\$ 1 , 0 0 0}$ covering land in Richmond Co, NY; Sept12; Sept29'11; Staten Island Homes Co to Geo J Con-
${ }^{m}$ Certf as to mtg for $\$ 35,000$ covering Carrollton Realty, $\mathrm{Nr}^{*}$; Sept20; Sept29'11 \& Trust Co. ${ }^{m}$ Consent of stockholders to mtg for Gardens Co to N Sept Sept30'11; Larchmont mpacific to mtg for $\$ 6,250 ;$ Sept27; Oct2, $11 ; 55 \mathrm{~W}$
36 th St Co to $W \mathrm{~m}$ B Shafer, Jr.

## MORTGAGES

## Borough of the Bronx.

mBelden Point Lane, (*) ns, adj land formerly Stephen D Horton \& now or late lane xw 173 to beg, City Island; Oct3; Oct Lock, 1937 Anthony av. 6,500
 bins av xs13.2xw100xs $5 \times w 100$ to beg to Edgar S \& Jno S Appleby, Glen Cove ${ }^{\text {m Bristow }}$ st, (11:2964). same prop; 35,000 as to above mtg; Sept2 $\dot{9}$; Oct5'11; same to Bristow st, see Boston rd, see Bristow
${ }^{m}$ Cemetery lane, (*) $\mathrm{ss}, 222.6 \mathrm{w}$ Lafayette av, $100 \times 94.2 \times 100 \times 93.10$, City Island; PM; Boston rd, to Fannie Runkel, 917 , 1051 $\mathrm{m}_{\mathrm{m}}$ Catherine st (*) 2,000 So Washingtonville, 150x100; Oct5'11, in stalls, $6 \%$; Eva A Phillips, of Bklyn, to N Y \& Suburban Co-op Bldg \& Loan Assn,
147 E 125 . ${ }^{m}$ Cedar st (*) ws, 225 s Kingston av, 25 x100; Sept30; fermann to Albt E De Mott, 347 Lafayette
av, Bklyn.
${ }^{m}$ Fox st, $(10: 2684)$ ns 272.6 e Av St John 2 lots, ea $40.7 \times 125 ;$
$\$ 23,000 ;$ Oct $23 ;$ Oct $411,1 \mathrm{yg} 6 \%$ loan mtgs, ea
Maze Realty Co to Title Guarantee \& Trust Co, 176
${ }_{m}$ Fox st, $(10: 2684, \mathrm{~ns}, 272.6$ e Av St John ${ }_{\text {m Sox st, }}$ ( $10: 2684$ ) ns, 272.6 e Av St John $\mathrm{m}_{\mathrm{G}}$ arden st, nee Prospect av, see Prospect Garden
${ }^{m}$ Hall pl, 1039, $(10: 2691 \mathrm{ws}, 528 \mathrm{~s} 167$ th '11, due \&e as per bond; Wilgus Realty Co, 120 Westchester sq toThos Farry, 1039
Hall pl. ${ }_{\text {m Home }}$ st, 969, ( $11: 2979$ ) nwe Hoe av,
 $\$ 10,000$ to July 17 ; $5 \%$; July 27 ; Sept29'11; NY with Emma Ahrens, EXTRX, Eliz
Baumann decd \& ano. ${ }^{\mathrm{m}}$ Home st, nee Simpson, see Simpson,
${ }^{m}$ Home st, 969, see Hoe av, 1205.
mJessup pl, (11:2872), ws, at nes Boscobel av, $168.6 \times 100 \times 98.1 \times 122.3 ; \mathrm{pr} \mathrm{mtg} \$ 12,000$; Sept 25; Octs'11; installs; $6 \% ;$ Jos H Davis
to Jno Alexander, 540 W 165 . 5,000 ${ }^{\text {m}}$ Kelly st, es at ses Intervale av, see In${ }^{\text {mKelly }}$ st. 1060, $(10: 2716)$ es, 400.3 n Kelly St Impt Co to Chas E Rushmore, 9 E 39, trste for Alice C Salomon will Waid${ }^{m}$ Kelly st, 1060, ( $10: 2716$ ) Certf as to above mtg; Sept28; Sept29'11; Same to Main st (*) nee Westchester av, see
moakland pl, nec Crotona av, see Crotona

# HECLA IRON WORKS <br> North IOth, i|th, 12 th and 13 th Streets BROOKLYN, <br> NEW YORK <br> <br> Architectural Bronze <br> <br> Architectural Bronze AND AND IRON WORK 

 IRON WORK}


##  Sash fons sums LUMBER OF ALL KINDS FOR BULLDERS $w=$


${ }^{\text {m }}$ Washington av, (11:2916) nec 174 th, 50 x 95 , except pt for av; allso WASHINGTON
AV, (11:2916) nec 174 th, $0.5 \times 84.8 \times 0.9 \times 84.8$;
pr mtg $\$ 49,000$; Oct3; Oct 411 , due, \&c, as pr mtg $\$ 49,000$; Oct3; Oct 4111 , due, \&c, as
per bond; Ettar Realty Co to Max Cohen, ${ }^{m}$ Washington av, (11:2916) ; same prop; certf as to above mtg; Oct3; Oct4'11; same mwashington av, ${ }^{(11: 3043)}$ ses, 173 ne
Tremont av, $50 \times 100$, except pt for av; Apr 1'07; Oct4'11, due, \&c, as per bond; Axel H
Seadale to Harriet S Odell.
3,600 mWashington av,
Sept $25 ;$ Oct $\mathbf{n}^{\prime} 11$, due as per bond; same to Sept25; Oct4'11, due as per bond; same to
Sarah R Hallock, 343 Willis av.
2,000 mWhite Plains rd, (*) nec $215 \mathrm{th}, 140.2 \times 46$ bond; Adelaide Burlando to Mamie Rey-
nolds, 3900 White Plains rd. ${ }^{m}$ Wallace av (*), nec Burke av, see Burke

 | 11, due Apr1'12, $6 \%$; Nora Constn Co to |
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| Gustav Possehl, 230 E |
| 15.500 |

## mWashington av, $(11: 3050)$; same prop; certf as to above mtg; Sept 29 ; Oct5'11;

mWebb av (Tee Taw), (11:3219) es, 105 n
mWebb av (Tee Taw), $(11: 3219)$ es, 105 n
188 th, $30 \times 100$; PM; Oct5'11, $3 \mathrm{y} 5 \%$ Frida wife of \& Jno P von Janinski, 227 E 58 ,
to Chas P Buckley, trste for Jno P von Janinski will Johanna Janinski, at TenamWebb av (Tee Taw), (11:3219); same prop; pr mtg $\$ 11,000$; Oct5'11, $3 \mathrm{y} 5 \%$; $\underset{2,000}{\text { same }}$ to Chas P Buckley, Tenafly, NJ. ${ }^{m}$ Whitlock av, ws, 175 s Longwood av, ${ }^{m}$ Westehester av, (*) ns, 127 e former La51/2\%; Wm Buhl to Eliz K Dooling, $179,2 \mathrm{E}$
80. m3D av, $(9: 2321)$ ws, 25 s 140 th, $25 \times 100$; ler, 424 E E 141 , to Fredk Gebhard, 317 E
 as per bond; Benj Moses to Elise Boyd,
 Sept29'11; $3 \mathrm{y} 6 \%$ Martin H Cohen, 322 W
100 to Herman Cohen, 322 W 100 . 5,000 m3D av, (11:2911) nwc 170th, $57.10 \times 91.7 \mathrm{x}$ -xue as per bond. Wendover Brone Sept30'11, Jas A Noonan, 1144 Franklin av. 5,000 m3D av, $(11: 2911) ;$ Same prop; Certf as
to above mtg; Sept 28 ; Sept 30 '11; Same to
m3D av. $(11: 2929$ ) sec 172d (No 530) 50x 100.6; PM; pr mtg $\$ 50,000 ;$ Sept28; Sept
$29.11: 3 \mathrm{y} \%$; Martin H Cohen, 322 W 100 m3D av. 3783-5. (11:2911) ws, 50.1 s 171 st , Terrain Realty Co, 111 Bway, to Teres Wallach, 10 E So. m6TH av (*) ns, w $1 / 2$ lot 532 map Wakefield, $50 \times 114$; Sept30: Oct 211 , due as per to Sarah $G$ Higgs trste Henry Lloyd, 4,000 ${ }^{m}$ Plot (*) begins 740 e White Plains rd Park av, runs e1 $100 \times \mathrm{nn} 25 \times \mathrm{xw} 100 \times \mathrm{xs} 25$ to beg with right of way over strip to Morris
Park av; PM; pr mtg $\$ 2,500$; Sept 28 ; Sept 29'11, due as per bond; Ralph \& Anthony
Sapatella to Anna C Nugent, 327 E 58.
${ }^{m}$ Plot, (*) begins 240 e White Plains rd Park av, runs e100xn25xw100xs25 to beg, With right of way over strip to Morris
Park av; Sept 27 ; Oct $411,3 y 5 \%$ Francis J
mPlot (*); same prop; sobrn agmt; Sept

## JUDGMENTS IN FQRECLOSURE FORECLOSURE SUITS.

${ }^{118 T H}$ st. $\mathbf{1 0 6 - 1 0 S} \underset{\text { E; Susan }}{\text { S Edwards }}$ atty: Alexander Wolf, ref. (Amt due, SEPT. 29.
108TH st, SS, 217.10 e 2 av, $39.3 \times 125$; Gorine, Larkin \& Rathbone. attys; Jno E Brady, ref. (Amt due, \$41,840.)

Washington av, sec 188 th, $100 \times 96.10$ Marie $L$ Mead agt Fairfax Building Co et

97TH st, 313 E; Rector, Churchwardens. St Marks in the Bowery agt Annie Berkin-


## LIS PENDENS.

91ST st, Ss, 96 e Park av, $54 \times 108$; Sterl-
ng Park Inc agt Sarah Manheimer; acing Park Inc agt Sarah Manheimer; acSeabury pl, sec $172 \mathrm{~d}, 50 \times 100$; Borough Cut Stone Co agt V B Constn Co et al;
action to foreclos mechanic lien;
Mayer, atty. Mayer, atty.
222D st, ss, 305.9 e Barnes av, $100 \times 89$; Interborough Sash \& Door Co agt Brill Contracting Co et al; action to fore-
close mechanics lien; Simon \& Weinstein, 138TH st, $\mathbf{6 1 4}$ E; Adelia A Crawford agt
Duncan A Dobie et al; action to set aside
will, \&c; C W Ridway, atty.

## OCT. 2.

23D st, swc 5 av, $28 \times 100$; Wheeler H Peckham agt John S Tooker et al; par-
tition; $W$ P Dixon, atty. 48TH st, 329 w; Geo J Mehler agt Addien; Deyo \& Bauerdorf, attys.
Jackson st, 79-81; Teddy Connolly agt Roman Catholic Church of St Mary; act
ion to foreclose mechanic's lien; J H Rogan, atty
Gun Hill Road Station \& Baychester Av
Station of $\mathbf{N} \mathbf{~ Y , ~ W e s t e h e s t e r ~ \& ~ B o s t o n ~ R y ~}$ Co; two actions; Church E Gates \& Co Co et, al; two actions to foreclose me-
Creston av, es, bet 180 th \& 181 st sts; Lien Investing co agt Geo Spencer et al:
foreclosure of transfer of tax lien; Simpson \& Simpson, attys.
Broadway, sec Howard, $52 \times 100$; also
HOWARD
ST,
ss, 100 e Bway, $25 \times 101.8$ Thos F Farrell agt Letitia Harsell et al
 also 104 TH ST, ns, 266.8 e 4 av, 16.8 x $20.5 \times 82$; Wheeler H Peckham agt Union P Dixon, atty.

Hoe av, es, between Freeman \& Jennings; Max A Weiler agt John O'Brien e
al; foreclosure of tax lien; Saxe \& Pow ell, attys.
Grant av, 1064; Robt Kirkaldy et al agt ance; J E Duross, atty.

9TH st, sec Av D, S0x47.11; also 12TH
ST, ns, 360 w 2 av, $25 \times 103.3$; also 10 TH
ST, nee Dry Dock, $22 \times 75$ also 10 TH ST,
Sec Av D, so.3x23.3; Stephen S Palmer
et al agt Louisa Steinfeldt et al; parti-
tion; H Swain, atty.
137TH st, ss, 181.6 e Alexander av, 25x
100; Mary C Stewart agt Mary P Hoyt et
al; foreclosure of mortgage; Butts \&
Cooper st, Ss, 150 w Isham, $25 \times 100$ Henry D Brady agt Thos C Millard et al
Lenox av, 504-510; Louis H Perlman agt strain, \&c; Davis \& Dworsky, attys
14 TH st, $126130 \mathrm{E} \& 13 \mathrm{TH}, 123-27 \mathrm{E} ; \mathrm{H}$ G Vogel Co agt Timothy D Sullivan et al
action to foreclose mechanics lien; D

Weekes av, swc 173d, 34x95; Henry Neugass agt Herman Hunger et al; forec

and Geo Faile \& Jno Morrison, runs se266 xse $258 \times$ xse $40 \times \mathrm{xse} 86 \times \mathrm{se} 124 \times \mathrm{se} 250$ x ne 329 to se263xsw $230 \times 5 w 5 \times s w 577 \times n w 345$ to head water of Branch of East Chester Creek, sw97xsw 40xnw $4 \times \mathrm{xnw} 115 \mathrm{xnw} 251 \mathrm{xne} 42 \mathrm{x}$ n $96 x n w 59 \times n e 12 x n w 97 x n e 84 \times n e 101 ~ x \quad n e 111$
ne176 x ne129xne113xnw82xnw192xnw 197 nw367xnw67xne133xne108.3xne145xne78 the State of N Y agt Como Realty
$\mathbf{1 2 1 S T}$ st, $\mathrm{ns}, 325 \mathrm{w}$ Ams av, $25 \times 100.11$ li: amended foreclosure of tax sien. Stern, atty.
16TH st, 118 w; Nathan Lazarus agt
Florence Folser et al; specific performance; H D Sears, atty.

157TH st, ss, 200 e Bway, $75 \times 99.11$; also $11.6 \times 89.10 \times 108.10$; also ST NICHOLAS nec $158 \mathrm{th}, 40.5 \times 106.4$; except parts leased; Ridaback \& Co agt Sun Constru
tion Co; notice of levy; atty not given. Same property; Kenney Mfg Co as
Same property; Tompkins Kiel Marble

Same property; Parshelsky Bros, Inc notice of levy, atty not Perry st, 161-165; Igoe Bros agt Mc-
Reeney Realty Co; notice of levy; W F Lowther, atty

## FORECLOSURE SUITS.

110TH st, ss, 26 w Park av, $41 \times 100$ Louisa Backhaus et al agt David I Shap OCT. 2

19STH st, SWc Marion av, $50 \times 100.5$
onio Santaella agt Latham Realty
62 D st, ss, $200 \mathrm{w} 10 \mathrm{av}, 25 \times 100.5$
Baldwin agt Friedland Realty
Catharine Slip, 17 to 25; Wm W AppleDougherty, atty
Washington av, swe $182 \mathrm{~d}, 62.2 \times 85$; Hop kins $G$ Barrett
Strang, Sawyer \& Taylor, attys.

Morris av, nwe 150 th, $59.2 \times 100$; Julia Criedlander et al agt Alliegro \& Spallone ttys.
Faile st, ws, 125 n Randall av, $75 \times 100$ three actions; Hunts Points Estates agt Wes

148 TH st, $\mathrm{ns}, 375 \mathrm{w}$ Morris av, $25 \times 106.6$;
Isabella Hart agt Eric Borkstrom et al;
OCT. 4.
Hofiman st, SWs, lot $109, \operatorname{map}_{\text {map }}$ of Powe
Estate, $25 \times 100$; Hebrew Mutual Benef
Estate, $25 \times 100$; Hebrew Mutual Benefit Kinstler et al; Kantrowitz \& Esberg, attys.
Park av, Sec $106 \mathrm{th}, ~ 50 \times 100.11 ;$
Buckley agt Mary A Loeffler et al; $R$ \&
$R$ E J O'Gorman, attys
Madison av, 2023; Abraham Zadek et al
gt De Witt Van Buren et al; Kantrowitz \& Esberg, attys.

Woodycrest av, es, $348.10 \mathrm{~s} 168 \mathrm{th}, 75 \mathrm{x}$ McDermott et al; N A McBride, atty.

## 102 D st, ns, 266.8 w Columbus av

102 D st, ns, 266.8 w Columbus av, 25
trude W . N Cromwell et al agt Ger
trins et al; Sullivan \& Crom
trude stearn
178 NH st, SWc Boone, $25 \times 100$; Gusta Haacke agt Viau Land Co et al; J H Hil
Webster av, es, $175 \mathrm{n} 170 \mathrm{th}, 25 \times 180$
amended; Arens \& Pawell, attys
S8TH st, 443-445 E; Esther Rosenberg Kraus, attys.

120TH st, $43 \mathrm{~S}-46 \mathrm{E}$; also 119 TH ST, 441 49 E: Helen C Zurich agt Max Epstein
118TH st, ss, 110 w
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thav, 5 Warsawer agt Louis Epstein et al Eisman, Leva
Park av, nwc 112 th, $100.11 \times 70.10$; Susan Eisman, Levy, Corn \& Lewine, attys. Cherry st, 306; Jacob Larchan et al agt
Rosen Realty Co et al: Engel Bros, attys Fulton av, ws 96.11 174 th $195.2 \times 3846$ Firreg: Wm m D Faris et al agt Otto Kunstman et al; M G Faris, atty

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tz Weissberger et al; Keller \& Klein natz
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Henry R Gabay et al; Butts \& Vining

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Brigante et al: Cary \& Carroll
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In these lists of Judgments the names alpha betically arranged and which are first on each ter (D) means judgment for debticiency. The let means not summoned. ( $\dagger$ ) Signifies that the first name is fictitious, real names being unknown Judgments entered during the week and satisfled column, but in list of Satisfied Judgear in this The Judgments filed against corporations, will be found at the end of the list
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Raises.

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## CORPORATIONS

## Half Moon Lunch-Franklin Howard

 Downev Constn Co- H Harper 228.47East 167th St Realty Co-R Handel-

W H S Lhoyd Co \& Crossley Co-................... 30 Dakota Realty Co-City of $\dot{\mathrm{N}}$. ${ }_{2} 22.0$ Ehrman Drug Co-W A Paulus et al. Penrose Realty Co et al-D Krauss. Cohen, Minkin Iron Works \& Nass Works ${ }^{\text {ding }}$ et al-Atkins Iron Lake Hopatcong Land Co................ 153.20 tenfels . . .............................. 1.91 Middletown Realty Co-A N LevenBeth David Hospitai-M McCormack.
F \& H Schwartz-Burr \& Hardwick. Indian Splint Mifg Co-Merchants \& Mfrs Exchange of N Y..........207.4 Transfer Co ....................1,123.43 Person \& Co-Lehigh Valley $R R$ Traction Materials Co-E Schmidt.
Vargas Auto Oscillating Cradle Co- Wellfleet Co- ${ }_{N}^{\&}$ Dain's Sons $: \mathrm{Co} . .278 .10$ Abingdon Construction Co et al-
Dimock \& Fink Co......... .529 .40 Equitable Trust Co of N $\dot{Y}-\cdots \dot{M}$ J Englert Al............................... 21.9
 Dictaphone tro-
696.3 politan Bank .....................696.3 W P MeDonald .. Red Diamond Press-Campbeli Art A Mariash \& Sons, Inc-Brighton West 139 th Street Realty Co et al-J R H Sellers Co-American Press A.................
ity of N Y-J Sardon ${ }^{\text {the }}$ Same......050.6Healey Construction $\mathrm{Co}-\mathrm{N}$ Dain'sCity of N Y- - D Quay. . . . . . . . . . . . . . . 4174.92
ance Tire \& Rubber ..... 265.98
Schwartzberg ..... 124.0
-Dwyer \& Careyrand
E E Sheppard Mfg Co-ConradCodae Realty Co \& Parsons MarbleWorks $G$ P Sherwood \& Co....217.25Anchor Metal Novelty Co-Muller Art
Plating WorksPlating WorksMonarch Press- N Y Edison Co... 185.
Teichman Engineering \& Constn $\quad$ Coet al-J M Seidenberg . $\ldots \ldots .172 .95$Austin Packing \& Supply Co-N X XJohn E Olson Plumbing \& Heating4 John P Cash Plumbing \& Heating4 Paul J Corn, Inc-Alfred M Best Co
per Box Co.. .......................55.73
oos Amusement Co-A Waxenbaum
Feed Stores
Feed Storesklin
RobertsAmerican Merehants $\mathrm{Co}-\mathrm{F}$ First Na-
tional Bank of Union, J ....446.53
Indiana Quartered Oak Co ...516.43witz Construction Co et al-M Horo-Cozy Home Constr Co-T P Lancaster
Anaconda Realty
E Thibaut, Inc ..... Richd

$\qquad$ Roberts 4 Sun Constr Co-Wheeling CorrugatExcelsior Shoe Mf M Co-Columbia
Ribbon Co......................... 137.21 Ribbon Co.................... 137.21
Rogers Building Electrical Supply Co- . Huesgen Co ............................ 115.92 span Mermod, Jaccard \& King Jeweiry Co Apartment House Roofing Co-West End Mfg
University H Barr $\neq \ldots \ldots . . . . .114 .00$

## DYCKERHOFF PORTLAND CEMENT <br> is made in Germany, .The superior quality amply compensates the consumer for its higher price. It is perfect <br> E. THIELE, Sole Agent, 99 John St., New York.




| Greenfield, Geo-J Cregan et al 191 |  |
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|  |  | Giiroy, Eugene CHHershmann, Blai

Edelstein Co. 1910 $\ldots \ldots \ldots$. 19 Metrop Hero, Arthur-M Marcuise i9i1 ....225.0
 King, Philip W R-Real Estate Man
agement Corp. 1910 ............. 629
Kierns, Saml F-E D Depew et al. 190 Konheim, sydney- $F$ singer et al; 19 Kroke, Pauline-L Leavitt; $1906 \ldots{ }^{2} \ddot{H}^{\circ}$. Leischen, Nick M-Hobart Electric Lynch, Bridget-W H Warren et al. ${ }^{6}$ Liebowitz, Morris-I Milier; $1911 .$. Masten, Frederick-Acker, Merrail

 Moss, Josie L-L T Moss. 1909

Davison, Chas S-K Vohalem \& -


171ST st, $\mathrm{ns}, 100$ e 3 av, $55 \times 120$; Thos C
dmonds \& Co agt Chas Bjorkegren, Inc.
5TH av, 724; Nathan Wise Co agt Jessie Farquharsen \& Margt Wheelock \& Mer-
cantile Constn Co. (2.)
$\qquad$
$\qquad$
$\qquad$ $222 D$ st, SS, 305.9 e Barnes av, 100x89;
Rmpire Roofing Co agt Brill Contracting
Road bed,
New York, Westchester \& Boston $R$ R
$\qquad$
$\qquad$
$\qquad$
199TH st, ns, 100 w Grand Blvd $\&$ Conourse, $50 \times 120 ;$ G B Raymond \& Co agt
Ambra Constn
Co Marmion av, SWC 179 th $75 \times 150$. J Co. (7.) 400.00

Jackson st, 79-81; Salagona \& Co agt
 Bathgate av, es, ${ }_{G}^{25} \mathrm{n}$ 184th, $25 \times 96$ Webster av, es, 158.6 n 169th 183.60 Woonan \& Price Co agt Bernard Conar Porsth \&ectic 23 D st, 34 E; Porsth Electric Co agt Al$23 \mathrm{Dt}, 36$ 23 Dt s6 E; Same agt Alfred E Scher

Ft Washington av, sec 181st, 173.9×140.9 irreg; Lee Marble Works agt Fort Wash-
ngton Construction Co \& Wm H Strian $\underset{\text { 72D st, } 166 \mathbf{W} \text {; Hull, Grippen \& Co agt }}{\text { \& }}$ $23 D$ st, 36 E; Radley Steel Construction same tor (17) 90.00 Lexington av, 2170-2184; J F Keating Kramer, Henry Rockmore \& Geo Del 119 TH st 610 E ; Sanitary Fire Proofing Contracting Co agt D H Spring Realty Av B, nec 6 th, $20.2 \times 93$; Thos Gallligan Schwartzk. (20)

Baychester av, ws, 200 S Boston rd R F Station; Edw E Buhler Co agt New York, (21)

Gun Hill rd,
chester \& Boston R R R Co, City \& Count

Madison st. ${ }^{\mathbf{2 5 4} \text {; }} \underset{\text { Benj Werdinger }}{\text { agt }}$ Won Juffe \& John Lipshitz.
im) 222 D st, ss, 305.9 e Barnes av, $100 \times 98$

Marmion
Jas Lenardi. (25) agt C K Realty Co \&
Bathgate av,
Special Building Co Coter Proofing Co ag
JTH av, 164; Max Shanker agt Beatric

Park av, ws, $25.11 \mathrm{~s} 122 \mathrm{~d}, 25 \times 80$; Ma ollak agt Mary Barteld \& Max Pollak

Baychester av, -S, roadbed, tracks, \&c Railroad; Hudson Wood Working Co ag City
Bros. (29)


119TH st, 451 E; Newport Sash \& Door Jos Kissell. (31) Horner, Sigmund Fox, Westchester Square,
Bros agt W S S Clare, D Picinlo, Alexander

Webster
gt Bernar
3D av,

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## BUILDING LOAN CONTRACTS.

230TH st, ss, 330 e Barnes av, $25 \times 114 ; \mathrm{T}$
Emory Clocke loans Vincenzo Avarello; to erect a 2 -sty \& basement dwelling; 4 pay-
ments.
4,500
Beaumont av, nec 187th, $100 \times 50$; Jas G Wentz loans Scalzo Realty Co; to erect a
57,000 5TH av, swe 48th, $45.5 \times 125$; Equitable Life Assurance Society of the United States loans Black, Starr \& Frost; to erect
a 6 -sty store \& loft; - payments. $1,000,000$

139TH st, ss, 80 e Cypress av, $40 \times 100$;
Manhattan Mortgage Co loans Henion Construction Co to erect a 5 -sty apart ment; 12 payments
Tieman av, ws, 225 s Givan av, $25 \times 100$ ret Sieferman to erect a - sty bldg; payments.
Malison av, Sec s3d, 109.4x85; N Y Mtg
\& Security Co loans Mansad Constn Co
to erect a -sty bldg; - payments. 260,750 to erection so $109.4 \times 85$. Sam loans Alpha Construction Co to erect a -sty bldg; - payments.

| Convent av mwe 142 d 99.11x125. State Realty \& Mortgage Co loans Benclare Construction Co to erect a 6 -sty apart- ment; 14 payments. 110,000 ment; 14 payments. <br> Pinelurst av, nwe 180th, 100.10x106.9: ity Mortgage Co loans Solow Construc tion Co to erect a - sty bldg; - pay- |
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## ост. 6.

o Boulevard, es, 200 n Jennings, 100 100; Title Guarantee \& Trust Co loans Sonsin Wahlig Construction Co to erect Adams av, sec Morris Park av, $25 \times 100$ Elias $H$ August loans Mary Childs to erect a $31 / 2$-sty 142 D st, ss, 100 e 7 av, $150 \times 99.11$; also $141 \mathrm{ST}, \mathrm{ST}, \mathrm{ns}, 100$ e 7 av, $125 \times 99.11$, Chel Co to erect two 6-sty apartments; 11 payments.

SATISFIED MECHANICS LIENS.

Vandewater st, 24-26; Chas Herrmann $\stackrel{\&}{11 .}$
(1,100.0
4TH av, 239-43; Herman Glasser agt
-42D st, 259 W ; Janusch Mfg Co agt Jno
OCT. 2
Bathgate av, es, 25 n 184th; Jas Halpin agt Special Building Co et al; Aug2411.
Bathgate av, same prop; same agt
Rathgate av, same prop; Abr Pierce et prop; Grant L G Batngrate av, Same prop; Grant L Grey
150.00 Bathgate av, same prop; Hudson Wood
Working Co agt same; Sept19'11. $1,500.00$ OCT. 3
11TH av, 210-216; Galway \& Co agt Zinn ${ }^{3} 134 \mathrm{TH}$ st, 539 E ; Kratenstein \& Weinstein agt One Hundred
${ }^{2}$ Finehurst av, nwe 180th, $100 \times 106.9$
Buess, ag Martinelli agt Annie Cobban et av; Jas 13 '11.

OCT.
SaTH st, $209 \mathbf{W}$; Annie Wersay agt Edison Electrical Co et al; July 29'11. 152.93 Av D, S-10; Fredk Adler agt Louis

Bryant av, 913; Raffable Di Lazia Co art Otto H Bell et al; Dec29'10. $\begin{aligned} & \text { Di } \\ & 50.00\end{aligned}$ ${ }^{1 g r y a n t}$ av, 913; Jno Droge agt same:
Jemnines av swe Vyse av. Indelli \& Conforti Co agt Crispi Construction Co

## et al; Aug9'11. 2,749.00

 ${ }^{2}$ Intervale av, nec 167 th: Jas Cullo et al agt O'Connor Construction Co et al; July13900.00
${ }^{2}$ Intervale av, nee 167 th; Schlesinger \&
Gilman agt same: July15'11 $\quad 300.00$

Crotona av, nwe 183d; S Siegel, Inc, agt
Max Marx; Aug30'11. 353.75 ${ }^{2}$ West End av, 600; L Kantor \& Co agt
West End Construction Co et al; Aug 31111 . 5,405.00 Haven av, ws, opposite 170 th; McGovern \& Wri
March11'11.
${ }^{1}$ Discharged by deposi
${ }^{3}$ Discharged by order of Court

## ATTACHMENTS.

SEPT. 28.
Brilla, Julius et al; Geo A Knobloch; \$1,
990 O J Kalt. $\$ 1,162.35$; Kindelberger \& Robinson. SEPT. 29.
No Attachments filed this day.
SEPT. 30 .
Greenwood, Wm M; Wm A Ulman; \$4,-
The Consolidated Pioche Mining Co; John $W$ Griggs; $\$ 1,000$; Griggs, Baldwin \& Baldwin.

## OCT. 2, 3 \& 4

No Attachments filed these days.

## CHATTEL MORTGAGES

SEPT. 28, 29, 30, OCT. 2, 3 and Bristow Construction Co \& Irving Robrts. 944-946 East 165 th..H Hisiger. Gas Ixtures. 438 Brill Contracting Co. 222 d st, SS, 305.9 e Belland Reaity Co Wide of Audubon av bet 187 th $\&$ issth sts..Otis Elevator Co. Elevator. 788 Karmion Realty Co. Solumbia wor 179 th st \& Marmion av..Columbia Gas Fixture Duffy \& Sons. $S$ West cor Morningside 1,025 av..Fitzgibbons Boiler Co. Boilers. Frankel Bros. 165 th st, ss, Teller to indlay av..Robinson Dumb Waiter Co. Isear, Jos. Grand av \& 164th st..Consolidated Chandelier Co. Chandeliers \& Fixtures. $\quad$ R $\quad$ side 156 th st, Karnack Realty Co. S side 156 th
bet Bway \& Amsterdam av, $\& 570 \mathrm{~W}$ 156 th st. Consolidated Chandelier Co. Chandeliers. Wm Kerby. Ranges. 1,104 Ryan, Patrick. 1767 Gleason av..Leon
Sharp \& Gunn. W side Intervale av, 375 South of 169 th st..Jacob Streifler Co.
Plumbing $\&$ Gas Fitting.
port; Chas A Laumeister loans Elizabet C Fond
ments.

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[^0]:    SEPT. 29, 30
    Byrd st, (7:1969-pt lot 4) lot begins 63.11 Ams av \& 99.9 n 129th at what was forred Wio Levi, 142 W Wi $131 ;$ B\&S; AL: Oct3 Croton st, ( $8: 2123-8$ ) ss, 214.5 w Ams av,
     s. 264.5 nw Ams av, runs Sws6. 4 to 165 h xswable error, vacant; A $\$ 6,000-6,000$; sub taken for 165 th st: Frame Realty Co to assau Mtg Co, 31 Nassau; AL; Oct3; Oct5

[^1]:    Thompson st, 168, $\quad(2: 525-34)$ es, 80 n str; Lewis Kresner to Jos Loffrede, 181 Mott, $\&$ Michele Scillitoni, 241 Mulberry; mtg $\$ 11,000$; Oct3; Oct5'11; A $\$ 7,500-12,000$.

[^2]:    146TH st, 474, see Brook av C \& 10 Hudson st, (*) ns, 50 e Tompkin: $25 \times 100$; 303-05 E 148; AL. So Giovanni Cermoli 158'WH st, nve St Anns av, see St Anns 165We 158

    Intervale av, see Inter 165TH st, ( $9: 2424$ \& 2432) ss from Find tent of $\$ 600$ per mangmt of rents to ex Hadden Realty Co to Gustav Possehl, 000 E 15; Sept29; Oct5'11. Gustav Possehl, 230

