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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.

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and, when you do, it is for good reasons, such as a new building being erected next door. There is a building and remodeling activity all over the city and even in the suburbs that reminds you of New York. They have beaten us in originality and variety of design, and our style of square 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 are directly in front of the building line. The effect is varied in the different streets, but all owners have a community of in-terest in upholding the beauty of design in their particular section. UNTER DEN LINDEN.

UNTER DEN LINDEN.

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LISHA SNIFFIN, Secretary of the Board of Broch I may cite the suburb of Schoeneberg as an apartment house quarter corre-sponding to our Washington Heights sec-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. It took him several years to get control of what he wanted, and he then started to lay out model streets on curved lines, When his landscape designs were com-pleted, large plots were sold off to builders 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 a



ELISHA SNIFFIN

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 in the city of Schoeneberg, and the architects were certainly artists, for I have never seen so many beautiful designs before in anartment buildings apartment buildings

APARTMENT HOUSE RENTS.

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ants in his house. Every apartment has a 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.

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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 wait-ing list; yet the tenant is obliged to bring his own gas and electric light fixtures with him. Neither are you provided with washstands, but you can find the plumb-ing connections in the wall. You may have your washstand as simple or elabo-rate as you like, but you must pay all the plumbing bills for connection. The lease is for one to three years, and you must give the owner three months' no-tice of your intention on its termination; he, in turn, must serve you with three months' notice should he wish to raise your rent.

tice of your intention on its termination; he, in turn, must serve you with three months' notice should he wish to raise your rent. 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 syndicates. The cost of transportation from the suburbs to the business district is about 2½ 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 of Berlin. He is president of the Berlinische Boden-gesellschaft (Berlin Realty Co.), which, under his management, has paid 100 per cent. in dividends annually for a number of years. He 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 managed 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."

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 re-siding there. Its center is the Bayrische Platz, the delight of the Berliner and the visitor alike, with its beautiful fountains, grottoes, white benches, green lawns and flower borders. From this center radiate magnificently laid-out streets, whose 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. Scho-eneberg, together with other suburbs on similar lines, is making the newer Berlin a city of exceptional beauty.

BIG REAL ESTATE DEALS.

BIG REAL ESTATE DEALS. I have great respect for the magnitude of our realty operations in New York, but Berlin can make us sit up and take notice when it comes to buying undeveloped suburban land and taking chances. Imagine a seventeen-million-dollar deal in vacant lots 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-cate formed by Mr. Haberland under the leadership of the Deutsche Bank and the Berlin Realty Company. The property was bought from the government for 72,-

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1000,000 marks, and consists of about one 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, without interest—rather a unique proposition.
In another of the outlying suburban districts, is a development called the Grünewald Colony, about eight years old, devoted to homes of the wealthy, the like of which, from the point of magnificence, I do not know in our country. This tract was bought from the government, and consists of some 300 acres, on which there are about forty palatial residences, valued at 200,000 marks to 1,000,000 marks and over. The architecture is very beautiful. There is a magnificent lake 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 cross-street in large blue ename! letters on a white background. Directly under the 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 motion. profit.

profit. In laying out the city, the children are not forgotten, for playgrounds are every-where in evidence. Living is cheap, but good. 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 re-motest suburbs, you can get a most de-licious meal at positively one-fourth the price in New York City.

BROKERS' ORGANIZATIONS.

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 the purpose. The president is Adolf Rosen-baum, one of the leading real estate brok-ers in Berlin. The association is com-posed of gentlemen of the highest business standing as brokers. The membership also includes the large credit institutions which loan on bond and mortgage, realty companies, realty 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 Berlin. The alliance has a convention every two years in different cities of Ger-many. The last one was held in Munich in July of this year. It has been in ex-istence five years, and was formed to further the interests of the common mem-bership 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 get-ting his business recognized as one of the professions, but the fine work of this and the allied associations is now recognized. 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 Com-merce, which, in turn, generally abides by the decision of the national or local asso-ciations.

the decision of the national or local asso-ciations. About twenty local associations are members of the national association, which has about 800 individual members. Each association pays to this national associa-tion 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 the Corporation of Merchants of Berlin and of the Potsdam Chamber of Commerce of Berlin. 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 mortgage is usually ten years, and the second mortgage is five years. The rate of interest on the first mortgage varies from 4 to 4½ per cent., according to qual-ity. That of the second mortgage is usually 5 per cent.

- The Broker's Commission is: For the procuring of agreements which have for their object the transfer of property of built or vacant real es-tate, 1 per cent of the purchase sum² and for exchange agreements 1 per cent. of the total price of both ob-jects.
- For
- or the procuring of leasehold or rent agreements about real estate, 2 per cent. of lease or rent for one year. 'Or agreements with alternating or fluctuating lease or rent prices, 2 per cent. of the average annual rent or lease or lease.
- or lease. For procuring agreements which have for their object the securing of mort-gage capital, including loans on mortgages: On built real estate— first mortgage, ½ per cent of the loaned sum;³ second and further mortgages, 2 per cent. of the sum total of the loan.⁴ On vacant real estate—first mortgage, as a rule, 1 per cent of total of loan; further loans at least 2 per cent. of total of loan. 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 typical 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-able to our trade. Real estate has had to suffer greatly these latter days. Business has been made expensive and difficult by federal and municipal closing-taxes (Umsatz-Steuern); unearned increment taxes; costs, almost impossible, for the regulating of mortgages, increases of the

¹About cases where the transfer of property does not take place on account of the buyer, no custom is established. ²In special cases, particularly for objects in the more distant suburbs and country estates, as high as 2 per cent. is paid. ³In special cases, particularly in more distant suburban sections, as high as 1 per cent. is paid.

paid. ⁴Under especially favorable conditions only 1 per cent. is paid.

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Berlin. "The total of 1910 has, however, re-mained behind that of 1907 by about 400,-000,000 mark, and the enormous weighing down of real estate with legislative meas-ures is solely to blame for this result. The following table shows the sales of the last five years for Berlin and the neigh-boring western suburbs which are post-ally joined therewith:

	1906	1907		1909	1910
Berlin	668		on Ma 417	rks. 484	486
burg	$137 \\ 75$	137 55	$96 \\ 51$	116 81	$\frac{100}{26}$
Schoeneberg Wilmersdorf	77	57	44	63	69

Wilmersdorf 77 57 44 63 69 "Of the different sections, it was the west-ern part which took first place in devel-opment. That monumental avenue, called the Kurfurstendam, is well built up out to Halensee, and the vacant lots in its 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 Kustriner Strasse, Roscherstrasse, Lehniner Platz, etc., also found favor with the renting public.

HIGH PRICE REAL ESTATE.

HIGH PRICE REAL ESTATE. "In the heart of the city, prices continued to advance. Numerous single sales, some-times involving millions, took place. We may mention the deals for the former Hotel de Rome, in Unter den Linden, at 4½ million marks (\$1,250,000); for the corner of Charlottenstrasse and Leipsiger Strasse, and for the corner of Markgrafen and Leipziger Strasse, each at three mil-lion marks (\$750,000); and Mauer Strasse. (Summ Palace), at 2½ millions. "In Jerusalemer Strasse, in Hausvoigtei Platz (cloak district), in Kronen Strasse, König Strasse, large changes of owner-ship took place. More and more, the sec-tion embracing Bellevue, Königgratzer and Lenne Strasse are developing into business streets (they were formerly aris-toratic villa streets around Berlin's Cen-tral Park, the Tiergarten), high prices

ity of that traffic center of Berlin, the Potsdamer Platz. Following the Amer-ican example, Berlin is beginning to build large office buildings. We mention the extensive Fugger House in Link Strasse, which forms one of the sights of Berlin and will surely meet with emulation. Link Strasse has developed considerably during the year, and prices there are on the in-crease. "In Potsdamer Strasse, from the Platz to Lutzow Strasse

"In Potsdamer Strasse, from the Platz to Lutzow Strasse, one has to pay much higher prices for real estate than in pre-vious years; nearly all property in that street is in firm hands. In Friedrich-strasse, on the other hand, prices have re-mained constant.
"We clip the following statistics from the publications of the Statistical Bureau of the City of Berlin: "The number of build-ings finished from Oct. 1, 1909, to Oct. 1, 1910, was 1,378; the remodeled buildings 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 spe-cial note is the increase in population in the following parts:

the following parts:

Treptow	70
Tempelhof 95.79	70
Friedenau 91.99	70
Steglitz	70
Wilmersdorf 69.94	
Reinckendorf 53.99	70
Pankow 55.19	
Boxhagen-Rummelsburg 54.6	%
Rixdorf 53.99	
Berlin 1.179	70

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 real estate in Greater Berlin amounted to 1,060,911,000 marks. If we deduct auction sales, the voluntary sales amounted to 882,895,000 marks, against 940,500,000 marks in 1909."

MARKET AFFECTED BY TAXES.

MARKET AFFECTED BY TAXES. The real estate market, owing to the burden of taxes and to the number of vacant apartments, is at present rather market deteriorated, as compared with the same period of the preceding year, by about 40 per cent., and if building activ-ity does not decline, giving the popula-tion time to grow up to the number of apartments, improvement seems im-possible. Berlin proper numbered, on April 1, 1911, 2,065,741 inhabitants, as 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-in has now about 3,750,000 inhabitants. T am informed that municipal legislation moses too much taxation upon real es-state. The tax on uncarned increment has essened real estate transactions for the dent in unimproved property. The land reformers are actively trying to induce on real estate in order to discourage sales still turther.

reformers are actively trying to induce the government to impose further taxes on real estate in order to discourage sales still further. Germany is a land of statistics, and all the larger municipalities maintain statis-tical bureaus, which keep track of all that takes place bearing on real estate. Not only removals and arrivals are noted, but also permits issued for building improve-ments and the destruction of buildings. Count is kept of flats and tenements, rooms, stores, etc. The changes of owner-ship of property by sale, foreclosure, death, etc.; traffic conditions; the num-ber of visitors, foreign or domestic, and a multitude of other details are published monthly by the government. Germany has no lot unit system, such as we have. A builder buys a plot con-sisting of so many square metres, and the value 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 par-ticular needs. The building height may not exceed five stories. Threehold ownership is most common here. There are still some very large in-herited holdings in Germany, but those adjacent to the large cities are now fast getting into the hands of realty compan-ies and syndicates, financed by the large banking interests, which absolutely regu-late the style of improvement. On ac-count of there being no square blocks, there is no average as to width of the streets. To beautify a section in a practical way is the dominant thought. The streets are

streets.

streets. To beautify a section in a practical way is the dominant thought. The streets are lined with tall, magnificent, trees, and flowers in full bloom make Berlin at this time of year a veritable flower garden. Even a new street, six months old, has its

They immense trées. are grown for the always to be had, one of the strictest laws in Germany being that relating to the conservation of forests.

TRANSFER TAXES ON SALES.

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 as follows: 1 per cent. of the purchase 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 if the seller, who also pays the tax on the un-earned increment. The object of this tax is to protect long-term possession. It was originally meant to tax the unearned (un-deserved) profit, but since a distinction between deserved and undeserved profits is next to impossible, all profit is now taxed. The principal payment to the community is the Grundwert Steuer (as-sessment 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 all taxation; direct heirs are exempt from

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 a manner that the fire department has ac-cess to all parts. That department, by the world. Dwelling houses with a greater depth than 100 feet must have an en-trance large enough for the fire engines to enter quickly. The laws are especially strict as to factories or buildings in which there is any kind of manufacturing going on. Boys and girls under the age of 14 are prohibited from working in such estab-lishments. 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 7 a. m. to 6 p. m., closing on Saturday afternoons at 4.30. In every workroom there are regulations printed in large type, telling what to do in case of fire, all evit being plainly marked; the low of all every

a. m. to 6 p. m., closing on Saturday afternoons at 4.30. In every workroom there are regulations printed in large type, telling what to do in case of fire, all exits being plainly marked; the key of each door is hung in a glass case along-side the door, which opens outward. The air space and working space for each oc-cupant on the floor are strictly regulated, and the buildings are frequently inspected by the police department. In other words, every possible precaution is taken for the safety of the working people of Germany, and the fines are very heavy where any neglect has been shown. BERLIN'S SUBWAYS

BERLIN'S SUBWAYS.

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 sub-way was constructed in London, the sec-ond in Budapest, the third in Berlin, and 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 2½ to 7½ cents, according to distance. There is a smoking com-partment 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-est hindrance to traffic. It is figured that in about five years Berlin will be one net-work of subways. Berlin and Greater Berlin are distin-guished as follows: Greater Berlin in-cludes about thirty suburban communi-ties, which enclose it completely. Among these are boroughs with the rank of cities, such as Charlottenburg, Schoene-berg, Wilmersdorf, Rixdorf and Lichten-berg; all the others have the rank of townships. I might add there seems to be hardly

cities, such as characteristic and Lichten-berg, Wilmersdorf, Rixdorf and Lichten-berg; 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 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., September 5 to 8, and was a notable suc-cess, both in the interest shown and the widespread character of the representation.

tion. Governor William Hodges Mann, of Vir-ginia, presided as permanent chairman, and in response to letters of invitation issued by him, thirty-five States were represented by delegates appointed by their governors. Many of these delegates were Stateand local officials, and among them were the members of sixteen State tax hoards, coming from points as disthem were the members of sixteen state tax boards, coming from points as dis-tant as Maine and other New England States, on the one hand, and Washing-ton and Oregon on the other. Nine uni-versities were represented by professors

of economics. Official delegates from New York were Hon. John D. Kernan, of Utica; President Lawson Purdy and Mr. E. L' Heydecker, of the New York City Tax Department; Mayor Rosslyn M. Cox, of Middletown, and Professor E. R. A. Seligman, of Co-lumbia University. Governor Dix was prevented from at-tending because of the re-assembling of the Legislature, but sent an address on "State Comity in Taxation," reciting what New York had done toward State comity through its inheritance tax legis-lation 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 De-partment of this city, read an address upon the recent tax legislation in New York. Much interest was shown by the delegates in the important legislation se-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. C. Pleydell, of this city presented a sum-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 enact-ment in Iowa of a uniform rate through-out the State on moneys and credits of 50c on the hundred dollars, and a simil-law in Minnesota with a rate of 30c. on the hundred dollars, the latter State al-ready having a mortgage recording tax law modelled on that of New York. Cal-ifornia took a radical step in taxation by adopting a constitutional amendment which taxes all public services corpora-tions on their groses earnings, for the ben-efit of the State treasury, and relie

One session was devoted to a discussion of corporation taxation with special refer-ence to railroad taxation and the plan of substituting a combination of gross and net earning taxes for the ad valorem sys-tem. Another session was devoted en-tirely to an informal discussion of admin-istrative problems, which gave opportu-nity for the exchange of practical experi-ence by taxing officials from all parts of the country. These conferences afford a valuable opportunity for the exchange of views on practical questions as well as for the discussion of theories of taxation, and their value is shown by the fact that a number of changes in legislation made during the past year are the direct result of the recommendations of former con-ferences.

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.

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borough administration from which to copy. President Miller has completely reor-ganized the administration of his bor-ough. He has created new bureaus, abol-ished needless offices, removed the over-lapping of functions that prevailed among the bureaus which he found in existence, introduced modern office methods, stand-ardized the various classes of public work, procured the enactment of valuable legis-lation and instructed the public concern-ing its duties and privileges in relation to the borough administration. In econo-my and efficiency the government of the Bronx has been put on a par with that of a successful private corporation.

ADMINISTRATIVE ORGANIZATION.

ADMINISTRATIVE ORGANIZATION. Upon taking office on January 1, 1910, Mr. Miller found a decided lack of cohe-sion among the various departments, bu-reaus and divisions forming the adminis-trative organization. In several cases there were forces of employes whose head was responsible to no one in particular, and, in other cases, employes whose duties placed them directly under one head but whose actions were controlled by another, the controlling head having little or no knowledge of the duties re-quired of his employes. Again, subordi-nates of one bureau were required to per-form duties in that bureau by the head of another department or bureau without 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 administrative organization was prepared, 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 governed by it. The new scheme of organization went into effect on April 1, 1910, and has since been consistently followed with most satisfactory results.

ENGINEERING FORCES CONSOLI-DATED.

ENGINEERING FORCES CONSOLI-DATED. During the study of the administrative reorganization, the organizations of the separate departments and bureaus were carefully considered, particularly the bu-reaus representing the engineering forces. Investigation revealed the fact that there was not only lack of harmony between the bureaus making up the engineering forces, but lack of uniformity in the specifications, and in handling the works under construction. Even in the same bureau the designs and specifications for similar structures varied widely. It be-came evident, therefore, that in the in-terests of economy and efficiency it was not only desirable but imperative that the various units making up the bureaus, and the bureaus themselves, should be unified and placed under a responsible engineer-ing head. With this end in view, a chief engineer of Sewers and Highways, reporting through the Commissioner of Chief Engineer of Sewers and Highways, reporting matters, including the pre-aration of all plans, contracts and speci-fications, assessment lists, and works un-der construction.

A BUREAU OF DESIGN CREATED.

A BUREAU OF DESIGN CREATED. The organization of the engineering force then proceeded by the establishment of a Bureau of Design, made up of draughting forces of the Bureau of High-ways and the Bureau of Sewers and of several engineers from each of these bu-reaus who were especially qualified to do designing work. The function of the Bu-reau of Design is the preparation of all designs, plans, contracts and specifica-tions, and assessment lists, also the ob-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.

UNIFORM CONTRACTS

UNIFORM CONTRACTS. After the organization of the Bureau of Design, steps were immediately taken to modify, rewrite, modernize and make uni-form the old and somewhat antiquated forms of contracts and specifications then in use, and to standardize and put in con-crete form the more common details of construction, with the result that very early this year the new form of contract and specification for highway construc-tion was published. On April 15, 1911, a booklet entitled "Standard Details of Con-struction" was completed and put in op-eration shortly thereafter. Forms of con-tracts and specifications for sewers and the various classes of pavements have been prepared. Some of these have al-ready been published and others are now going through the press. The new speci-fication for highway construction covers every item which might enter into such construction. The endeavor has been to provide in a clear and concise manner for a type of construction in accordance with the best modern engineering prac-tice.

STANDARDIZING CONSTRUCTION.

STANDARDIZING CONSTRUCTION. One object has been to standardize the more common details of structures and appurtenances entering into highway con-struction, paving and sewer improve-ments. Only special or unusual details are shown on the contract plans, thereby effecting great economy, not only in the preparation of contract drawings by the avoidance of constant repetition of ordi-nary details, but in the actual construc-tion, as contractors and manufacturers may prepare and keep in stock patterns, 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 effi-ciency is materially increased, because he is required to concentrate his attention only on the special features of the work in hand. Effort has been made to make 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 public improvements may have in concise and convenient form the information most frequently required.

SUESURFACE RECORDS.

SUESURFACE RECORDS. The Division of Subsurface Structures was organized as a subdivision of the Bureau of Design for the purpose of col-lecting and showing on a map, data of all structures below the surface of the streets. The office of the Borough Presi-dent has accurate data of all the sewers in the borough, with the exception of a very few built during the early days of the Park Department, when that depart-ment had charge of all construction work. The Water Department has some data showing the location of water mains, but a great deal of it is inaccurate. The loca-tion of other mains is not known at all beyond the fact that there are certain mains in certain streets. The records of the location of gas mains and other sub-surface structures are even worse. It is only during recent years that any records have been kept at all. There are a va-riety of structures below the surface of the structures are fre-quently 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 man-holes, gas drips and any other surface ind.cations of subsurface structures. The entire borough is divided into sec-final maps. These sections are then sub-divided into a number of sheets, which are drawn on a scale of twenty feet to the inch and on which hare 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 sub-ways and other structures are plotted from data obtained from the departments or companies owing them. Where exact information is not obtainable the struc-tures are located by accurate surveys. New subsurface structures are located by student and botained from the departments or companies or other surface indica-tions. Wherever their location is obtained. The surface indications of these struc-tures wate map may be corrected when-ever a more accurate locat

tures. The importance of accurate and com-plete subsurface records to the contractor about to build subways or sewers, or lay water or gas mains, or make house con-nections 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 sec-tions corresponding to the number of gen-eral foremen. These sections are further subdivided 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

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RECORD AND GUIDE

foremen to the foremen in the different sections, directing the classes of work to be performed, such as maintaining maca-dam, which consists of cleaning out and filling up holes in macadam pavement; 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 keep-ing account of the cost of the work per-formed. All of the orders for the different classes

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 force employed on each different class of work. On this is also returned the ma-terial delivered to the gang, or the ma-terial delivered to the gang, or the ma-terial removed and the disposition made of it. The blanks are returned daily to the Maintenance Engineer, who has charge of working out the cost of doing the work. The data are tabulated in such a way

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 are based on the data of cost thus ascer-tained. Not many years ago, it was the practice of the Board of Estimate to ap-propriate funds for the maintenance of highways and sewers based on the number of men employed and the expenditures of previous years with 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 ex-pended. 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.

AUTOMOBILE MAINTENANCE.

In the last few years the growth of the Bronx has been phenomenal. The devel-opment of the outlying districts is im-perative, and, in consequence, the field of public improvements has grown to

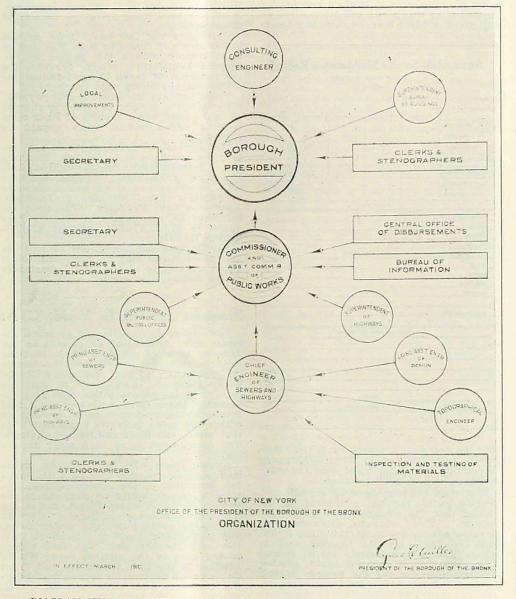


DIAGRAM SHOWING THE ORGANIZATION OF THE BRONX BOROUGH GOVERNMENT INTRODUCED BY PRES. MILLER.

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PRES. MILLER. such an extent that the personal super-vision and inspection of the various works by the department heads is a most com-plex problem. The horse-drawn vehicle as a means of transportation could no longer be expected to cover the long dis-tances required, to say nothing of the tweetors are an end of the automobile seemed to be the only solution, and upon the ad-vent of the Miller administration, the former administration had begun to real-ize the need of quick transportation, its equipment being composed of three ma-chines. As the work increased, the old machines proved inadequate and grad-ually the equipment was increased until now there are eight cars in all. However, it is one thing to buy an auto-mobile and another thing to maintain and operate it profitably. In order to make the automobile service both economical and efficient, a simple and inexpensive system of cost data was instituted, where-by all the units that go to make up the extravagances detected and eliminated. Under this system, the operator or chauf-feur is furnished with a daily trip report bank. Upon this card he is required to

record (a) the time of his departure and return for each consecutive trip; (b) the number of miles traveled; (c) the nature of the trip and the party to whom he was assigned. When he receives supplies he must record them on this card, together with the disposition he has made of them. In case of tire trouble of any sort, he 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. Trom the daily reports of the chauffeurs, the records of the stock room and the payrolls, a most accurate and complete record is available. All this material is compiled into a monthly report by the Engineer of Maintenance. This report treats the subject analytically, and by comparison of the various units of cost of one car with those of another, it is possible to detect the smallest fractional irregularity. This record serves the fol-lowing purposes: 1. The City is able to select the ma-

possible to detect the smallest fractional irregularity. This record serves the following purposes:

The City is able to select the machine which is most suitably adapted to the service.
The detection of excessive consumption of gasoline and oil.
The selection of the tire giving the most mileage at the lowest cost.
The detection of reckless driving, with its consequent increased cost.
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.

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 pave-ment was necessary as the value of abut-ting property was not sufficient to bear an assessment for the laying of an ex-pensive type of pavement, such as ash-phalt block, sheet asphalt, wood block, granite block, etc., on a concrete founda-tion.

pensive type of pavement, such as ash-phalt block, sheet asphalt, wood block, granite block, etc., on a concrete founda-tion. Streets of this character had been paved with water-bound macadam out of city funds. This method of procedure, how-ever, was looked upon with disfavor by the Board of Estimate, and on October 7, 1908, the Corporation Counsel had ren-dered an opinion stating that regulated and graded streets should only be paved by assessment on abutting property. As there were many such streets unpaved throughout the borough the following bill, known as the Miller Bill, amending the Greater New York Charter, was submit-ed to the Legislature and became a law on June 20, 1910: "Sec. 948. Street pavements shall be divided into two classes, namely: Class 'A' or perimanent pavements. Class 'A' shall include all pavements of sheet ash-phat, asphalt block, wood block, granite block, or other materials that shall, from time to time, be designated for this class 'B' pavements of less cost than those used in Class 'B' shall include all pave-ments of bituminous macadam and such optiment. No street, or portion there-shalt asphalt block or such repaved. The shall have been paved with Class 'A' pavement shall be repaved at the ex-portionment. No street, property-owners, 'I hat shall have been paved with Class 'A' pavement shall be repaved, the repav-ment, unless owners of property on the line of the proposed improvement petition for the property owners, and in such in othe board having jurisdiction for a she expense, by assessment, of the ad-portionment that has been laid at the ex-pense of the property-owners, and the such event shall be laid to replace 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 ad-joining property, and the amount equal than be borne and paid by the city. But in no case shall the cost of

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 deter-mined by the local board having jurisdic-tion and the Board of Estimate and Ap-portionment." "Extensive investigations were made with a view to determining upon a suit-able type of pavement to be used as Class "B" pavement, and in order to determine 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 the treatment of macadam roads with asphalt road oil and tar road oil and sand. This method of treatment not only is more economical than water sprink-ing, but prolongs the life of the pave-ment and makes the road dustless. LICCAL BOARDS.

LOCAL BOARDS.

LOCAL BOARDS. In the development and progress of any section the Local Boards constitute a most important factor. Property owners interested in procuring a local improve-ment 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 to a given date on which a hearing is to 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 owner, who for instance may be employed during the day could not make it possi-ble, without loss to himself, to attend and advocate or oppose the initiation of con-templated improvements. Such oppor-tunity was therefore left mainly to the larger owners and holding companies. Frequently the action taken had been influenced by these more fortunate parties to the detriment of the smaller owner, who in the course of time had to pay his share of the cost.

CHANGE IN LOCAL BOARD SESSIONS. 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 afternoon to 8 o'clock in the evening, thereby giving everyone interested a chance to be heard. The strong attend-ance at the sessions bears out the expec-tation that the innovation would be ap-preciated.

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HANDLING CORRESPONDENCE.

The problem of how to keep himself in-formed of the many and varied activities of the borough government was solved by Mr. Miller in a characteristic manner, Orders were issued that all correspond-

ence and reports should go through a central filing and mailing department at-tached to the Borough President's office. From this department incoming com-bureaus, etc., after they have been stamped with the number under which they are eventually to be filed in the central filing and mailing department. In this department is a card index sys-tem for indexing and filing all official communications addressed to the borough administration. Taking into account 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 ab-stract of its contents is made 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 same file number, constitute a cross index by means of which any communication on any given subject may be instantly locat-

Automobile	Service	Maintenance	Record
	DAILY	TRIP REPORT	

		THIP NO.1	TRIP NO. 2	TAIP NO. 3	TRIP No. 4	TRIP NO.
NO	DEPARTED					
FROM	RETURNED					
-	ASSIGNED					
HOURS						
۲,	OT ASSIGNED					
ow	HOMASSIGNED					
-00	- DEPARTURE					
-				(0)		
			SUPPLIE	S		
- 35	SOLINE (GALE)					
	L fors.)	-				
-	TEASE					
-	ASTE			0		-
		TI	RE REPLACE	MENT		
M	AKE					
	USE					
LC	CATION			1.1.1.1.1.1.1		
R	PAIRS					
-	SCELLANEOUS					
					-	
-		DES	CRIPTION	F TRIPS		
-						
-						
-						_
-						-
-			14-12-12			
			DATE			

ed. An entry on a fourth card, the "Ref-erence Card," shows to what department or bureau and under what date the com-munication has been referred.

or bureau and under what date the com-munication has been referred. It is then acknowledged by a post card, bearing its file number, which assures the sender that the contents will receive at-tention. The original communication bears a stamp notice of the time it has been received, its file number and to whom it is to be referred. On its receipt at a bureau, it is stamped again, another abstract is made for the records of this bureau and it is then held for such im-mediate report as is possible to make. As soon as this report has been drawn up it is attached to the original communi-cation 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 communica-tion having been answered, the answer with a carbon copy attached, is sent with the 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 desti-nation. The original communication, with its attached carbon copy of the answer, splaced on file with other previous com-munications bearing the same file number. This system enables a ready reference to a complete and chronologically arranged history of a given subject matter.

EDUCATING PROPERTY OWNERS.

EDUCATING PROPERTY OWNERS. Finally, reference must be made to a long series of open letters and communi-cations addressed by President Miller to property owners' associations and indi-viduals, conveying information on public matters. In these communications he has, for example, urged property owners to cede the land in streets to the city, so as to escape expensive condemnation. To this end he has, besides a letter of in-structions, 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, ex-cess condemnation, the Hoey Vacation Bill, and a variety of legislative and ad-ministrative matters of local interest.

TAX BOOKS OPENED.

Little Change in PealEstate Valuations-First Operation of a New Law.

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 Assessments. Because of the fact that there were large and general in-creases in real estate when the books were opened 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 of assessments. Heretofore the tax books were opened in January and closed in May. The change is to comply with a law passed by the present Legislature, which provides for the payment of taxes in semi-annual in-stalments, beginning next October. Taxes for 1911 are now due and payable. No rebate for prompt payment is allowed as in the past, but a penalty of 7 per cent. will be added on all taxes unpaid on Nov. 1. The increase in assessments on real es-

as in the past, but a penalty of 7 per cent. will be added on all taxes unpaid on Nov. 1. The increase in assessments on real es-tate for boroughs is as follows: Manhat-tan, \$86,472,075; Bronx, \$20,547,710; Brooklyn, \$27,672,003; Queens, \$13,990,-836. In Richmond there was a decrease of \$30,625. Total increase, \$147,651,999, mostly on new buildings. The total as-sessment on real estate in the five bor-oughs is \$7,525,474,063, against \$7,377,-822,064 in 1911. Applications for corrections of real es-tate assessments may be made until Nov. 16 at the offices of the Tax Department 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 lectures this year would give the broker an opportunity to hear and talk with the most prominent purchasers of real es-tate. The interest is widespread and ap-parently these talks will become a real estate forum, and a common ground on which the large interests connected with real estate can meet and discuss matters. The acceptances have been most flatter-ing. ing.

The acceptances have been most flatter-ing. Among those who have already prom-ised to speak are such men as E. B. Boyn-ton, president of the American Real Es-tate Co., an authority on property in the Bronx; J. Van Vechten Olcott, one of the best known attorneys in the city; Gage E. Tarbell, a pioneer in land development, and a magnetic speaker; Joseph P. Day, the best speaker and the most widely posted man in the auction field; Walter Lindner of the Title Guarantee and Trust Co., who is a pastmaster in the art of draw-ing contracts and deeds, and Robert E. Simon, who graduated from the brokers' class to that of the operator, and who will speak on "What a Broker Would Have To Do To Sell Me a Piece of Prop-erty;" Bela D. Eisler, an attorney who has become prominent for his ability to reduce taxes, will speak on the subject of "High and Low Tax Assessments, and How to Get High Taxes Reduced;" C. L. Van Fossen, of the Westchester Chamber of Commerce, will have much to say about that section, and Chas. G. Kolff will tell exactly what Staten Island means in the development of New York.

The Somers Valuation at Yonkers.

The Somer's Valuation at Yonker's. The Somer's unit system of realty valua-tion is to be taken up for consideration by the Chamber of Commerce and the Board of Assessors at Yonkers. The sys-tem is one which would revolutionize the whole assessment system. It is in vogue in various cities, including Cleveland, Columbus, East St. Louis, Joliet, Denver 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 thirty-nine years on the vacant property at 610 to 620 West 57th street from Charles E. Appleby. The plot which measures 100x 144.11, was formerly occupied by the cut stone yard of Cosgrove Bros. The lease is from May 1, 1912, and the lessee will improve the plot with a large garage.

Big Freight Terminal for Harlem.

The Pennsylvania Railroad Company has leased the large holdings of the Court-landt Palmer estate on 125th street, east of the First avenue bridge. The river 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 \$1,000,000. The road will build a large freight terminal at this joint.

Moving Pictures for Mendelssohn Hall.

The Kinemacolor Company of America has leased from Philip Lewisohn, old Mendelssohn Hall, on 40th street, between Sixth avenue and Broadway. The build-ing 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 is for 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 Abra-ham Kadans to Max Kobre 5 Ludlow st, a 5-sty building, on lot 25.1x87.6. The property abuts 41 Canal st in which Mr. Kobre conducts a banking business and will be used as an 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 Sullivan sts. 14TH ST.—John Peters resold for the Select

14TH ST.-John Peters resold for the Select Realty Co. 231 East 14th st, a 4-sty business building, on lot 26x103.3.

14TH ST.-John Peters resold for the Select Realty Co. 231 East 14th st, a 4-sty business building, on lot 26x103.3. 18TH ST.-The St. John's Park Realty Co. (James H. Cruikshank and William D. Kil-patrick) sold to the New York Pennsylvania Real Estate Association, the Cluett building, at 19 to 23 West 18th st and 22 to 28 West 19th st, an 11-sty fireproof mercantile building, on plot Syx18tk irregular. The buyer gave in part payment 280 lots on 33d, 34th, 35th, 36th, 37th and 38th sts, between Avs P and Q, Flatbush, Brooklyn. The seller recently took the build-ing from the estate of Charles F. Hoffman in exchange for their two buildings on the block bounded by Greenwich, Washington, Morton and Barrow sts. The exchange of the two prop-erties involves \$1.300,000. The brokers in this transaction are John B. Hibbard, and William J. Skelley. WEST 27TH ST.-The William M. Hogencamp

WEST 27TH ST.—The William M. Hogencamp estate sold through Alexander Wilson the two 3-sty dwellings at 339 and 341 West 27th st, on plot 42.6x98.9. The property is leased until May, 1912.

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 51.3x 100.5, diagonally opposite the Folies Bergere. The property, which was held at about \$150.000, is separated from the Globe theatre by a 10-ft. alley alley

alley.
53D ST.—Henry Kettlehodt sold through Tu-tino & Cerny the 3-sty brick store property.
on lot 20x100, at the northeast corner of 53d st and Park av.
BROADWAY.—The estate of George L. Ro-nalds, after an ownership extending over a period of ninety-three years, sold 450 Broad-way through Douglas 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 26x120, situated about 80 ft. south of Grand st. The site is assessed by the city on a valuation of \$105,000. Peter Lorillard bought the plot in 1818 for \$3,500.
TTH AV.—Furey & Co. sold for Mrs. Mary

7TH AV.—Furey & Co. sold for Mrs. Mary McKay to Charles F. Hogeman, 45 7th av, a 5 sty building on lot 16x100. Mr. Hogeman re-cently sold to the Germania Life Insurance Co. 105 East 17th st. He will remodel the 7th av property and move his business there.

North of 59th Street.

SOTH ST.-Lawrence L. Gillespie, vice-presi-dent of the Equitable Trust Co., bought from the Brinckerhoff estate 19 East 80th st, a 4-sty dwelling, on lot 25x102.2, located 95 ft. west of Madison av. Mr. Gillespie will replace the present house with a modern residence for his own occupancy.

own occupancy. 95TH ST.—The Fischel Realty Co. resold 307 to 319 East 95th st, five 6-sty new law flat houses, each on a plot 76x100.8. The property was acquired by the sellers last April in an exchange with Meyer Jarmulowsky for the block front, 200x125, on the east side of 7th ay between 131st and 132d sts.

av between 131st and 132d sts. 111TH ST.—S. B. Goodale & Perry sold for S. Pakus 249 and 251 West 111th st, two 6-sty elevator apartment houses, on plot 72x100. The buyer is William V. Eberhardt. The property was sold for about \$150,000.

117TH ST.-Goodman & Goodman sold for Flora C. Davis to Morris Wolf, 303 West 117th st, a 3-sty triple flat with stores, on lot 25x 100.11, adjoining the northwest corner of Sth

av. 120TH ST.-Morris Cukor, as attorney for Morris Markowitz, bought the 3-sty dwelling at 135 West 120th st, on lot 20x100.11. 123D ST.-Braisted, Goodman & Hershfield for Wm. Seggie sold 221 and 223 East 123d st, two 5-sty single flats, on plot 35x100. 135TH ST.-J. C. Hough & Co. sold for the D. L. Bloch Co. to Nels Gross the 5-sty apart-ment house, at 612 West 135th st on plot 38.11x 100.

100. 147TH ST.-John J. Healy, the restaurateur, bought from E. Edwin Rothschild the 4-sty dwelling, on lot 25x100, at 618 West 147th st. Samuel O'Keef was the broker. 171ST ST.-William Lee sold 567 West 171st st, a 3-sty dwelling, on lot 25x95, adjoining the northeast corner of St. Nicholas av. CONVENT AV.-George E. Baldwin sold for Edgar Ellinger, The Saranac, a new 6-sty apart-ment house, on plot 108.11x86.11x irregular, at the southwest corner of Convent av and 151st st. The property is reported to have been held at \$175,000.

The southwest corner of Convent av and Loist st. The property is reported to have been held at \$(15,000).
MADISON AV.-A. L. Mordecai & Son and Heiner & Wolf sold to Emanuel Krulewitch the southeast corner of Madison av and S3d st, a plot with a frontage of 109.4 ft. on the avenue and 85 ft. in the street, for improvement with an interst adjoining, a plot 95 ft. in the avenue and 85 ft. in the street, for a similar improvement. The sellers acquired the property last June from Frederick A. Schermerhorn and Elen S. Auchmuty.
ST. NICHOLAS AV.-J. Romaine Brown and Go, on the east side of St. Nicholas av, 400, to south of 145th st.
DAV.-The Farmers' Loan and Trust Co. as trustee, sold for the Coddington estate, 1814 av, a 5-sty tenement, on lot 25x98.
STH AV.-Henry D. Winans & May sold 1082 by Edgar & Sons about 1901. Nos. 1082 and 903 were sold in 1902 to Archer Hunting, 1905 No. 1081 was and occupies No. 1083. In 1905 No. 1081 was sold by the above firm to wrs. Elizabeth W. Van Ingen, and is still occupied by her. In 1908, 1082 5th av the house in the charles S. Phillips, who has occupied it since 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 im-mediate improvement.

160TH ST.-Joseph Kammerer, sold 821 East 160th st, a 3-sty dwelling, on lot 19.3x77, be-tween Prospect and Union avs. 162D ST.-Kurz & Uren sold for a client, 433 East 162d st, a seven room dwelling and stable, on plot 35x100.

on plot 35x100. CAULDWELL AV.-J. Clarence Davies sold for John J. Hickey the two 3-family dwellings, on plot 38.9x55, at the southeast corner of Cauldwell av and 155th st. EAGLE AV.-Louis Starr & Co. sold the old home of the Hebrew Infant Asylum, on Eagle av, between 161st and 163d sts, to 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 the present sellers. The building occupies a plot 175x125 and will be altered to suit the requirements of the new owners. Anton Dimon and Demetrius J. Viasto represented the buy-ers.

MARION AV.—Sharott & Thom sold for the Picone Realty Co., 2476 Marion av, near Ford-ham rd, a new 6-sty apartment house, on plot 50x109.

box109.
WEST FARMS ROAD. — John A. Warch sold for W. Wilcox, 1815 West Farms rd, a one family dwelling, on plot 31x100.
WHITE PLAINS RD.—J. Clarence Davies has sold for S. Lent the plot 50x163, on the west side of White Plains rd, 130 feet south of Westchester av.
WHITLOCK AV.—Mrs. C. A. Anderson sold 982 Whitlock av, a 2-family dwelling, on lot 25x140.
THIRD AV.—The Brown Bealty Company has

25x140. THIRD AV.—The Brown Realty Company has bought from Max Hirshkind, of Mount Ver-non, a plot, 75x209, on the east side of 3d av, about 200 feet south of 170th st. 3D AV.—Alexander Selkin sold for a client the plot, 150x100, on the east side of 3d av, 139 ft. north of 174th st, to Wolf Burland, who will erect a taxpayer.

Recent Buyers.

Recent Buyers. JULIUS TISHMAN is the buyer of the dwell-ing at 150 West 95th st, the sale of which by Margaret McKeon was recently reported. MORRIS MARKOWITZ is the buyer of the dwelling at 67 West 119th st, the sale of which by Leopold Lyons was recently reported. ALICE KETELTAS is the buyer of the dwell-ing at 9 East 79th st, the sale of which by Cornelia F. Woolworth through John N. Gold-ing was reported recently. J. E. O'BRIEN is the buyer of the dwelling at 529 West 162d 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. Wilcox, charman of the Public Service Com-mission, at 10 East 57th st.

Leases

Leases McCARTHY & FELLOWS and the Cross & Erown Co. leased to the Oakland Motor Co. a store about 40x50 in the north end of the for-mer Studebaker building at the northeast cor-ner of Broadway and 48th st. The lease is for a term of three years at an aggregate rental of about \$40,000. WILLIAM SITTENHAM leased from the Sam-uel J. Tilden estate, the 4-sty dwelling at 38 West 38th st for a term of years. The lessee will alter the building for business purposes. OGDEN & CLARKSON leased the house at

will alter the building for business purposes.
OGDEN & CLARKSON leased the house at the southeast corner of 130th st and 5th av to J. Nagle; also for William H. Whiting & Co. a loft in 65 and 69 4th av to Adolph and Emil Pimsley.
THE H. M. WEILL CO. leased the 3d loft in 130 West 37th st to A. J. Clapham.
POST & REESE leased the 3-sty stable at 172 East 73d st for Charles I. Hudson to Julius A. Stursberg.

East 73d st for Charles I. Hudson to Junus A. Stursberg. MME. IRENE, corsetiere, who has a lease on the entire building at 518 5th av, has leased the twelfth, thirteenth and fourteenth floors in the adjoining building at the northwest corner of 5th av and 43d st, through Mark Rafalsky & Co. The lease is for a long term of years at an aggregate rental of about \$250,000. This com-pletes the leasing of the structure with the ex-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 & CO. leased to the Robert L. Stillson

Realty Co. AMES & CO. leased to the Robert L. Stillson Co., printers and engravers, 16,000 sq. ft. of space in the Art Color Building, at 209 to 219 West 3Sth st, for a term of years at a total rental of about \$100,000. HEIL & STERN leased for the Fifth Avenue Investing & Improvement Co., in the building at 303 and 305 5th av, northeast corner of 31st st, the entire 11th and 12th floors to the Julius Stein Co. for a long term of years. S. OSGOOD_PELL & CO. leased the furnished

at 303 and 305 5th av, northeast corner of 31st st, the entire 11th and 12th floors to the Julius Stein Co. for a long term of years. S. OSGOOD.PELL & CO. leased the furnished dwelling at 38 West 11th st for Frank W. Dur-yea to Mrs. W. H. Plummer, and, with Duff & Brown, the dwelling at 461 West 144th st, for C. B. Warner to Mrs. Anna Guilfoyle. THE CROSS & BROWN CO. leased to Sherl-dan, furrier, the store in 60 West 23d st, and to the Crown-Scott Company the store 62 West 23d st; also the 4-sty dwelling at 238 Central Park West to Miss I. C. Montgomery. MARK RAFALSKY & CO. leased the sign space on the roof of the Studebaker Euilding, at Broadway, 7th av and 48th st. The annual 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 4fth floor of the Silversmiths' Building, at 15 to 19 Maiden lane, to the Whiting Manufacturing Co., and the 10th floor to the Keystone Watch Case Co., of Philadelphia, for a term of years at an aggregate rental of \$225,000. ALBERT B. ASHFORTH leased for the Lin-coln Trust Co., the store and basement in 1124 Broadway, to the Eoulevard Dining Room; also for Madison Grant the first and second floors in 22 East 30th st, to the Department of Labor of the State of New York. LOUIS KEMPNER rented for Gillies Brothers the store in 208 West 90th st to Sarah Bern-stein; also, for the Reynolds Liquor Co., the store in 229 Encadway to Mundinger & Baer; also, for Frank B. Widmayer, the store in 2312 Broadway to Charles W. Schencke. GEORGE G. MASON, nephew of the late Henry Smith, leased the dwelling at S54 5th av from R. Livingston Beeckman of Newport. The house is 4-stys high, is fully furnished and was held at \$30,000 a year. Mr. Mason, it is said, will pay about \$2,000 a month for the use of the house.

said, will pay about \$2,000 a month for the use of the house. THE CROSS & BROWN CO. leased for a term of years for the O. R. Weiss Realty Co. to Richard B. Darre, the 4th floor in 351 to 355 West 52d st; also, for James L. Scott & Ed-ward C. Griffith, space on the second floor and in the basement of the Windsor Building, 1700 Broadway to the Salom Battery Co. THE CROSS & BROWN CO. leased for the National Cash Register Co. office space in the Johnston Building at 1170 Broadway to Henry & Schmitter, Inc.; with E. M. Lewi the tenth loft in 129 and 131 West 22d st, to Rabinowitz & Koen; and office space in the Century Building at 1 West 34th st, to Dr. Alonzo M. Nodine. FRANK D. VIELLER leased for Capt. William H. Wheeler, who was represented by Tucker, Speyer & Co., the new 6-sty fireproof office building, in course of construction, at 26 West 35th st, to E. Boecker, dealer in musical in-struments. The lease runs for a term of 21 years, at an aggregate rental of about \$200,000. 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 st to Kaufmann Bros. & Bondy, one of the largest manufacturers of pipes asd smokers' articles in the country. The lease is for a term of years. DOUGLAS ROBINSON, CHARLES S. BROWN

years. 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 alter the house for business purposes. This is one of the few remaining houses in 39th st, between 5th and 6th avs, which is at present used as a private dwelling. M. & L. HESS leased for the Hewitt Realty

Mixed as a private dwelling. M. & L. HESS leased for the Hewitt Realty Co, the first loft in 395 to 401 4th av to Sidney Blumenthal & Co.; also for Brody, Adler & Koch Co, the third loft in 12 West 17th st to Hydeman & Lassner; also for the Great Jones Street Realty Co. the building at 24 Bond st to H. Malgood, and for A. D. Juilliard & Co. the third floor in 95 5th av to Hyman Bauman. THE E. H. WENDELL CO. leased for the es-tate of Dr. Edward G. Janeway, 36 West 40th st, a 4-sty dwelling, on lot 26x98.9, to M. H. Gleason, for a term of years. The house faces the new Public Library and Bryant Park and adjourns on the west the Engineers' Club. The

building will be altered so as to make it adaptable for doctors, dentists and other professions.
PEASE & ELLIMAN report the following leases: 12 Lexington av, to L. H. Shearman; 122
East 73d st, for Edgar M. Smith to Ashbel P. Fitch; 68 East 92d st, for Mrs. Josephine H. Bridge to Mary J. Dunham; 332 Lexington av, for the estate of Jane Daly to Henry W. Slocum; 15 East 75th st, for William W. Hall to George H. Curtis, and 133 East 56th 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 53d st to the New York Auto Body Co.; also for Amelia F. Karsch the 3-sty dwelling at 171 West 97th st to Anna Gibson; also for Hooper C. Barrett the 5-sty American basement dwelling at 153 West 64th st to Sara J. Hart, and sub-let for Lyndian Hobson & Marie Harper the 3-sty dwelling at 267 West 70th st to Edythe Frances & Jennie Hones.
LEONARD J. MUHLFELDER leased for the Harwell Realty Co., represented by Mark Rafalsky & Co., 5,000 sq. ft. in 175 and 177 Green st; also for the Realty Assets Co., represented by Mark Rafalsky & Co., 5,000 sq. ft. in 5 and 7 East 16th st to the Hut Neckwear Co, and with the Douglas Robinson, Charles S. 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 37th st to Underwood & Underwood.
WORTHINGTON WHITEHOUSE leased for the Manhaitan Centre Co., to Malson Jacquelin, a dress-

S. OSGOD PELL & CO. rented for the Man-hattan Centre Co., to Malson Jacquelin, a dress-making firm, the 4th floor in 20 and 22 East 46th st.

46th st. ROYAL SCOTT GULDEN leased the store in 19 West 46th st for M. J. Piper to Anna T. Haviland, who will conduct a perfume and specialty shop. OGDEN & CLARKSON leased the 4th loft in 375 5th av to Montana & Grove, a newly or-ganized firm which will handle imported laces and embroideries.

S. OSGOOD PELL & CO. leased to Mile. Madelaine Cavelier Garcon, doing business un-der the name of Mile. Madelaine, the third easterly floor in 20 and 22 East 46th st.

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Real Estate Notes,

THE TITLE GUARANTEE & TRUST CO. loaned to Dalton Parmley on first mortgage \$80,000 on the 5-sty building in the north side of 38th st, 335 ft. West of 5th av. The mort-gage is for five years at five per cent.

MOOYER & MARSTON announce that they intend to combine their offices after October 1. J. Wallace Page, now in charge of their down-town office, will be located with them at 477 5th av, corner of 41st st, as special representa-tive. The firm will maintain a renting office at 26 Exchange pl for the renting of space in the buildings for which it is agent. LESTER E. REILEY has opened offices for the transaction of a general real estate and in-surance business at 103 Park av. H. E. JONES & CO. have opened offices at 51 Chambers st, where they will conduct a general real estate business making a specialty of mortgage loans. THE EQUITABLE ASSURANCE SOCIETY

general real estate business making a specialty of mortgage loans. THE EQUITABLE ASSURANCE SOCIETY loaned to the firm of Black, Starr & Frost, jewellers, \$1,000,000 on the property at the southwest corner of 5th av and 48th st, where 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 23d st, a plot 28.6x100. 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 Korn was unanimously re-elected president for his eighth term. The following officers were also unanimously re-elected: Morton H. C. Fos-ter, first vice-president; Dr. Bernard Gorden, second vice-president; C. W. Schildwachter, treasurer; Samuel L. Kahn, financial secretary, and Harry Eierhoff, recording and correspond-ing secretary. THE M. MORGENTHAU, JR., CO. reports that it has placed a number of loans aggregating

ing secretary. THE M. MORGENTHAU, JR., CO. reports that it has placed a number of loans aggregating about \$375,000 on properties located on Wash-ington Heights and in The Bronx.

THE LIVERPOOL AND LONDON AND GLOBE INSURANCE CO., LTD., will exclusive-ly occupy the 12-sty Wolfe Building, which oc-cupies the block front in the east side of Wil-liam st, from Liberty st to Maiden lane. The Charles F. Noyes Co. recently resold the prop-erty for Selig Goldstein to the present owners. After extensive improvements have been made the building will be renamed after the owning company.

J. IRVING WALSH has been appointed agent f the G. Patchin Stuart estate, which owns 41 to 149 6th av; also 1, 2, 3 and 4 Milligan l, and 1 to 10 Patchen pl and 113 West 10th st. of 141 141 to 149 6th av; also 1, 2, 3 and 4 Milligan pl, and 1 to 10 Patchen pl and 113 West 10th st. CARSTEIN & LINNEKIN have been appointed agents for the White House, at the southwest corner of 4th av and 31st st. THE DUFF & BROWN CO. has been appointed agent of the Summit apartments at 161st st and Summit av.

Summit av. FRANK D. VEILLER has been appointed agent for the new 6-sty building at 36 West 38th st. VASA K. BRACHER, who recently opened an office at 2010 Broadway has been appointed agent for the Camden apartment house at 206 West 95th 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 house known as the "Marc Antony," at 214 Cathedral Parkway. SMITH & PHELPS report that they have

SMITH & PHELPS report that they haplaced loans, aggregating about \$170,000, various properties in the Eronx. have

MUNICIPAL FORECAST.

Hearings for the Coming Week at the Bureau of Street Openings 90-92

West Broadway.

MONDAY, OCTOBER 9.

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TUESDAY, OCTOBER 10.

CITY ISLAND BRIDGE.—Opening the East-erly Approach included in Parcels A and B. 4 p. m.

HAVEMEYER AV.-Opening between La-combe and Westchester avs. 2 p. m.

combe and Westchester avs. 2 p. m. HOUGHTON AV.—Opening from Bolton av to the bulkhead line of Westchester Creek; QUIMBY AV, STORY AV, HERMANY AV, and TRUMBULL AV, from White Plains rd to the Bulkhead Line of Westchester Creek, 10.30 a. m. WEST 231ST ST.—Opening from Bailey to Riverdale avs. 11 a. m.

WEDNESDAY, OCTOBER 11. SEAMAN AV.—Opening from Academy to Dyckman sts; and of an UNNAMED ST, north-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 207TH ST.-Widening between 10th av and Emerson st. 2 p. m. TREMONT AV.-Opening from the Eastern End of the proceeding now pending on that avenue at the Eastern Blvd. to Fort Schuyler rd. 11 a m a. m

MATTHEWS AV.-Assessments from Burke av o Boston rd. 2 p. 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 a. m.

road. 10 a. m.
TUNNEL ST.—Opening from Broadway, north of Fairview av to the subway station at 191st ct 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 from 234th st to 236th st. 2.30 p. m.
LAFAYETTE AV.—Opening from a line distant, 150 feet northeasterly from an line distant, the northeasterly line of Edgewater rd to Clasons Point' rd. 1 p. m.
ST. GEORGE'S CRESCENT.—Opening between

ST. GEORGE'S CRESCENT.-Opening between 206th st and Van Cortlandt Park, 4 p. m.

SATURDAY, OCTOBER 14.

169TH ST.-Sewer from Fort Washington to Haven avs. 10 a. m.

CONDEMNATION PROCEED-INGS.

Assessments.

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

177TH ST.—Restoring asphalt pavement at the southeast corner of Audubon av area of assess-ment, lot 18 in block 2132; November 25.

Commissioners Appointed.

The following named Commissioners of Esti-mate and Assessment in street opening pro-ceedings have been appointed by the Supreme 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 for confirmation, October 9.

PUBLIC PARK, —Opening on the easterly side of Boulevard Lafayette distant about 1,300 ft, north of 181st st and the PUBLIC PARK lo-cated easterly of the northerly end of the parcel before described.

Local Board Resolutions.

LOCAL BOARD OF WASHINGTON HEIGHTS.

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 EDGE-COME AV.—Acquiring title to the public park bounded by the foregoing streets. The Con-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 from the city map will be in order. Laid over to Oct. 17. 150TH ST, from Broadway to Riverside Drive. —Paving with granite block pavement on con-crete foundation. Est. cost, \$4,725; assessed value, \$611,500. All sub-surface structures have been provided. Adopted. 163D ST, from Amsterdam av to St Nicholas

163D 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.

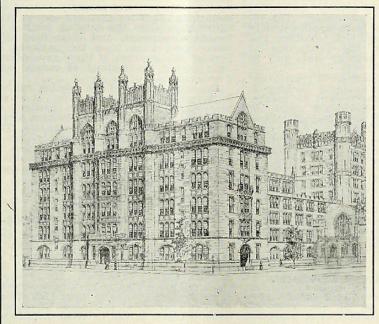
the property owners. Adopted. OVERLOOK TERRACE from a point 313 feet north of 137th st to Fort Washington av. —Regulating, grading, curbing and flagging, and constructing retaining wans and guard rail. Estimated cost, \$107,681; assessed value, \$891,-000. The petition covered the entire distance from 184th st to Fort Washington av, but the lower end is being graded by the property owners under permit from the Department of Public Works. Adopted.

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

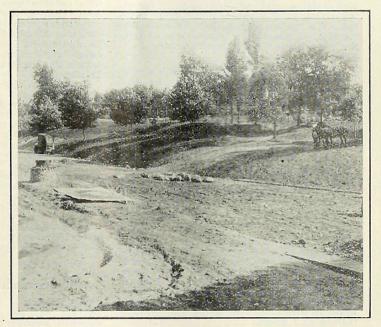
LOCAL BOARD OF HARLEM. No quorum appeared at the meeting called r Oct. 3. Meeting adjourned to Oct. 17. for

TYPICAL PICTURES FROM THE BUDGET EXHIBIT

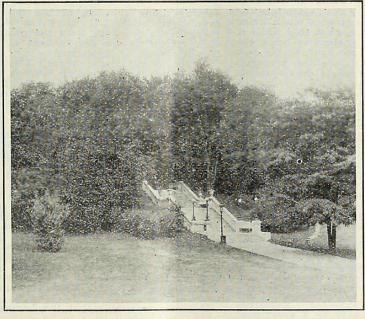
PROPOSED FILTRATION PLANT FOR JEROME PARK-(DEPARTMENT OF WATER SUPPLY, GAS AND ELECTRICITY).



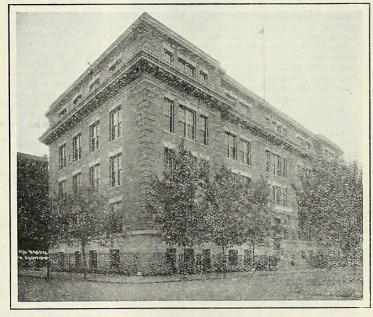
NEW NORMAL COLLEGE - (BOARD OF EDUCATION).



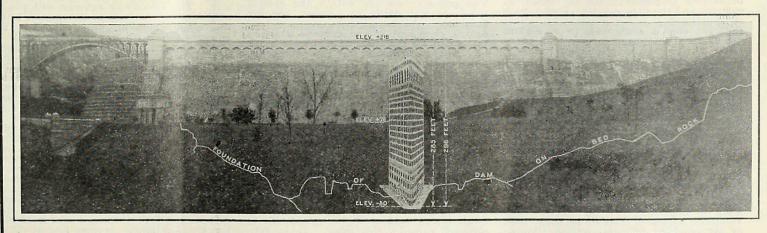
GRADING A NEW PARKWAY AT BAY RIDGE -(DEPARTMENT OF PARKS).



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



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



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"Entered	at i	the Post second	Office -class	at New matter."	York,	N. Y., a
Cop	yrigh	ted, 1911.	by The	Record an	nd Guide	e Co.

It is not often that one comes across a well-written and professionally interest-ing article on real estate in a foreign capi-tal. We "point with pride," therefore, to "A Real Estate Man's Impressions of Ber-lin," appearing in this week's issue.

A church is to be built in Trinity Ceme-tery on Washington Heights and this week the old bridge over Broadway, near 155th street, was removed to facilitate the work of construction. Another land-mark gone that no one regrets.

The American Land and Irrigation Ex-position will, hold an agricultural exhibit November 3rd to 12th in Madison Square Garden. The purpose of the exposition is to give authoritative information regard-ing land opportunities in America, and to depict the progress of American agricul-ture.

A fireproof building of the suspension steel type of construction, the second of the kind built in Chicago, is to be erected 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 wood in the structure being the window frames and doors.

A bulletin just issued by the Health De-partment says that the number of deaths in the city reported during the nine months 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 per 1,000 is the lowest for the correspond-ing nine months period since the forma-tion of the greater city.

A joint committee of the Chamber of Commerce, the Board of Trade and Trans-portation, the Merchants' Association and the Automobile Club of America recently submitted a report saying that New York is one of the worst-paved cities in the world. Borough President McAneny, in an address before the Chamber of Com-merce this week, placed the blame on poor 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 in-timated that the budget for 1912 will prob-ably 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 repaying, salaries and the debt service. Under such circumstances it is not pleasant to be told that the city is neglecting to make full use of other sources of income than taxa-tion. 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 was granted at a time when Mr. Stover had in his letter files an offer from a re-sponsible 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. the meeting of the Board of Estimate

Building Capital Withdrawn.

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The Seventh Avenue Assessment.

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Excess Condemnation.

Real estate owners should do their best The adopted the constitutional amend-ment providing for excess condemnation. The amendment has been passed by two Legislatures and will be submitted to popular vote in November. It is sup-ported by everybody who has studied the question and wishes to bestow on

the city power to effect street improve-ments at the lowest possible cost. The whole future of a liberal policy of street extension and widening hinges on the adoption of the amendment, because in no other way can the city afford to 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 amount of active opposition. It involves a technical matter, which is not under-stood by many voters. It is well known that when voters do not understand a proposal submitted to their approval, they usually vote in the negative. That is what is known as "popular conservatism." If the amend-ment is to be adopted effectual work must be performed on its behalf. Some of this work will undoubtedly be done by organi-zations 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' as-sociations. It is the property owners' who suffer most from the existing method of benefit assessment, and it is they who would gain most from the payment of part of this expense of these proceedings by applying the method of excess con-demnation. The worst aspect of the existing method of is the waste which it in volves. It leaves

by applying the method of the existing method demnation. The worst aspect of the existing method is the waste which it involves. It leaves property owners with mere portions of their lots which in order to become useful 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 other-wise is either not reaped at all, or is very much diminished.

Hudson Street as a Subway Route.

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seems inevitable that the Lexington It seems inevitable that the Lexington avenue route will have to be connected after some years with a Bowery exten-sion. The Broadway subway will not be sufficiently capacious to accommodate all the traffic which will be developed by the Broadway-Seventh avenue line north of Union Square, and by the Lexington ave-nue subway. The consequence is that the present official plans look in the di-rection of three subways south of 14th street on the East Side, and they make indefinitely remote the time when any subway can be built on the lower West Side. Side

Side. The most comforting suggestion which the recent report of the Brooklyn Rapid Transit Company had to offer to this neg-lected part of Manhattan was that event-ually 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-lief holds out cold comfort for the prop-

erty owners and business men of the lower West Side in Manhattan. If that part of the city does have to wait until traffic and financial conditions permit the construction of a complete new West Side subway, such a subway will probably cut out Seventh avenue altogether and follow the line of Eighth avenue to Hudson streat treet

Street Paving Methods.

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The Week in Real Estate.

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and Fifth avenue sections, especially, many of the values placed by the owners on their properties are not warranted by the conditions, nor by the income which they are capable of producing. Many of the prices asked are the result of insuffi-cient knowledge on the part of the own-ers and the inability to draw a correct comparison between their holdings and others, which have been successfully marketed. Many plots are sold with building loans, and in this way command a higher price than the land is really worth. Adjoining owners keep only the price paid in mind and overlook the other conditions, which may attend a sale.

building loans, and in this way command a higher price than the land is really worth. Adjoining owners keep only the 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 appreciate the difference. It seems ex-tremely likely that there will have to be a falling off in paper profits before the selling market again resumes a very active tone. Torgage money, in various amounts, is a great deal of care, only high-class prop-erties being looked upon with favor. A \$1,000,000 loan was obtained this week on the building under construction at the southwest corner of Fifth avenue and 48th street, but in this case, the property has undoubted merit and the borrowers are a firm of strong financial standing. Brokers report that applications on good proper-ties 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 failed to bring forth any transactions of startling proportions, and only a few were worth more than a passing notice. The Cluett building on 18th street, which figured in an exchange last summer, again passed into other hands, and the old Schermerhorn property on Madison ave-nue, between S2d and S3d streets, was again sold, this time to builders. A Fifth avenue residence was acquired by the de-cendant of one of the city's earlier mer-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 one was announced for the northern part of the island. A syndicate of Dyckman own-erial manuel for the Harlem River waterfront in that section. The aim of the shand have a far reaching effect was announced for the northern part of the island. A syndicate of Dyckman own-rial mods, and in v

Only about a dozen sales were reported from the Bronx, and most of these were small. The only sale of any size was on Eagle avenue, between 161st and 163d streets, and involved the property of the Hebrew Infant Asylum, which was sold to operators a short time ago. The new owner is a group of Greek societies and the site will be used for school purposes. The building department was much quieter this week than it has been for some time. Few projected buildings, call-ing for the expenditure of large sums, were announced and the smaller filed plans presented no features of unusual interest. interest

interest. The building material market this week was generally inactive. Portland cement interests continued their tactics of forcing sales by cutting even below the \$1.28 a barrel limit of last week. This brings the price of Portland cement, at the mill, at much nearer 60c. The brick situation is still stimulated with prices ranging from \$6 to \$6.25 a thousand, with here and there a cargo going out at \$6.50. The important announcement of the

The important announcement of the week was that which went to fabricators, announcing that the plans for the build-ing to be constructed on the site of Madi-son Square Garden have been completed and that bids on the general contract and steel work will be called for in the near future. It is estimated that fully 20,000 tons of structural steel will be required. Steel pipe and tubes were much steadier this week as a result of the announcement that no new card of prices was issued. Manufacturers of merchant steel pipe are guaranteeing the new card unofficially announced last week, against decline un-til December 3. This is reassuring to con-tractors 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 will have an effect upon structural steel prices, which are steady at present.

New Opportunities in Real Estate.

New Opportunities in Real Estat. The state men should begin to give of the possibilities that are observed on the rearrangement of the starge canal and the rearrangement of the starge canal and the rearrangement of the vest Side waterfront, the latter in action of the plans of the New York of the proposed "port of call" for the barge and at Inwood will bring the northern and of Manhattan and also the West Bronx into direct connection with and state and the Great Lakes. It will mean with the Great Lakes It will mean with the Great Lakes It will mean be the direct be by the section local state and the Great Lakes. It will mean warket, new streets and trolley lines, bork Freight Terminal Company. In order to direct in the section may profitably take. It is also in line with those printiples of city planning which favor the building up of outlying civic centers that will be self sustaining and furnished with every facility for separate social and in-

Annual Cost of Fuel in New York.

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. Al-len E. Beals, is a paragraph on the subject of the annual cost of fuel in New York City, some of the statistics in which are evidently derived from my recent address before the American Society of Heating and Ventilating Engineers, but the con-clusionsas to cost, and the quotations themselves, are not correctly stated in the article. The domestic usage of coal in the City

The domestic usage of coal in the City of New York for heating purposes alone is estimated at the figure of 6,380,000 tons, which is quoted, but this does not include the fuel used in the production of gas, power, or in the breweries and other industries in the City. Moreover, the cost of such fuel for do-mestic purposes is far in excess of the price of \$3.00 advanced by Mr. Beals and might be much nearer estimated at \$4.50 per ton, under which circumstanes the cost of heating may be conservatively es-timated at \$28,000,000. Of this vast amount, probably no more

timated at \$28,000,000. Of this vast amount, probably no more than 50 per cent is made usefully avail-able under the present methods and con-ditions, as the domestic heating apparatus is 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 emitted from chimneys in radiation and in leakage. in leakage. The field for economy in this direction is

The field for economy in this direction is thus seen to be of vast extent and im-portance, and to be deserving of all the detailed study and attention which can be brought to bear upon it. The subject is one which has recently occupied the at-tention of 'the society above referred to and will probably figure largely in the discussions taking place at the next an-nual convention in this city. REGINALD PELHAM BOLTON. New York, Oct. 4.

The Brick Dispute.

Editor of the RECORD AND GUIDE:

In the North River brick situation vari-us reports are current regarding the uantities of brick on hand. What with quantities of brick on hand. What with differences between brickmakers, outside brick contracted for by builders and the tactics of the Greater New York Brick Company through which a large part of the upper river brickmakers are acting, there seems to be no way of ascertaining the true facts. Does this secrecy imply an impending change in prices or organi-zation? zation

If, as claimed by some brick interests, the present amount on hand up the river is only 200,000,000, although the Greater New York Brick Company claims nearly 500,000,000 in an attempt to prove that there is no cause for fearing \$10 brick next spring, is the consumer expected to run the chance of being caught with high prices and is the dealer expected to plunge himself into a possible tight market without brick? There is little chance so late in the season for contractors to bring in brick from out-side sources, but a well organized selling

October 7, 1911.

<table-cell> A READER.

New York, Oct. 5.

What the City Spent Last Year.

What the City Spent Last Year. Comptroller Prendergast issued this week a summary of the financial trans-actions of the city during the year 1910. The actual payments in cash during the year were \$451,904,125, of which \$105,000,-000 went for current administrative ex-penses and \$16,547,000 toward appropri-ations 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 little more than \$452,000,000, of which \$163,538,000 came from taxes and water rates. Excise, mortgage and bank taxes amounted 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, etc., which B turns over to a dealer, C (probably as security). B abandons the premises, owing rent. From whom can A recover back rent, and also the rent for the unexpired term of lease, from B or C2

C? Answer: A has nothing to do with C unless he recognized or joined in and agreed to the transfer by B to C in some way, so as to create the relation of 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 re-leased from B.—Ed.

AS TO SHARING A COMMISSION. Editor of the RECORD AND GUIDE:

Editor of the RECORD AND GUIDE: A is a broker for a buyer, and in con-junction with A is B. Now B succeeds in buying a certain parcel of land (for which he has received his part of com-mission). B then makes an attempt to buy 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? Answer. It depends upon how a jury would look at it, after hearing the whole story, if it ever got as far as an action at law. From the few facts related, the case looks to us as though A and B went into a further partnership on commissions as to the new transaction, after the suc-cessful conclusion of the first, and that B should -receive the same share of the commission as before.—Ed.

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 Permits for the Boroughs of Queens and Richmond for the current week. The right hand column enables the reader to make a comparison with the corresponding week of 1910. Following the weekly tables is a resume from January 1, 1911, to date.

MANHATTAN

CONVEYANCES				
		1911		1910
Sept.	. 29	to Oct.5	Sep	t. 30 to Oct. 6
				110
Total No Assessed value		\$7 961	000	\$7,176,300
No. with consideration				13
Consideration		\$562,	150	13 \$337,400 \$295,500
Assessed value		\$437,	000	\$205,500
			000	0200,000
		Oct. 5	J	an. 1 to Oct. 6
Total No		7,	188	8,065
Assessed value		\$399,642,	325	\$467,563,130
No. with consideration				713
Consideration		\$36,696,	771	\$39,320,729
Assessed value		\$32,788,0	075	\$33,579,700
МО	RT	GAGES		
			Ser	ot. 30 to Oct. 6
CAREFORD AND AND AND AND AND AND AND AND AND AN		-		
Total No			148	152
Amount To Banks & Ins. Cos		\$5,463,	670	\$5,818,087 28
Amount	• • •	e1 017	28	
No. at 6%	•••	\$1,917,3	100	\$1,152,800
Amount			58	69 1 ×41 069
No. at 5½%		\$1,606,	2	\$1,341,962 4
Amount	••••	02	000	\$32,500
No. at 5%	•••		38	33
Amount		\$1,079,	005	\$2,338,300
No. at 41/2%		\$1,015,	23	15
Amount	•••	\$1,679,		\$597,500
No. at 4%		Ø1,010,	3	001,000
Amount		\$416,3		\$460,000
Unusual rates				\$100,000
Amount				
Interest not given			24	30
Amount		\$671.9	900	\$847,825
				an. 1 to Oct. 6
Total No			709	6,509
Amount		\$249,379,	295	\$238,464,566
To Bank & Ins, Cos		1.2	263	
Amount		\$141,835i	544	
MORTGAG	12.9	EXTEN	ISTO	NE
		Oct. 5		t. 30 to Oct. 6
Total No				37
Amount		\$1,155,	000	\$1,284,500
To Banks & Ins. Cos			13	17
Amount	• • •	\$352,0	000	\$1,021,000
Jan	1. 1 t	o Oct. 5	Ja	an. 1 to Oot. 6
Total No			751	1.804
Amount		\$67 519 6	317	\$76,726,509
To Banks & Ins. Cos		601,010,0	507	010,120,000
Amount		\$37,460,7		
BUILDI	NG	PERM	ITS	
S	Sept.	30 to Oct	t. 6	Oct. 1 to 7
New buildings	-		9	15
Cost		\$899,5		\$1,981,300
Alterations		\$128,8		\$118,284
		and the second		
				an. 1 to Oct. 7
New buildings			576	687
Cost		\$78,591.3	350	\$83,625,845
Alterations	•••	\$9,822,9	J 16	

BRONX

	DRUNA						
	CONVEYANCES						
	Sept 29 to (Oct 5	Sent	30 to Oct. 6			
	Total No		119				
	Total No No. with consideration Consideration		6	132			
	Consideration	\$86	3 900	\$284,750			
	T-1.1 M.		Ja Ja	n. 1 to Oct. 6			
	I otal No	E	5,444	5,318			
	Total No No. with consideration Consideration	00 640	367	5,318 \$5,085,777			
	Consideration	\$3,043	5,095	\$5.085.777			
	MORT						
	Sept. 29 to	Oct, 5	Sept	. 30 to Oct. 6			
	Total No		115	127			
	Amount	\$982	2,445	\$969,974			
	To Banks & Ins. Cos		12	17			
	Amount	\$147	,500	\$125,500			
	No. at 6%		39	46			
	Amount No. at 5½%	\$30	4,761 19	\$266,750			
	Amount	\$150	0.100	· 10 \$28,124			
1	No. at 5%	\$100	15	29			
	Amount	\$304	1,800	\$321,000			
	Unusual rates		3	2			
4	Amount	\$8	8,784	\$175,000			
-	Interest not given		39	40			
	Amount	\$214	,000	\$179,100			
	Tan. 1	to Oct.	5 Ta	n. 1 to Oct. 6			
	Total No		760	5 1 5 5			
8	Total No	\$42.828	3 554	\$49 009 383			
1	To Banks & Ins. Cos		557				
	Amount	\$9,771	,350				
	MORTGAGES	EXTE	NSIO	NS			
				. 30 to Oct. 6			
	Total No		21	19			
	Amount	\$421	1 200	\$243,500			
1	To Banks & Ins. Cos	\$12J	8	4			
1	Amount	\$231	,000	\$114,000			
	The second s	14.04		an. 1 toOct. 6			
	Total No Amount	1 00 000	400	476			
1	Amount		490	\$6,386,350			
-	fo Banks & Ins. Cos	00,220	101	\$0,000,000			
4	Amount	\$3,483					
	BUILDING						
	Sept. 30 to			Oct. 1 to 7			
,		000.0		the second se			
ĉ	New buildings	e100	19	30 \$609,950			
1		2180	,000	\$009,950			

Alterations.

0 10 000. 0		000.1007	enect	
	19	30	000 in	
	\$180,000	\$609,950	month.	
	\$70,150	\$3,400	000.000	

Jan. 1 t _c	Oct. 6]	an. 1 to Oct 7
No new buildings Cost	1,037 \$17,861,460 \$1,042,199	1,420 \$30,480,566

BROOKLYN

	CONVER	ANCE		
		1911		1910
	Sept. 28 to	Oct. 4	Sept	. 29 to Oct. 5
Total No No. with cons Consideration.			484	- 590
No. with cons	ideration	01.00	24	25
Consideration.				
				an 1 to Oct. 5
Total No No. with Cons Consideration		19,	390	20,845
No. with Cons	ideration	1.	180	
Consideration				20,845 \$11,096,627
	MORTO	and a stand of the second second		
		Oct. 4		. 29 to Oct. 5
Tot No			444	474
Amount		\$1,585,		\$1,690,569
To Banks & In	ns. Cos	\$659	89	
Amount No. at 6%		\$099	245	278
Amount		\$699		\$691.616
No. at 51/2%		0000	59	84
Amount		\$297	500	\$421,400
No. at 5%			108	90
Amount		\$527	,783	\$475,135
Unusual rates. Amount	••••	00	0.00	\$3,500
Interest not gi		02	209	a3,500 21
Amount		\$2 \$58,	120	\$98,918
				n. 1 to Oct. 5
Total No				19,382
Amount		\$78 372	686	\$89 959 367
		ly 1 to C		\$00,000,001
To Banks & I		1,		
Amount		\$11,750	357	
	BUILDING	PERM	And a state of the	
-	Sept. 28 to (90 to 0 t 5
		JCt. 4		29 to Oct. 5
New buildings Cost	•••••	e100	78	88 \$389,735
Alterations	• • • • • • • • • • • • •	\$409	215	\$72,407
niterations				
NT. 1				n. 1 to Oct. 5
New buildings Cost			827	4,808 \$28,943,954
Alterations		\$25,065, \$3,908	947	\$28,943,954 \$3,730,879
		0,000	011	0,100,013

QUEENS

BUILDING	PERMITS	
Sept. 29 to	Oct. 5 Sept	t, 30 to Oct. 6
New buildings	50	69
Cost Alterations	\$118,160 \$14,735	\$341,815 \$15,610
Jan. 1	to Oct. 5 Ja	an. 1 to Oct. 6
New buildings Cost Alterations	4,416 \$18,098,296 \$631,327	3,201 \$11,871,406 \$564,154

RICHMOND

BUILDING	PERMI	ITS	
Sept. 29 to C	ct. 5	Sept. 23 to	Oct. 6
New buildings	2	27	
Cost	\$51,94		
Alterations	\$3,74	15	

Tax Office Dates.

The tax books will be open for inspec-tion to and including Nov. 15, for real estate; from Oct. 1 to and including Nov. 30 for personal property. Nov. 16—Tax books close for real estate. Dec. 1—Tax books close for personal property.

Dec. 1—Tax books close for personar property. Jan. 15, 1912.—Personal tax, 1911, after this day payable to Marshal for Collection of Arrears. March 1.—Unpaid taxes for 1911 pay-able to Collector of Assessment and Ar-

able to Collector of Assessment and Ar-rears. 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, which will become due Nov. I, and which may be paid any time prior to that date, if the first half shall have been paid. Regular Croton water rents for 1912 become a lien, being 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

valuations. August 1—A penalty of 5 per cent. added to unpaid regular Croton water charges for 1912. November 1—An additional penalty of 10 per cent added to all unpaid regular Croton water rates. Last one-half real estate tax becomes a lien. December 1—Interest on second one-half real estate at 7 per cent from November 1.

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. 0 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.

<text><text><text><text>

able investment. Most speculative builders, however, pre-fer to superintend their operations them-selves. They employ the trade contract system because they believe they save the contractor's profits. Other reasons given by various builders are the belief that they get better workmanship, that they run less risk of lawsuits, that they obtain leeway of time for postponing work, if necessary, and that they may start work before the plans have actually been com-pleted. A contractor's profit is his recompense

before the plans have actually been com-pleted. 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 construc-tion and tricky sub-contractors are often able to pull the wool over his eyes and are able to get away with it. The owner, therefore, stands to lose more than the cost of employing a good superintendent. 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.

COMPETENT SUPERVISION PAYS.

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 or general contractor; but in most cases the speculative builder has to watch his supply men constantly, and he should have a competent manager to see that he is getting what he is paying for. As for obtaining better workmanship, it would seem to stand to reason that a company having an organization of arti-sans trained in a particular line of work 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 would have the pick of the efficient workmen, all of which tends to disprove the conten-tion of many speculative builders that the trade contract system is more profitable to them

tade contract system is more profitable to them.
As to saving law suits, this is admittedly a well founded contention. There is no question that law suits are avoided by speting along without a general contractor, but thaw suits of this kind are almost invariably the result either of ambiguous specifications, or of changing plans without equitable provision for payment arising therefrom. The remedy is not the elimination of the general contractor, but the contractors. It never pays to deviate from a written contract, whether himself or by a general contractor.
There are in this city many so-called contractors' lawyers who are little else than sharks in league with other sharks, as many a speculative builder has learned to the sorrow. That these contractors' lawyers are able to make money for themselves and their clients is due almost entirely to the fact that builders do not adheve the recovery of profits quantum meruit—as much as he deserves. Eig contractors of the specification work to contractors of the ground that it is too share lottle specification work to contractors. The speculative builder finds that big contractors of this type will not handle their work of the specification. As to the alleged advantage of beginning work before plans are completed, the vantage. The cost is liable to be increased unexpectedly and there is always the seculative builder finds that big contractor is free to pay his superfine work be the speculative builder finds that big ontractors of the system. A contractor always contractors is liable to be increased unexpectedly and there is always according to the bonus system. A contractor always the seculative builder the supervision and the avarage purchaser because he is of known responsibility, whereas the speculative builder is always the seculative builder is an and the senter of responsibility whe general contractors. The seculative builder is an advantage. The cost is liable to be increased unexpectedly and there is always and there is always and t

spectrons and when, instead of definition 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 drawn by themselves and approved by the build-er. The builder assumes the obligation to sell the finished premises, and he gen-erally nets a profit of 3 to 5 per cent. As the house is sold, the contracting company relinquishes its title to the lot on which it stands. This way of speculative building is com-ing rapidly into favor with builders who can procure sufficient indorsement on

notes or other paper to carry the pur-chase of the lots. Builders who have made money out of former speculative opera-tions and have good rating frequently fol-low this method in preference to the older way of operating, while the companies which are specializing in this kind of building work are, as a rule, former specu-lative builders who are gradually getting into the general contracting field.

PRACTICAL SUPERVISION.

into the general contracting field. PRACTICAL SUPERVISION. To the average builder of a residence or a row of speculative buildings there is a certain charm in superintending his con-struction work. He takes pride in watch-ing the creature of his imagination and of his plans grow into a finished form, but just as sure as pride goes before a fall, so is the inexperienced builder liable to come to grief because of lack of knowledge re-garding the first rudiments of building construction. It is natural for him to feel that he is master, that his word is su-preme; and because he insists upon stand-ing upon what seemed to him to be his rights, he often finds himself confronted by a law suit or a disagreement with the laborers or sub-contractors that is ćostly 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, superintendent or manager should give an order direct to any workman, except in times of greatest emergency. The foreman in charge of each gang, whether it be plumbing, heat-ing, carpentering, excavating or roofing, is the only person who should give an order. He is the officer in charge of his force, and neither superintendent nor owner should, intentionally or unintention-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 con-struction. Failure to observe it is respon-sible for more troubles with the labor unons and with sub-contractors than any other cause. Do not use laborers to do the work of masons or carpenters, but provide a suff-

unions and with sub-contractors than any other cause. Do not use laborers to do the work of masons or carpenters, but provide a suffi-cient number of laborers to assist the skilled workmen. A 15-cent man can lift as many pounds of wood or stone as a 50-cent man. Exercise your wits in keeping 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 in-jury or illness. 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-pected. The best and cheapest insurance against

lost, g pected.

The best and cheapest insurance against accidents is care. Provide barricades, warning notices and red lights where street or sidewalk excavation or altering 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 the builder responsible for negligence. Some builders carry this rule even to busi-ness agents of labor unions, but judg-ment must here be exercised by the builder or superintendent.

ness agents of labor unions, but judg-ment must here be exercised by the builder or superintendent. Superintendents should avoid all con-troversy with inspectors. Refer them in every case to the builder himself, and if an order is required, insist that it be in writing. Of course, where the superin-tendent is the builder himself, he kill use his own judgment, but it is always best to treat inspectors, business agents, building department authorities and other officers of the law with tolerance. If they make unreasonable demands, do not hesi-tate to carry the matter up to their chief. Right here a dangerous misconception of the power of public officials having to 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 Elec-tricity 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. Even labor union officials, contrary to the opinion held by many builders, denounce this form of graft, and where an attempt is made to hold up an operation by a representative of a labor organization by levying tribute for one cause or another, the case should be re-ported 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 Mayor and the District Attorney's office where and if all these fail, publicity is always a sure cure. Diplomacy will save trouble in many cases, but when occasion requires aggressiveness and rigidity of backbone, and quick and decisively.

CARE OF MATERIAL AT THE JOB.

CARE OF MATERIAL AT THE JOB. By exercising even moderate care of material as it arrives on the job, a good superintendent can prevent many small losses, which in time aggregate large sums. All material should be carefully checked as it arrives. Count and meas-ure 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 lay-ers 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 cost much, but saves much to the builder in the event of fire, either accidental, spon-taneous or malicious. These general in-structions serve merely to suggest ways of stopping leaks that weigh heavily into profits. profits

of stopping leaks that weigh heavily into profits. It is an often serious question with op-erators who have had little experience in building construction, to check off accu-rately the material as it arrives on the job. In the case of sand or materials de-livered in bulk, the material clerk or su-perintendent is handed a slip of paper giving the quantity or weight of material delivered, which he signs and of which he retains a duplicate. Many 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 extensive com-petition they are liable to get short weight. To calculate the number of feet board

petition they are name to be weight. To calculate the number of feet board measure in a sawed stick of timber, mul-tiply the width in inches by the thickness in inches, divide the product by 12 and multiply the quotient by the length of the stick or piece in feet. It will, therefore, be a simple matter to estimate a load of lumber or timber of regular sizes. Mixed loads can be measured separately as they are being stacked in their respective piles.

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 5½ pounds per cubic foot, board measure, and kiln dried yellow pine weighs 3 pounds per cubic foot, board measure. To find the weight of any piece of timber, float a block of the wood in water, and measure the total depth of the block and the sub-merged depth and the weight can be cal-culated in simple proportion, thus: 4:6::x:5.2 showing that X, or the unknown quantity, represents nearly 31.2 pounds per foot, board measure. This is only one of many rules for ascertaining this information.

WEIGHTS OF MATERIALS.

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 what the weights of such material as brick, cement, crushed stone, etc., are. If cartage is charged by tonnage, it is also well to have some idea of the weights delivered on the job. Even in materials sold by carton, it would be necessary to know their tonnage under such circum-stances and so the following table may be helpful:

5¼ barrels Portland Cement (380 lbs. gross)...... 21 bags Portland Cement (95 lbs. paper or cotton)..... 00 common brick 10 barrels of lime (200 lbs.). 20 cu. ft. of sand or gravel.. 1 ton (2.000 lbs.)

20 Cu. It. of sand of graver.			
22 cu. ft. of broken, sand,			
limestone or granite	4.6		- 4
20 cu. ft. broken trap rock	66	**	
12 cu. ft. solid block granite	66. 		
32 cu. ft. water (62½ lbs. per			
cu. ft.)			
32 cu. ft. water (62½ lbs. per cu. ft.)		**	4
2 squares of ¼-in. roofing	66		
slate	**		•
About 3 squares of Bangor No.			
1 slate	44	66	6

PROGRESS OF CONSTRUCTION.

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Legislative Factory Investigation.

Legislative Factory Investigation. A public hearing will be given at the City Hall next Tuesday at 11 a. m, by the State Factory Investigating Commis-sion of nine members, with the object of inquiring into conditions under which manufacturing is carried on in this and other cities of the State. The commission was constituted by an act of the Legislature this year "to the end that such remedial legislation may be denoted as will eliminate existing peril to be life and health of operatives and other occupants in existing and new structures." "We are confident," said Assemblyman Affred E. Smith, a member of the com-mission, "that this investigation will re-sult in the Legislature passing such laws as will make a repetition of the Asch Building fire impossible. We want to rid the State of fire traps. The commission has authority to go into practically every branch of industry in the first and sec-net of the and working woman will benefit by this investigation."

War Department Wants Better Disposal Plant.

Plant. Representatives of the War Department have intimated to the Bronx Valley Sewer Commission that they are not satisfied with the proposed sewage disposal plant, and make it clear that the commission should adopt a plan like that worked out in connection with the Passaic Valley Sewerage System. An estimate as to the outlay that would be entailed, based on the cost of the plant of the Passaic Val-ley, is about \$300,000. The plant proposed would come to about 10 per cent. of this, or \$30,000.

A NEW TERMINAL PROJECT.

A Factory and Shipping Community Planned for the Dyckman Tract.

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 under the Cullen law passed at this ses-sion of the Legislature and its object is to build up a factory and terminal com-munity in the Dyckman section. The property to be controlled by the company lies between Dyckman street, 207th street, the Harlem River and Nagle avenue, and is the largest stretch of unimproved wa-terfront on Manhattan Island in one holding.

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Labor Troubles,

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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.

Unsertifiedbusinessconditionsand throughout the East have resulted in
a general restriction of building loans in
Manhattan. The Metropolitan Life Insur-
ance Company, the largest factor in the
building loan market, will make no more
migagements until those now made, run-
into January, have been kept.Future action depends upon how the present
over-supply of rentable space has
been taken. The title companies are dis-
couraging practically all speculative oper-
ations and are making few loans on in-
type the projects. Large private lenders,
bound and are making few loans on in-
step of old customers only, and even then are
making loans only where the projects
are special metri. The fact that building architects, contractors and pros-
probably will be this winter or next spring
and the present availability of cheap
enders. "What has frightened the lenders."The answer was supplied by the high
fest authorities this week. Over-supply of
rentable space is the chief reason given
to the only one. There are many
pontributing factors. The unsettling of
mending lawsuits against prominent
tusts, is one of them, but the greatest and
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tusts. U NSETTLED conditions

this will have in the Presidential campaign next year. It is therefore natural that distributors of building money in New York should wish to know how the public feels regarding this constant commercial turmoil and, while few bankers will admit it for publication, 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 very sequence, and owners are authorizing two months' rent free and other wide concessions. New loft buildings have seriously depleted the tenantry of the district between Chambers and Fourteenth streets and in the financial fourteenth streets and in the financial fourteenth streets and in the financial fourteenth streets and an next year. In the loft building section, especially in the Twenties, office buildings are becoming numerous, and steel fabricators were notified 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 annot still has large numbers of offices to rent, the Fire Companies Building will throw wast quantities of rentable space on the midtown section new office buildings will throw wast quantities of rousends of dollars for existing buildings where the various of the district set of the undired street for dollars are been showed and the new Municipal Building will throw was factor hat must be taken into account in the near future, the Immigrant and East River Savings Bank Buildings offer vast quantities of office and for building in East 26th the undireds of thousands of dollars recepting in. The Pullman, Croisic and the office and loft building in East 26th the and the set of the substress space in liberal building loans being restricted.'' Inasmuch as they speak for past performance, or definite future construction plans, the wistom of con

Incidental to Federal Business Investigation of rentable space in the immediate future will not be as rapid or as thorough as it has been in the past because, until the day of subways, Manhathat 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. It is an open question whether the average New Yorker lives 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 a home of his own. This was not entirely 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 subid 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 New York has not enough apartment houses. Our the immediate future. "We have decided, after careful investors of rent in this class of property was very large and to conserve these interests we feel that the encouragement of unterest in this class of property was very large and to conserve these interests we feel that the encouragement of the least of the building would, to some extent at least, injure the security for the loans aready made, and we will not consider any further engagements until such times are we feel the condition of the market. "How long do you think this condition." That is impossible to redict with cert.

any further engagements until such times as we feel the condition of the market warrants it." "How long do you think this condition will continue," Mr. Stabler was asked. "That is impossible to predict with cer-tainty," he said. "In my opinion, how-ever, a partial or total cessation of such building operations for at least one year, should entirely relieve the situation, as the 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 few years, the Fall of 1912 will undoubt-edly find the situation much worse than now." Mr. Stabler believes that all lenders

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 influence to discourage further over-pro-

Other authorities in matters pertaining

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were for loft buildings. Now we know that there is an over-supply of loft build-ings, but I would not say that conditions 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 see no cause for apprehension because New York has always absorbed its sur-plus rentable space and I do not see why it will fail to do so again." The attitude of the private lender is best reflected in the opinion of Frederick A. Snow.

best reflected in the opinion of Frederick A. Snow. "I am advising all my clients to go slow," he said. "There are undoubtedly certain sections in Manhattan which are over-built and the only thing for inves-tors, contractors and prospective builders to do to safeguard their own interests is to let up in their activities for a year or more." more.

"Is there not always an oversupply rentable space in New York?" he v was

rentable space in New Fork. The mas asked. "Yes, there is," he replied, "but it is greater, far greater than usual." "Are you making any more engage-ments for building loans?" "No, we are out of the market for the present except to old customers and we are accommodating them only on except-ional propositions."

present except to old customers and we 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 my clients regarding the best policy to pursue regarding prospective operations, what would you say?" "I'd tell you that it would be unwise to add any more rentable space to Manhat-tan at present." Edgar J. Levey, President of the Title 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 have over-produced and now is the time to cut down. While it may be cheaper to build now we believe other conditions are not ripe, and we are making fewer loans."

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RECORD AND GUIDE

VIOLATION CASES.

A New Sys em at the Tenement House Department and Its Results.

Department and Its Results. At the beginning of the present year the Tenement House Department inaugurated a new system which has involved a de-parture from the methods of the past. Some of the benefits resulting from this change have already been made clear to the observant owner, agent or contractor who has had occasion to visit the depart-ment 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. spection.

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 filed. All violations on any one piece of property 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 the credit side of this account, so that it is always possible at a glance to tell the exact condition of the premises in its ac-count with the department. All notices now sent to the owner from the depart-ment give him the full statement of his account, telling him the number of un-complied-with and also the number of complied-with about more harmonious relations between them and the depart-ment. But the new system also involves a more

served to bring about more harmonious relations between them and the depart-ment. 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 en-force the law which calls for the collection of penalties for non-compliance of owners with the orders of the department. Before this new system went into effect care was taken to properly notify every owner of a tenement house property in 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 dis-missal notices being daily sent out. Where so many owners show a com-mendable disposition to obey the law it would be unjust, in the department's opin-ion, to allow the dilatory and evasive owner the advantage which non-com-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 com-pelling these neglectful or law-defying owners to meet the requirements of the law, a new bureau has been organized in the department known as the "Corpora-tion Counsel Clearing House Bureau." To this bureau is given some of the duties formerly performed in the Corporation Counsel's office. Before the bureau was founded the cases were sent direct to the Corporation

tion Counsel Clearing House Bureau." To this bureau is given some of the duties formerly performed in the Corporation Counsel's office. Before the bureau was founded the cases were sent direct to the Corporation Counsel's office, but by the new method only an abstract of a case is forwarded and the case itself is retained in the Tenement House Department so that re-inspection 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 Mu-nicipal Court on June 28, 1911. The sub-stance of the violations contained orders requiring fire-escapes, fire egress, interior windows, sanitary cleaning and repairing, storage of tailors' clippings, unlawful stable, drainage and illegal conversion. Thirty-seven cases were called, to all of which the Corporation Counsel was able to answer ready. The result of the first day in court

The result of the first day in court netted the Corporation Counsel was able to answer ready. The result of the first day in court netted the department fourteen judgments for the maximum penalty of \$250 each and four for the sum of \$50. Three of the actions were discontinued for good and legitimate reasons and sixteen were ad-journed 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 dis-continued and fifteen adjournments grant-ed. On September 19 twenty-nine cases were called in the Third District Court before Judges Fallon and Moore. Four judgments were obtained, three cases dis-continued and twenty-two adjourned.

In regard to the large proportion of ad-journments granted, it should be said that an adjournment does not mean that the owner has another long period of rest and inactivity. On the contrary, adjournments mean only a postponement of the inevit-able. 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.

on Long Island's North Shore. O^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-mate \$350,000. Famous for its fine coun-try homes, the waterfront section of Hun-tington 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 750 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 gradual 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

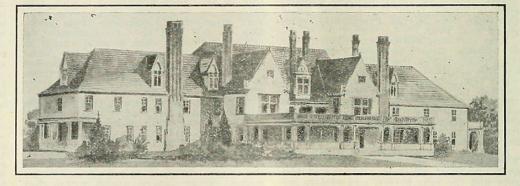
HUDSON RIVER BRICK.

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

"The Hudson River region from Hav-erstraw to Albany enjoys special advan-tages in the manufacture and marketing of building brick and has long held a leading position in that branch of the industry," says D. H. Newland in his an-nual report to Dr. John M. Clarke, di-rector of the State Museum, on the min-ing and quarry industry of this State. The nine counties included in the region contribute about four-fifths of the entire output of common brick in the State. The normal productive capacity of the

The normal productive capacity of the region may be placed at about 1,200,000,-000 a year, which is above the average annual consumption. During the years 1905 and 1906, a period of exceptional prosperity, that figure was exceeded and prices were on a very remunerative basis. This brought about an expansion of operations so that in 1907 the market became overstocked; 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 production fell the following var to about \$800,000,000 and prices ruled very low. The improved production during 1909 brought the production fell the following was only temporary. The course of the market during the past season was steadily downward, reaching in the later months a stage below that of any recent year. any recent year.

The total number of brick manufac-tured last year was 1,102,265,000, valued at \$5,000,662, reported by 114 plants. In the preceding year the number was 1,-



NEW HOME OF GEO. McKESSON BROWN, AT HUNTINGTON.

Island Sound and the Connecticut high-

Island Sound and the Connecticut high-land beyond. There is a deep-water an-chorage suitable for yachts of any size in front of the property, and it is sought to have the inlet channel dredged. On the first floor of the house is an en-trance hall, 20 by 40 feet; a billiard room, 28 by 40 feet; library and dining-room, each 22 by 36 feet; swimming pool and shower bath, 18 by 25 feet, butler's pan-tries and kitchen and other apartments and a paved interior court. The main 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 18 feet; eight servants' bedrooms in one of the wings. The third story, or attic, will probably be finished for storerooms and bedrooms.

A fine firefront story, of attack, with 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' rooms, boiler rooms and engine rooms. There will also be a fine boathouse lo-cated 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 of cement will be used in the construction of these buildings.

of these buildings.

Conference on Courthouse Site.

Conference on Courthouse Site. At a conference at the City Club repre-sentatives were present from fourteen so-cieties, including the New York Chapter of Architects, the Municipal Art Society, the Citizens Union and several bar asso-ciations. The conference adopted a re-port of a sub-committee on courthouse sites and plans, favoring a public ex-hibition, to be held in the exhibition room of the New York Public Library, of draw-ings of proposed sites, plans and per-spectives for a new courthouse. Such plans for public exhibition, it was an-nounced, should be forwarded at the earli-est possible moment to the chairman, Job E. Hedges, No. 165 Broadway.

N BROWN, AT HUNTINGTON. 218,784,000 valued at \$6,443,190, with 117 active plants. Though the decline of out-put thus amounted to less than 10 per cent, there is no doubt that a much larger proportion of the product remained un-sold at the close of 1910 than at the end of 1909. It is estimated that the stocks in the yards at the close of the past season amounted to fully 350,000,000, or nearly one-third of the year's output. About 200,000,000 are estimated as hav-ing been carried over from 1909. The ac-tual 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 of 74 cents from the average of 1909. The prices ranged from about \$5 in the early months of 1910 to below \$4 during the late fall and winter. As a whole the season was an unprofitable one for the manufacturer

was an unprofitable one for the season

season was an unprohtable 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 repre-sents 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.

Engineer Wegmann on the Broken Dam. Edward Wegmann, Consulting Engineer of 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 Com-mission, does not believe that T. Chalkley Hatton, the local engineer, can be held 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 was already moving. It cost very little in the first place, only \$79,000, for a dam of that 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.

New Home for Otis Company. The Otis Realty Co., W. D. Baldwin, president, has been formed for the pur-pose of taking over from the Otis Eleva-tor Company its real estate holdings on the east side of 11th av, between 26th and 27th sts. It is the intention of the company to erect four buildings, for the occupancy of the Otis Elevator Company, including offices, storage and repair shops. The porperty comprises a plot 200x125x 100 feet, a parcel of about nine lots. Clin-ton & 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. The cost is estimated at about \$200,000.

Mrs. John R. Hegeman To Build.

Mrs. John R. Hegeman 10 Build. D. Everett Waid, 1 Madison avenue, has been commissioned to prepare plans for a 16-story office and loft building for Mrs. John R. Hegeman, wife of the president of the Metropolitan Life Insurance Co., to be erected on a plot 24.6x100 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 25th 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 57th st, leased for a term of thirty-nine years the prop-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 build-ing particulars regarding construction are yet undecided.

Upper Third Avenue Improvement.

Wolf Burland, 801 Cauldwell ave-nue, the Bronx, has preliminary plans for the development of the property on the east side of Third avenue, 130 feet north of 174th street, fronting 150 feet on the avenue, having a depth of 150 feet. For the present, it is the intention of the owner to erect a row of brick taxpayers, although operations will not be started before next spring. Koppe & Daube, of 830 Westchester avenue, will be the archi-tects. tects.

Latest Park Avenue House.

Bing & Bing, of 505 5th av, contemplate the erection of a high-class elevator apart-ment house at the northeast corner of Park av and 79th st, 102.2 feet on the avenue and 85 feet in the street. It was stated this week that title to the property had not yet heap officially signed and that had not yet been officially signed and that nothing definite will be determined for at least two months yet. In previous op-erations, plans have been prepared by Schwartz & Gross, of 347 5th av.

Pomeroy Company To Build.

The S. H. Pomeroy Co., Inc., successors to Voightmann & Co., manufacturers of Voightmann Fireproof Windows, 430 West 14th street, contemplate the erection of a new fireproof business building, either six or eight stories in height, at the south-west corner of Washington and Clarkson streets, 75x100 feet on the corner and 50x 100 feet in Clarkson street, an entire plot of 12,500 square feet. William Higginson, 21 Park Row, is preparing the plans.

Figuring for Madison Square Building.

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

CONTEMPLATED CONSTRUC-TIONS.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

ATARTER, NTS, FLATS AND TENEMENTS. IST AV.—John H. Knubel, 31S West 42d st, has completed plans for alterations to the 6-sty tenement, 1562-8 1st av, for.Harriet D. Potter, of Biarritz, France. 64TH ST.—O. Reissmann, 30 1st st, has com-pleted plans for alterations to the 5-sty tene-ment, 209 West 64th st, for Charles Geier, Rockland Co., N. Y. 81ST ST.—Co. Ered Bathers 505 555

ment, 209 West 64th st, for Charles Geier, Rockland Co., N. Y. 81ST ST.-Geo. Fred Pelham, 507 5th av, has completed plans for the 9-sty elevator apart-ment house, 112.5x86.2 ft., at 203-211 West 81st st, for the S. B. Construction Co., 459 West 141st st, to cost \$400,000. COLLEGE AV -Conroy Bros plasterers 217

st, to cost \$400,000. COLLEGE AV.-Conroy Bros., plasterers, 217 West 125th st, contemplate the erection of several 5-sty flats on College av, extending through to Findlay av, 200 ft, north of 168th st, fronting 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 will be started.

DWELLINGS.

64TH ST.-William Adams, architect, 15 West 38th st, is receiving additional bids for the 4-sty brick and brownstone fireproof residence, 16x70 ft., to be erected at 51 East 64th st for Mrs. Francis C. Barlow, of 47 East 64th st.

Mrs. Francis C. Barlow, of 47 East 64th st.
FACTORIES AND WAREHOUSES.
21ST ST.-Henry J. B. Clark, architect, 45
East 42d st, is taking bids on the masonry for the 7-sty brick, granite and bluestone factory and office building, 105x90 ft., at 531, 535, 537
West 22d st. Estimated cost is \$125,000.
9TH ST.-William Higginson, architect, 13
Park Row, has been selected architect to prepare plans for the 4-sty fireproof warehouse, 100x200 ft., to be *erected at 9th and 10th sts, near 2d av, for Thomas Roulston, on premises.
Building operations will not be undertaken for some months yet.
11TH AV.-Robert D. Kohn, 170 5th av, will be

some months yet. 11TH AV.—Robert D. Kohn, 170 5th av, will be ready to receive bids in about ten days on the general contract for the 11-sty candy factory, 200x200 ft., to be erected on the east side of 11th av, from 46th to 47th sts, for A. Auerbach & Sons, of 334 West 39th st. Wrecking of the old buildings is now under way.

HOTELS. 47TH ST.—Jackson & Rosencrans, architects, 1328 Broadway, have plans for an addition to the 9-sty hotel, 40x100 ft., at 135 West 47th st, for the Flanders Hotel, on premises. R. D. Kimball, 15 West 38th st, is steam and electric engineer.

MUNICIPAL WORK.

MUNICIPAL WORK. CENTRAL PARK.—McKim, Mead & White, 160 5th av, have completed plans for the 2½-sty brick boiler house, 96x82 ft., to be erected at the Metropolitan Museum of Art, Central Park, 5th av, opposite East 82d st, for the City De-partment of Parks, Arsenal Building, 5th av and 64th st. Nygren, Tenny & Ohms, 130 Ful-ton st, are the steam engineers; C. O. Mailloux and C. E. Knox, 76 William st, electric engi-neers. The owner will soon call for bids. Estimated cost is \$350,000.

SCHOOLS AND COLLEGES.

64TH ST.-E. I. Shire and L. R. Kaufman, architects, 375 4th av, are still taking bids on the general contract for the erection of the 6-sty brick and steel school, 80x50 ft., for the trustees of the Baron De Hirsch Trade School at 222 East 64th st.

STORES, OFFICES AND LOFTS.

46TH ST.—The Manhattan Centre Co., 542 5th av, owner, is ready for estimates for changes to the residence, 10 East 46th st, for store and loft purposes. Lord, Hewlett & Tallant, 345 5th av, are the architects. Estimated cost is \$20,000.

3D AV.-A. Lobe and D'Oench & Yost, archi-tects, 105 West 40th st, are taking bids for an addition to the brick and stone restaurant, 2912 3d av, for C. O. Fendeych, 2912 3d av. Esti-mated cost, \$4,000.

BROADWAY.—The Foundation Co., 115 Broad-way, has received the contract for foundation work necessary for the bank and office building 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 been excavated.

17TH ST.—The Brevoort Construction Co., 6 West 18th st, lessee, is taking bids for changes to the residence, 18 West 17th st, owned by Mrs. E. M. R. Spencer, for loft purposes. Schwartz & Gross, 347 5th av, are the ar-chitects. chitects

17TH ST.—Bids are still being received for the 8-sty loft building which the Ream Con-struction Co., 55 Liberty st, contemplates erect-ing at 230-234 West 17th st, from plans by John Wooley, 200 5th av.

17TH ST.—Richard Berger, architect, 309 Broadway, is still taking bids for alterations to the 4-sty store and loft building, 50x52 ft., at 107-109 East 17th st, for John Kroder & Henry Reubel Co., 107 East 17th st. Estimated cost, \$15,000.

18TH ST.—The contract for the 12-sty loft building, 100x135 ft., in 18th st, between 7th and

Sth avs, for the Monohan Express Co. 11th st and Greenwich av, will probably not be let be-forre Nov. 1st. George M. McCabe, architect, 96 5th av, is still taking figures. ESSEX ST.—The contract for extensive alter-ations to the 6-sty tenement, 37 Essex st, for loft purposes, has not yet been awarded. Som-merfeld & Steckler, architects, 31 Union sq, are taking bids. The approximate cost is \$12,000. Sarah Gellen, 37 Essex st, is the owner. 40TH ST.—The E. H. Wendell Co., 542 5th av, has leased for three years the property 36 West 40th st, the 4-sty residence, 26x98.9 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 lott building for his own occupancy at 15 and 15½ Division st. No architect has yet been se-lected. 3STH ST.—Wiliam Sittenham, lessee, 60 West

lected. 38TH ST.—Wiliam Sittenham, lessee, 60 West 37th st, will make extensive alterations to the residence, 38 West 38th st, for business pur-poses. No architect has yet been retained. The Samuel J. Tilden estate owns the property. 39TH ST.—William Sittenham, lessee, 60 West 37th st, wil make alterations to the old resi-dence, 34 West 39th st, for business purposes. 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 42d st, for the 25 fam-ily apartment, 5-stys, to be erected on the west side of Elm pl, near Fordham Road, Bronx, for Isabella Warren, owner. Bids will be taken on all contracts by the architect. Estimated cost \$40,000.

and contracts by the architect. Estimated tost \$40,000. 156TH ST.-Jacob Frees, architect, is revising plans for the \$50,000 tenement to be erected in the south side of 156th st, 99 ft. east of Cort-landt av. Herban & Ascher, 748 Melrose av have the masonry. Excavating is under way. CONCORD AV.-Chas. Schaefer, Jr., 1910 Web-ster av, is preparing plans for two 5-sty flats, 50x81 it., on the east side of Concord av, 50 ft. north of 151st st, for B. Benninson, 407 East 153d st, Bronx. Estimated cost, \$45,000 each. CONCORD AV.-Chas Schaefer, Jr., 1910 Web-ster av, is preparing plans for a 5-sty flat, 50x 84 ft., on the northeast corner of Concord av and 151st st, for B. Beininson, of 407 East 153d st. Estimated cost, \$50,000. STABLES AND GARAGES.

STABLES AND GARAGES.

STABLES AND GARAGES. TIFFANY ST.-Chas. Schaefer, Jr., 1910 Web-ster av, is preparing plans for a 2-sty stable, 25x50 ft., on the southeast corner of Tiffany st and Oak Point av, for Edw. Steller, of 391 East 162d st. Estimated cost, \$8,000.

STORES, OFFICES AND LOFTS.

STORES, OFFICES AND LOFTS. 3D AV.-Charles Schaefer, Jr., architect, Web-ster and Tremont avs, is taking bids for the 1-sty brick store and loft building, 75x95 ft., to be erected on the west side of 3d av, 50 ft. north of 183d st, for William and E. Eltinger, 3d av and 183d st, to cost \$25,000. WEBSTER AV.-Chas. Schaefer, Jr., archi-tect, 1910 Webster av, is preparing plans for a 1-sty store, 40x90 ft., to be erected at the southwest corner of 169th st and Webster av for the Plough Fox Co., of 391 East 149th st. Estimated cost is \$10,000.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS. DE KALB AV.-Shampan & Shampan, 722 Broadway, Brooklyn, have completed plans for a 5-sty brick apartment, 50x100 ft., to be erected on the north side of DeKalb av, 200 ft. east of Marcy av, for the M. & T. Improvement Co.

CHURCHES.

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 8th av and 6th st for the Roman Catholic Church of St. Saviour, of which the Rev. Father J. J. Flood, on premises, is pastor. BUSHWICK AV.-George W. Kramer, 1 Mad-ison av, N. Y. C., has completed plans for the 2-sty fireproof brick and stone church, 80x80 ft., to be erected at Bushwick av and Madison st, for the Bushwick Avenue Central Methodist Episcopal Church, on premises. Charles Jones is chairman of building committee; Hubert B. Munson, 1018 Madison st, Brooklyn, pastor. The owner will probably take bids on the general contract. Estimated cost is \$60,000. DWELLINGS.

DWELLINGS

DWELLINGS. EAST 18TH ST.-S. H. Cutting, 1719 Av J, Brooklyn, is preparing plans for a 2½-sty frame residence, 30x35 ft., to be erected in the east side of East 18th st, 220 ft. south of Av J, for the Ascutney Realty Co., of 75 6th av, Brooklyn. Estimated cost, \$8,500... EAST 22D ST.-Koch & Wagner, 26 Court st, Brooklyn, are preparing plans for a 2½-sty frame residence, 30x42 ft., to be erected in the east side of East 22d st, 131 ft. north of Voor-hees av, for Bobby Bassey, of Sheepshead Bay, Brooklyn, to cost \$4,000. The owner will build and take bids.

and take bids. MANHATTAN BEACH.-W. H. Harrington, architect, 5th av, Brooklyn, is preparing plans for five 1½-sty frame residences, to be erected 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. Estimated cost, \$5,000 each.

AV I.—Seth H. Cutting, 1719 Av J, is prepar-ing plans for a $2\frac{1}{2}$ -sty frame residence, 38x28ft., to be erected on the north side of Av I, 40 ft. east of 18th st, for the Ascutney Realty Co., 75 6th av, Brooklyn. The cost is estimated at \$6,500.

WEST 8TH ST.-Koch & Wagner, 26 Court st, Brooklyn, have plans under way for twenty 2-sty brick residences, 20x35 ft., to be erected on the east side of West 8th st, 116 ft. south of Kings Highway, for Samuel Parkhill, of 671 Macon st, Brooklyn, at a cost of \$3,000 each. The owner will build and take bids on contracts and material.

EAST 25TH ST.-W. H. Moeller, 131 Hale av, Brooklyn, has plans for three 2-sty frame bun-galows, to be erected on the east side of East 25th st, 440 ft. south of Av K, for the Marks Building Co., 320 Broadway, N. Y. C., at a cost of \$3,000 each. The owner will build and take bids. bids.

EAST 26TH 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 26th st. 440 ft. south of Av K, for the Marks Building Co., 320 Broad-way, N. Y. C., to cost \$3,000 each.

MUNICIPAL WORK. 35TH ST.—Bids close Oct. 11, for the con-struction of sewer and sewer basins at 19th av, East 35th st, 12th av, etc., Brooklyn, for the city. city.

BANKER ST.—Alfred E. Steers, President Bor-ough of Brooklyn, Room 2, Borough Hall, will take bids until Oct. 11, for regulating, grading, paving with asphalt on concrete foundations, laying cement sidewalks, etc., on Banker st, Elake av, Court sq, Dobbins st, Fairview pl Grafton st, New York av, etc.

SCHOOLS AND COLLEGES. BROOKLYN.—The School Board opened bids Oct. 2 for installing electric equipment in addi-tions to and alterations in Boys' High School. T. Frederick Jackson, Inc., \$21,328, low bidder.

Queens.

DWELLINGS.

BWELLINGS. ROCKAWAY BEACH, L. I.—E. Berrian, arch-itect, North Thompson av, corner Railroad av, Rockaway Beach, has completed plans for the 2½-sty frame residence, 30x40 %t., 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. contem-plate spending \$100,000 for improving the Ar-verne Hotel and Casino. Work will consist of concreting the exterior of the structure and de-molishing the main tower of the hotel.

SCHOOLS AND COLLEGES.

SCHOOLS AND COLLEGES. QUEENS.—The School Board opened bids Oct. 7 for item 1 general construction, also item 2, plumbing and drainage of new Public School 92, Borough of Queens. Bidders were: Item 1, Paul J. Exner Co., \$146,250; Chas. H. Peckworth, \$146,565; P. M. O'Erien, \$147,700; H. C. Stowe Construction Co., \$139,300; Chas. Wille, \$143,-980; Peter Cleary, \$147,590; The Bottsford-Dickinson Co., \$143,790; Cockerill & Little, \$157,157; James MacArthur Co., \$141,900; T. A. Clarke Co., \$151,700; Wm. J. Moran, Inc., \$151,-279; Richard E. Heningham, \$144,412; Frymier & Hanna, \$138,300. Item 2, James Harley, \$14,-333; Jas. J. Cooke & Son, \$13,375; Keefe & Murphy, \$14,800; John J. Kenny Co., \$15,997; Geo. Gibson Co., Inc., \$18,400; Christopher Nal-ly, \$15,336; Jacob Manneschmidt, Jr., \$14,375; Lasette & Murphy, Inc., \$16,500; Frank J. Fee, \$14,198; Nicholas Nehrbauer, Jr., \$14,540; Flan-agan-Fay Co., \$15,990; Falihee & McCaul, \$16,-250. All bids were laid over.

Richmond,

PUBLIC BUILDINGS.

PUBLIC BUILDINGS. RICHMOND.—Bids will close Tuesday, Oct. 10, for the masonry, carpentry, painting, roofing, ironwork, heating, electric work and fixtures re-quired for the alterations and additions to the County Clerk's office in this borough. The bids are being taken by the City, Geo. Cromwell, president of the Borough of Richmond, Borough Hall, St. George, New Erighton, S. I. Plans are by Wm. H. Mersereau, 32 Broadway, N. Y. C.

Out of Town.

APARTMENTS, FLATS AND TENEMENTS. APARTMENTS, FLATS AND TENEMENTS. NEWARK, N. J.-R. Bottelli, architect, 191 Market st, Newark, has completed plans and is taking bids for a 4-sty brick and limestone flat, with three stores, 54x83 ft., at 256-258 Academy st, for Frank Bergamo, 68 Market st, Newark. Estimated cost about \$25,000. EAYONNE, N. J.-Hyman Rosensohn, archi-tect, 800 Broad st, Newark, has completed plans for a 3-sty frame tenement and store, 25x57 ft., to be erected at Av C and 25th st., for Jacob Tucker, 634 Av A, Bayonne. Esti-mated cost, \$6,500.

CHURCHES.

NEWARK, N. J.—The Second Church of Christ Scientist contemplate the erection of a new edifice at the southeast corner of Garside st and 2d av, on plot 35x63 ft. John A. Apgar, 246 North 7th st, Newark, is architect. No contract has yet been issued.

has yet been issued. NIAGARA FALLS, N. Y.—The congregation of the Pierce Avenue Presbyterian Church con-template the erection of a new edifice, to cost \$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 on all contracts for the 1-sty cement, tile and

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.

DWELLINGS. WATERTOWN, N. Y.--Watson & Huckle, architects, 1211 Walnut st, Philadelphia, Pa., are preparing plans for a 2-sty stone parish house, 75x118 ft., to be erected in Trinity pl for the Trinity Episcopal Church, Rev. Francis W. 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 is erecting a residence for Samuel Rothchild at this place from plans by Griffen & Wynkoop, architects, 30 Church st, N. Y. C. Estimated cost, \$165,000. TROY, N. Y.--An appropriation of \$10,000 has

St, \$165,000. The st, N. Y. C. Estimated TROY, N. Y.—An appropriation of \$10,000 has een made for the erection of a new parochial esidence for St. Peter's Rectory. Work will egin early in the spring. NEW ROCHELLE. N. Y. The

begin early in the spring. NEW ROCHELLE, N. Y.—The Hebrew Edu-cational League is planning the erection of a \$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 $2\frac{1}{2}$ -sty brick residence and garage, 40x42 ft., to be erected on Davenport st, at an estimated cost of \$12,000.

and garage, 40x42 ft., to be erected on Daven-port st, at an estimated cost of \$12,000. BLOOMFIELD, N. J.-E. V. Warren, archi-tect, 22 Clinton st, Newark, has completed plans for the 2½-sty frame residence, 26x40 ft., to be erected for George W. Ashby, Grace st, this place. George W. Butterworth, 45 Grace st, Estimated cost, \$5,000. BLOOMFIELD, N. J.-W. C. Fairweather, 52 Locust av, Bloomfield, has received the general contract to erect 2½-sty frame residences, on the east side of Edgewood road, for Ogden & Cadmus, of 550 Bloomfield av, Bloomfield, to cost \$3,000 each. ROCKAWAY PARK, L. I.-The W. T. Ken-nedy Co., architects, 462 Boulevard, Hammels, L. I., have completed plans for the 2½-sty frame residence, 24x34 ft., on the east side of Lincoln av, for C. E. Wilking, 337 Floyd st, Brooklyn, to cost \$5,000. NEWARK, N. J.-Hurd & Sutton, St. James Bldg., 1135 Broadway, N. Y. C., have prepared plans for a brick and marble, 2½-sty fresi-dence, 60x125, to be erected on the east side of Clifton av, north of Ballantine Parkway, for John C. Eisele, of Eisele & King, brokers, Broad and Clinton sts. Estimated cost, \$12,000. Bids are being received. FACTORIES AND WAREHOUSES.

FACTORIES AND WAREHOUSES.

JAMESTOWN, N. Y.—Freeburg & Fidler, ar-chitects, Fenton Bldg., Jamestown, are ready to take bids for enlarging the 3-sty brick fac-tory at 112 East 2d 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 plans for an addition to the 3-sty factory for the Volney Paper Co., F. A. Emerick, presi-dent. The architect is ready for bids on the general contract.

general contract. EDGEWATER, N. J.—Sinclair & Valentine Co., owners, 611 West 129th st, N. Y. C., are taking bids for the 5-sty brick manufacturing plant and extension, to be used for engine room and boiler house. Estimated cost, \$30,000. Plans have been prepared privately.

HALLS AND CLUBS.

MORRISTOWN, N. J. — The Young Men's Christian Association, of this place, contem-plate the erection of a new building, plans for which will be prepared by L. E. Jallade. 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. Ad-dress the secretary for particulars. DOVER. N. L.—Washington Camp. No. 123

dress the secretary for particulars. DOVER, N. J.—Washington Camp, No. 123, P. O. S. of A., contemplate the erection of a lodge building at this place. The incorporators are Mark K. Cramer, Peter S. Cory, David T. R. Stryker, John W. Albertson and Charles Coe. LE ROY, N. Y.—The plan for a site and erec-tion of a municipal building, to cost \$22,000, was defeated by the village taxpayers at this place on Sept. 27.

HOSPITALS AND ASYLUMS. MT. VERNON, N. Y.-Milton See & Son, arch-itects, 6 West 22d st, N. Y. C., are revising specifications for the new hospital building to be erected here.

be erected here. ONONDAGA COUNTY, N. Y.-Dr. John Van Duyn, chairman of the Onondaga Medical So-ciety, has recommended the erection of a State hospital in this county. Others interested are Dr. John C. Shoudy, president; Dr. Edward Kaple, of Elbridge, vice-president; Dr. H. B. Doust, secretary, and Dr. Allen Cone, treasurer. UTICA, N. Y.-Bannigan & Cooper, 10 Dever-eux st, Utica, have received the plumbing on the new St. John's Orphan Asylum, in upper Genessee st, near the West Shore Depot, which is being erected by the Oscawana Building Co., of 200 5th av, N. Y. C., general contractor, Barnett, Haynes & Barnett, Century Bldg., St. Louis, Mo., architects. Cost approximately, \$250,000.

\$250,000. 14TH ST.—Geo. Keister, architect, 12 West 31st st, is taking bids for alterations to the "Fourteenth Street Store," 58-70 West 1t4h st. Henry Siegel, president; Robert G. McMeekin, secretary, and Oscar A. Prall, treasurer. 105TH ST.—Additional figures are being re-ceived for the alterations to the stable at 402 East 105th st, for Henry Hanlein & Son, cut stone, of 417 East 103d st, from plans by Chas. Stegmayer, 168 East 91st st. The alteration consists of an additional story and a 2-sty ex-tension.

PATERSON, N. J.-F. W. Wentworth has 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. Es-timated cost is \$10,000.

HOTELS.

HIGHLAND FALLS, N. Y.—A new and more commodious structure will be erected on the 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 annex.

MUNICIPAL WORK.

MUNICIPAL WORK. WESTFIELD, N. J.—Sealed proposals will be 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 Kim-ball avs. Plans and specifications may be ex-amined at the office of the town engineer, A. W. Vars, 121 Prospect st, this place. NEWARK, N. J.—Bids close Oct. 9, for the erection of a 2-sty brick and limestone, fire engine house, 50x100 ft., at the northeast cor-ner of 13th st and Avon av, for the City of Newark. Jacob Haussling, City Hall, Mayor. Bigelow & Tuttle, Firemen's Insurance Build-ing, are the architects.

PUBLIC BUILDINGS.

PUBLIC BUILDINGS. RYE, N. Y.-Upjohn & Conable, architects, 96 5th av, N. Y. C., are preparing sketches for a 2½-sty limestone and brick library, 30x50 ft., to be erected here. Samuel Thorne is chairman of the committee. The project will cost \$30,000. 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 5th av, N. Y. C., are preparing preliminary plans for the Library Association of Plainfield, Leonard Waldo, 49 Wall st, N. Y. C., chair-man, for the construction of a 1½-sty brick and limestone (fireproof) library, 39x90 ft., at the southeast corner of West 5th st, and Col-lege pl. Estimated cost, \$50,000. SCHOOLS AND COLLEGES. BERKELEY HEIGHTS, N. J.-The New Providence Townebin School Beauth has celestaf

SCHOOLS AND COLLEGES. BERKELEY HEIGHTS, N. J. — The New Providence Township School Board has selected 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. E. A. Palmer, a Syracuse engineer, is working on plans for heating and ventilating systems. The cost wil approximate \$28,000. BUFFALO, N. Y.—Several thousand dollars have been advanced from subscribers for the erection of the proposed college for the mem-bers of the Copencieus College, in this city. ELIZABETH, N. J.—C. Godfrey Poggi, archi-

bers of the Copernicus College, in this city. ELIZABETH, N. J.-C. Godfrey Poggi, archi-tect, 2 Julian pl, Elizabeth, has prepared plans for the 3-sty brick, limestone, terra cotta and 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 owner is taking bids until Nov. 8 on the general contract. BRENTWOOD N. Y.-McDermott & Hanigan.

BRENTWOOD, N. Y.--McDermott & Hanigan, Inc., 31 West 42d st, N. Y. C., are figuring plans for enlarging the academy for the sisters of St. Joseph's in the Pines, at Brentwood, N. Y. I. E. Ditmars, 111 5th av, N. Y. C., is architect architect.

architect. THEATRES. JAMESTOWN, N. Y. — Freeburg & Fidler, Jamestown, have plans well under way for a 2 and 3-sty fireproof, brick, concrete and steel theatre to be erected in Brooklyn sq, this place, for J. D. Woodard, of Warren, Pa. The owner will build by days' work. Estimated cost is \$30.000. will build by \$30,000.

\$30,000. NEWARK, N. J.—A. J. Crowder, 190 1st st, Newark, has received the general contract to erect the 1-sty concrete moving picture theatre, 25x100 ft., at 605 Orange st, for A. W. Edel-meyer, 173 North 15th st, East Orange, N. J., from plans by Edw. E. Grant, 397 Washing-ton av, East Orange. Estimated cost, \$4,500. (Continued on page 512.)

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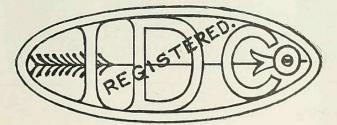
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SEASIDE HOSPITAL AND PARK FOR LITTLE PEOPLE.

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.

I N 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 al-lied charity and benevolent societies for an ocean beach to be used both as a pub-lic park and bathing place and also as a site for hospitals and convalescent homes, is about to be rewarded with com-plete success. plete 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 Condition of the Poor, and this associa-tion sometime ago raised the other half. The city has authority from the Legisla-ture 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 movement believe that every obstacle has been taken out of the way and that their plans are assured of success.

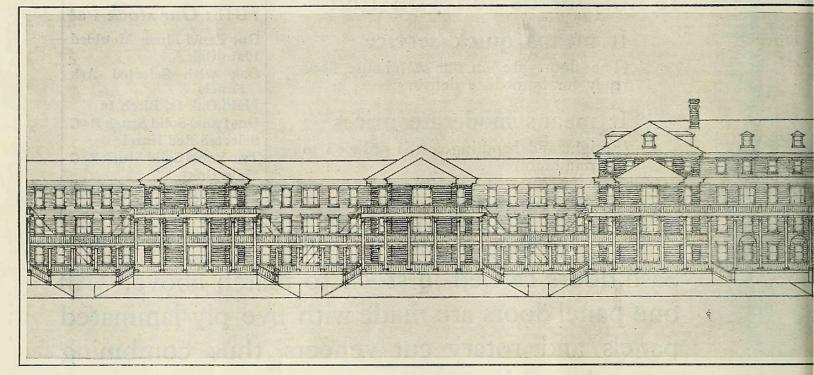
ARCHITECTURAL PARTICULARS.

ARCHITECTURAL PARTICULARS. Plans for the buildings have been pre-pared 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

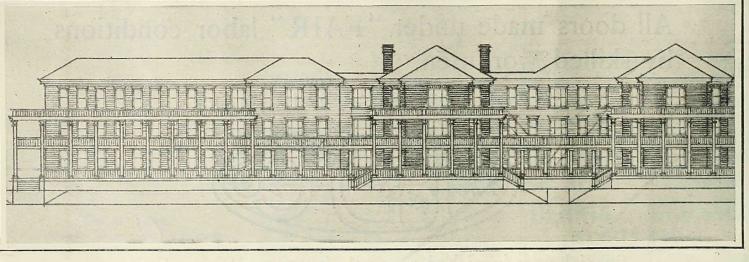
weeks on three wings, each 40x112 feet. The ultimate cost of the entire group is placed at \$2,000,000. The fund now avail-able and in the hands of the Association for Improving the Condition of the Poor amounts to \$250,000.

INCEPTION OF THE MOVEMENT.

INCEPTION OF THE MOVEMENT. At the international congress on tuber-culosis held in Paris three years ago, the subject of marine sanatoria for tubercu-losis children occupied an important place in the proceedings. The conclu-sions of the congress were that the sea-shore offered special advantages for the treatment of non-pulmonary tuberculosis in children, and that the number of ma-rine sanatoria should be increased as rap-idly as possible. At the time of the con-gress there were as many as seventy-five such 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



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. Pro-ceedings 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 it is proposed to acquire for park pur-poses, for the sum of \$1,225,000, be re-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

WESTERLY END OF MAIN BUILDING.

height, except the central part, which will have four stories and attic. Each pavilion and dormitory will have a capacity of sixty beds. Outside bal-conies will extend along the entire front-age and be used for outdoor sleeping pur-poses. One floor in the hospital is to be devoted entirely to bed patients who can-not walk, and the other two floors will be for those who are able to go about. There will be class rooms for manual and kin-dergarten training. The group of buildings will stand on pier foundations. There will be an ad-ministration building, a nurses' dormi-tory, isolation wards, a large dining room, a kitchen for the patients and another for the servants, besides laundries and a power-house.

for the servants, besides laundries and a power-house. Construction bids will be taken in a few

tion for Improving the Condition of the Poor, impressed by the favorable results obtained at Berck and other marine san-atoria abroad, decided to establish a simi-lar 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 Man-agers, had visited the sanatoria at Berck while traveling in Europe during the sum-mer of 1903. It was Mr. Ward's favor-able report on his return that led the as-sociation to begin its experiments the fol-lowing year.

No building being immediately avail-able, a tent-camp was constructed of suf-ficient size to accommodate about forty-five patients. During this summer there were under treatment sixty-three chil-dren, who came either direct from their

RECORD AND GUIDE

homes in the tenements or from the dif-ferent 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, and at night in tents widely open at the ends and having windows on both sides 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. water.

water. When the autumn came and the chil-dren could no longer be kept in tents, it was decided to take one of the build-ings of the summer home and make it over for hospital purposes. This building being detached from the others and fur-nished with wide-open porches and many windows, lent itself very well to the pur-pose. The partitions between several rooms were removed and four dormitories were by so doing provided.

HEROIC TREATMENT SUCCESSFUL.

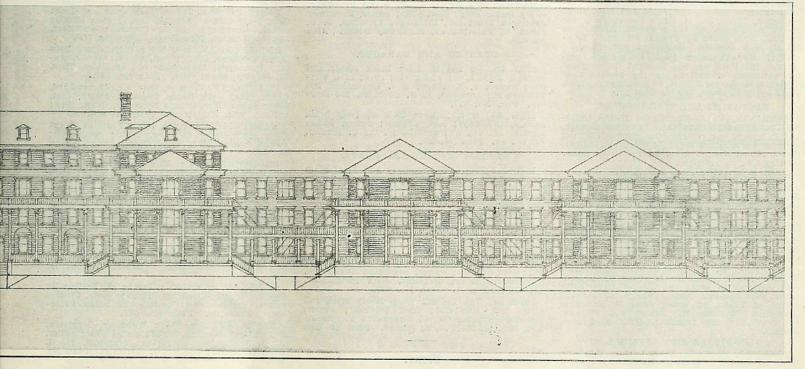
"It was with considerable misgivings that we undertook the open-air life of the children throughout the winter," said an officer of the association, "though con-

until sundown. The children that can

until sundown. The children that can walk amuse themselves on the beach or on the piazas, 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 morn-ing and evening, when the children are ping washed and dressed. The tempera-ture in the wards differs but little from that outdoors, varying in the winter from that outdoors, varying in the winter from the to forty degrees above zero. The warm hoods and mittens. We have learned that it is important in bone tuber-closis, as in pulmonary tuberculosis, that the patient should spend his entire tils in cod weather when he makes his greatest. "Sea Breeze" was the first pioneer hos-fital for the treatment of non-pulmonary tuberculosis in children established in America. It has demonstrated that tu-berculosis of the bones and joints can be cured in most cases. Deformed children each be straightened and restored to per-ture in most cases. Deformed children the Sea Breeze Hospital is engaged in, under the New York Association for Im-proving the Condition of the Poor. There are estimated to be more than 5,000 chil-dren in the city in need of this cure.

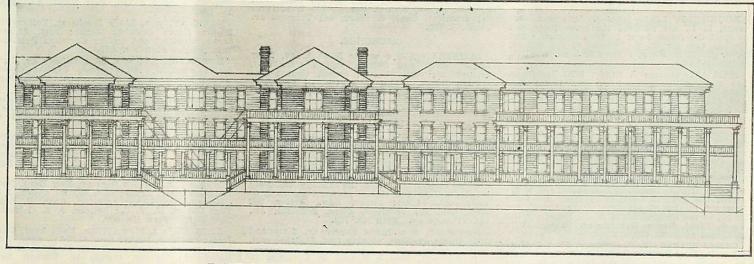
1905 that the idea of using the beach not merely as a park but also as a site for a fresh air hospital, was brought to the at-tention of the Mayor and Comptroller by President Brannan of Bellevue and Allied Hospitals.

President Brannan of Bellevue and Allied Hospitals. The Mayor's Message of January 1, 1906, recommended (1) the speedy pro-vision of fresh-air homes for children and convalescent patients from the city hos-pitals; (2) that three beaches be pur-chased, one being Rockaway. In May, 1906, the State Legislature enacted Chap-ter 456 of the Laws of 1906 (urged by the A. I. C. P., the Metropolitan Parks Asso-ciation and other civic societies), provid-ing (1) that the city may acquire a beach within or without the city limits, (2) that the city may lease parts of the beach for a convalescent hospital, (3) limiting the appropriation for the land to not more than \$2,500,000, and (4) giving the Board of Estimate full power to act in the mat-ter without the concurrence or approval of any other officer or board. On March 8, 1907, the Board of Esti-mate adopted a resolution to lay out Rockaway Park pursuant to Charter Sec-tion 442, and on the 15th of the same month the board accepted from the Asso-ciation for Improving the Condition of the Poor the sum of \$250,000 for the erection of a hospital for sufferers from non-pul-monary tuberculosis.



PUBLIC PARK AT ROCKAWAY POINT.

McKim, Mead & White, Architects.



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 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 re-ceived a building fund of \$250,000, one-half of which was subscribed by John D. Rockefeller, on condition that the other half be contributed by others. A big cam-paign was opened. The picture of a little cripple called "Smiling Joe" touched many hearts, and the money was all raised. Ever since the fund has been kept intact; but the interest is being used to help support the Sea Breeze Hospital. Having demonstrated the value of the freatment given at Sea Breeze Hospital, the Association made a proposition to 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 pre-paring contracts for extensive water-front 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 items on the betterment schedule, with 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. the list. The money is av these three improvements.

Current Building Operations. (Continued from page 508.)

Contracts Awarded.

Contracts Awarded. APARTMENTS, FLATS AND TENEMENTS. MANHATTAN AV.—Rudolph Sons, 406 East 109th st, have received the contract for cut stone necessary for the apartment house at the northeast corner of Manhattan av and 115th st, for the Gorham Realty Co., Neville & Bagge, architects.

architects.
 WHITE PLAINS, N. Y.-Rocco Brianti of this place has received the contract to erect the 3-sty store and flat in Brookfield av, south of Railroad av, for John T. Redhill.
 HOE ST.-Contracts have been awarded for the store and tenement at the southeast corner of Hoe and Home sts as follows: Steel, Sand-ers & Barnett, So. Boulevard and 145th st; fire-proofing, Brooklyn Fireproofing Co.; roofing, George Miller. Harry T. Howell, 149th st and 3d av, architect.
 DWELLINGS.
 NEW ROCHELLE, N. Y.-H. Simpson, New

3d av, architect.
DWELLINGS.
NEW ROCHELLE, N. Y.-H. Simpson, New Rochelle, has received the general contract to erect the 2½-sty stucco residence, 42x48 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, Adams Centre, N. Y., has received the general contract to erect the 2½-sty frame farmhouse for George A. Bagley, 101 Pearl st, Adams Centre, to cost \$6,000. A. F. Lansing, Burdick Block, Watertown, N. Y., is the architect.
NEW ROCHELLE, N. Y.-V. E. Baker, 35 Railroad av, New Rochelle, has received the contract to erect the 2½-sty frame and local stone residence, 27x43 ft., at Lake Forest Park, New Rochele, from plans by Pagan & Cornell, Lawton st, New Rochele. Estimated cost, \$9,000.
48TH ST.-Thurman Madden, general contract for 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 Euild-ing Co., Firemen's Insurance Building, Newark, and Paterson, has received the general contract to erect an addition to the 4-sty brick factory, 45x100 ft., on Middlesex av, for the Hyatt Roller Bearing Co., on premises.

HALS AND CLUBS.

HALS AND CLUBS. McCOMBS DAM PARK.—Richard Carvel Co., 401 West 59th st, has received the general con-tract to erect the 2½-sty brick, stucco and terra cotta club and boathouse at McCombs Dam Park for the Metropolitan Rowing Club, of 2994 8th av, from plans by Severance & Schumm, 21 West 45th st. The general contractors desire bids on all sub-contracts. Estimated cost is \$20,000.

OSSINING, N. Y.—The Grannig & Warley Construction Co., Ossining, has received the gen-eral contract to erect the 2½-sty terra cotta block workingmen's home, 29x118 ft., for the Board of Trade, of which John P. Faure is president. William H. Deacy, 457 5th av, N. Y. C., is the architect. Esttimated cost, \$10,000. \$10,000.

HOSPITALS AND ASYLUMS.

YONKERS, N. X.-Lynch & Larkin, this city, have received the general contract to erect a 2-sty hospital, 100x150 ft., for the city of Yon-kers, to cost \$50,000. G. H. Chamberlin, 18 Getty sq, is the architect.

HOTELS.

EDGEMERE, L. I.-John J. Jangerson, Ar-verne, L. I., has received the general contract to erect the frame hotel between Columbus and Hudson avs, for W. S. Iserson, of 395 4th av, N. Y. C. B. E. Stern, 7 West 38th st, N. Y. C., is the architect.

10TH AV.—Thomas J. Brady, 1170 Broadway, has received the general contract for altera-tions to the hotel, northeast corner of 10th av and 42d st, for James Aspell. J. C. Cocker, 2017 5th av, architect.

MUNICIPAL WORK.

MUNICIPAL WORK. EAST ORANGE, N. J.—The J. F. Shanley Co., 325 Badger av, Newark, has received the con-tract for bitulitic pavement on Main st, for the City of East Orange, Lincoln E. Rowley, City Hall, East 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 reinforced concrete power house, 30x 20 ft., at the Central Light House Depot for the U. S. Light House Department. The cost is estimated at about \$20,000. CANAJOHARIE, N. Y.—Lathrop, Shea & Hen-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, \$44,440. STORES, OFFICES AND LOFTS.

STORES, OFFICES AND LOFTS.

STORES, OFFICES AND LOFTS. SEATTLE, WASH.—The American Bridge Co., 100 Broadway, N. Y. C., has received the con-tract for furnishing steel for the 41-sty store and office building, 103x130 ft., to be erected by the Smith Estate at Yesler st and 2d av, this city, at a cost of \$1,500,000. The Whit-ney-Steen Co., 1 Liberty st, N. Y. C., holds the general contract. Otis & Sons Engineering Co., Oswego, N. Y., are heating engineers. No other contracts, including elevators, have yet been is-sued. Gaggin & Gaggin, of this city, are the architects. sued. Ga architects

architects. MADISON AV.-Post & McCord, 44 East 23d st, have received the contract for structural steel for the 20-sty office building, 74x175 ft. to be erected by A. Fillmore Hyde, at the south-east corner of Madison av and 25th st, on a plot 74x175 ft. The Cauldwell-Wingate Co., general contractor is ready for bids on all sub-contracts. C. A. Valentine, 346 4th av, is architect. Estimated Cost, \$1,300,000.

THEATRES. THEATRES. 42D ST.—Fleischmann Bros. Co., 505 5th av, have received the general contract to erect the 4-sty theatre building at 236 to 240 West 42d st, on plot 80x98.9 ft to cost approximately \$150,000. The building will be erected by the Wood Eltinge Bloom Co., lesses. The site is owned by the Goodridge Estate. Seating capac-ity about 1,500.

owned by the Goodrag ity about 1,500. WASHINGTON, D. C.-M. Gould's Son & Co., 253 Broadway, N. Y. C., have received the con-tract for furnishing brass railings in connec-tion with the new Imperial Theatre in this city.

PLANS FILED FOR NEW CON-STRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS. APARTMENTS, FLATS AND TENEMENTS. 58TH ST, No 135 W, 9-sty brick apartment house, 50x55.5, tile roof; cost, \$125,000; owner, 135 West 58th ST. Co., 135 West 58th st; archi-tect, Walter B. Chambers, 109 Broad st. Plan No. 628. Clifton G. Marshall, president, Jas. Livingston, vice-pres., M. E. Thompson, secre-tary and treasurer. J. Livingston Construction Co. has contract. tary and treasure Co. has contract.

PARK AV, s w cor 83d st, 12-sty brick and stone apartment house, 102.2x90, slag roof; cost, \$300,000; owner, Akron Building Co., 505 5th av; architects, Schwartz & Gros, 347 5th av. Plan No. 631.

MISCELLANEOUS.

MISCELLANEOUS. MANHATTAN ST, w s, 165 e Old Broadway, —sty frame shed; cost, \$200; owner, Broadway American Trust Co., premises; architect, J. B. Smith, 67 Fairview av, Rockaway Beach. Plan No. 625.

STABLES AND GARAGES.

123D ST, No 235 E, 4-sty brick stable and storage, 25x95.1, tar and gravel roof; cost, \$18,-000; owner, J. Kauffman & I. Lewenthal, 206 Division st; architect, L. A. Sheinart, 194 Bow-ery. Plan No. 627.

11TH AV, w s, 24th to 25th st, 1-sty brick garage, 197.6x150; cost, \$20,000; owner, James Larkin, 191 9th av; architect, Paul C. Hunter, 191 9th av. Plan No. 624.

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 Fulton st; architect, Howard Hoyer, Pittsburgh, Pa. Plan No. 623.

EAST BROADWAY, n w cor New Market st, sty brick store and office, 22x63.8; cost, \$10,-00; owner, Samuel Kaufman, 47 Division st; rchitect, S. Sass, 32 Union square. Plan No. architect, 626.

626.
3D AV, Nos 2148-2150, 2-sty brick store, 47.7x
112; cost, \$25,000; owner, Degelman Realty Co.,
33 East 125th st; architect, John P Walther,
147 East 125th st. Plan No. 629.
18TH ST, Nos. 216-222 West, 12-sty brick and
stone loft, 100x142.6; cost, \$400,000; owner,
Monahan Express Co., 61 Greenwich av; architect, Geo. M. McCabe, 96 5th av. Plan No. 630.

Bronx.

APARTMENTS, FLATS AND TENEMENTS. 176TH ST, n S, 168 e Mt. Hope av, two 4-sty brick tenements, slag roof, 41x89; total cost, \$60,000; owner, Wm. C. Berger, 130 West 180th st; architect, Chas. S. Clark, 441 Tremont av. Plan No. 735.

CHURCHES.

OLMSTEAD AV, s w cor Newbold av, 2-sty brick church and Sunday school, slate root, \$1.10x\$1.10; cost, \$40,000; owner, Church Ex-tension Comm. of New York Presbty., Rev. J. F. Forbes, D.D., 207 East 30th st, secretary; arch-itect, Eli Eenedict, 1947 Broadway. Plan No.

DWELLINGS.

CRUGER AV, e s, 175 n Burke st, four 2-sty brick dwellings, plastic slate roof, 20x55; total cost, \$20,000; owner and architect, Madison 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., 401 Tremont av. Plan No. 732. 239TH ST, s s, 100 e Kepler av. 2-sty and

401 Tremont av. Plan No. 732.
239TH ST, s s, 100 e Kepler av, 2-sty and attic frame dwelling, shingle roof, 21.6x40; cost, \$3,000; owner, Geo. L. Christian, 236 East 238th st; architects, Ross & McNeil, 39 East 42d st. Plan No. 731.
228TH ST, n s, 100 e Paulding av, 1½-sty frame dwelling, slate roof, 21x60; cost, \$4,000; owner, J. H. Reiher, 3708 3d av; architect, Robt. Glenn, 363 East 149th st. Plan No. 737.
ST. AGNES AV, w s, 240 n Central av, 1½-sty frame dwelling, shingle roof, 15x25; cost, \$x50; owner, M. Enand, St. Agnes av; architect, E. Ebeling, 1136 Walker av. Plan No. 738.
PARK AV, e s, 201-9 n 171st rear 1-sty brick

PARK AV, e s, 201-9 n 171st, rear, 1-sty brick dwelling, plastic slate roof, 50.2x24.6; cost, \$5,-000; owner, August F. Schwarzler, 174th st and Southern Boulevard; architect, Chas. Schaefer, Jr., 401 Tremont av. Plan No. 739.

2315T ST, n s, 150 e Palisade av, 1-sty frame garage, 13x22; cost, \$500; owner, Chas. H. Ayres, on premises; architect, Wm. Emerson, 281 5th av. Plan No. 742.

281 oth av. Plan No. 742. ELLISON AV, w s, 250 n Marrin st, three 2-sty framea adawaealalings, tin roof, 16.8x56; total cost, \$10,500; owner, Paul Rieling, 1881 Holland av; architect, B. Ebeling, 1136 Walker av. Plan No. 743.

HALLS AND CLUBS.

HALLS AND CLUBS. HARLEM RIVER, e s, 487.6 n Jerome av, 2½-sty brick club house, tin roof, 60x80; cost, \$20,-000; owners, Metropolitan Rowing Club, C. D. Bergan, 1000 Simpson st, president; architect, H. Craige Severance, 21 West 45th st. Plan No. 740 H. 740.

MISCELLANEOUS.

CARR ST, n s, 20 w German pl, 1-sty frame shed, 50 8; cost, \$500; owner N. Y. & H. R. R. Co., 45th st and Lexington av; architect, J. C. Bailey, Goldens Bridge, N. Y. Plan No, 733.

RIGHT OF WAY, New York, Westchester & Boston Ry., 130 n 222d st, 2-sty brick signal tower, 18x16.8; cost, \$4,500; owners, New York, Westchester & Boston Ry. Co., 70 East 45th st; architects, Reed & Stern, 5 East 42d st. Plan No. 741.

STABLES AND GARAGES. SPUYTEN DUYVIL PARKWAY, w s, 250 n 227th st, 1-sty frame garage, 20x14; cost, 8700; owners, Isabel and Eliz. Cox, on premises; architect, E. K. Rossiter, 15 West 38th st. Plan No. 745.

STORES, OFFICES AND LOFTS.

166TH ST, s e cor Boston rd, 1-sty brick stores, plastic slate roof, 19.94x97.10; cost, \$6,-000; owner, Chas. S. Levy, 2720 3d av; archi-tects, Moore & Landsiedel, 148th st and 3d av. Plan No. 734.

Richmond.

DWELLINGS.

SEASIDE BOULEVARD, w s, 100 e Surf av, South Beach, 2-sty frame dwelling, 30x04; cost, \$2,500; owner, A. Franzoni; architect, S. Ber-nardi. Plan No. 594.

PARIS ST, W. S. A. FTANZONI; architect, S. Bernardi. Plan No. 594.
PARIS ST, w. s. 245 s Washington av, Grant City, 2-sty frame dwelling, 18x24; 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, 20x28; cost, \$2,000; owner, Antone Manaditto, Watchogue rd; architect, Thos. W. Manley, Granitevile. Plan No. 597.
FRANKLIN AV, w. s. 200 s Richmond rd, Grant City, 1-sty frame dwelling, 18x30; cost, \$500; owner, Mrs. Sophie Mirready, Grant City; builder, Wm. Kilpatrick. Plan No. 603.
WASHINGTON AV, s. s. 150 w Paris st, Grant City, 1-sty frame dwelling, 18x30; cost, \$700; owner, Luther Brandes, Midland Beach. Plan No. 604.
BRIGHTON AV, s. S. 39 e Kingsley al Drick.

No. 604. BRIGHTON AV, s s, 39 e Kingsley pl, Brigh-ton Heights, 2-sty brick dwelling, 35x44; cost, \$5,000; owner, D. Sandon, New Brighton; arch-itect, Chas. B. Heweker, Tompkinsville; builder, M. Tedesco, Rosebank. Plan No. 613. NAME AV, w s, 190 n Jacobs st, 1½-sty frame dwelling, 34x38; cost, \$1,500; owner, architect and builder, Christian Peterson, Tottenvile. Plan No. 608.

Plan No. 608.
NAME AV, w s, 280 s Jacobs st, 1½-sty frame dwelling, 34x38; cost, \$1,500; owner, architect and builder, Christian Peterson, Tottenville.
Plan No. 609.
NAME AV, w s, 160 s Jacobs st, Tottenville 1½-sty frame dwelling, 34x38; cost, \$1,500; owner, architect and builder, Christian Peter-son, Tottenville. Plan No. 610.
SEBRA AV, n s, 354 s Ward av, Stapleton, 2-sty frame dwelling, 35x33; cost, \$5,500; owner, J. B. Wedemeyer Stapleton; architect, H. G. Otto, Stapleton; builder, J. Karlsson. Plan No. 605.

CROSS ST, n e cor Norwood av, four 2-sty frame dwellings, 34x38; cost, \$3,300 each; owner, Franklin E. Erington, Clifton; architects, Wm. E. Sterner & Co., Port Richmond. Plan No. 606.

No. 606. NAME AV, w s, 240 s Jacobs st, Tottenville, 1½-sty frame dwelling, 34x38; cost, \$1,500; owner, architect and builder Christian Peterson, Tottenville. Plan No. 607. HEBERTON AV, w s, 25 s Palmer av, 2-sty frame dwelling, 20x49; cost, \$3,000; owner, Emma Montgomery; architect, A. Michaelson; builder, Peter Larsen. Plan No. 611. PICHMOND TEPEACE s, 200 w Burcher

RICHMOND TERRACE, s s, 90 w Burgher v, 2-sty frame dwelling, 19x39; cost, \$2,600; wner, Elizabeth Mitchel; architect, John C. ohnson. Plan No. 612. av, 2-sty owner, J Johnson.

Johnson. Plan No. 612. REAFEW PL, e s, 43 n Gordon pl, Grantville, 2-sty frame dwelling, 20x32; cost, \$2,000; owner, Grantville M. E. Church; architect, Wm, Dehler, West Erighton, builder, R. H. Leadley, Port Richmond. Plan No. 599. 10TH ST, n s, 175 s Rose av, New Dorp, 2-sty frame dwelling, 22x33; cost, \$2,000; owner, J. S. Coleman, New Dorp; architect, Chas. E. Reid, East 23d st, N. Y. C.; builder, J. S. Coleman, New Dorp. Plan No. 600. RICH AV s, s, 91 w Clifton Bulls head 2-sty

New Dorp. Plan No. 600. RICH AV, s s, 91 w Clifton, Bulls head, 2-sty frame dwelling, 18x38; cost, \$1,325; owner, Mrs. M. Hamilton; architect, Harry W. Pelcher, Port Richmond; builder, Claude W. Decker, New Springs. Plan No. 601. GUYON AV, s s, 100 e Amboy rd, Oakwood, 2-sty frame dwelling, 26x28; cost, \$2,650; own-ers, B. Katz and Frank Koch; architect, Herman Fritz, Passaic, N. J.; builder, E. K. Whitford, Port Richmond. Plan No. 602.

MISCELLANEOUS. SOUTH AV, No. 56, Mariners Harbor, 1-sty frame greenhouse, 50x100; cost, \$150; owner, Wm. Penny, 56 South av, Mariners Harbor, Plan No. 595.

New YORK AV, w s, 200 s St. Mary's av Rosebank, 1-sty frame shop, 50x21; cost, \$400; owner, Ernest Wagner, Rosebank. Plan No. 617.

STABLES AND GARAGES.

ROSSVILLE AV, e s, s Sheldon av, Rossville, 1-sty stable, 12x20; cost, \$70; owner, Geo. W. Cave, Princis Bay; builder, Geo. W. Cave, Princis Bay. Plan No. 614. ROSSVILLE AV, Princis Bay, 1-sty garage, 10x12; cost not given; owner, John Chanikow. Plan No. 615.

RECORD AND GUIDE

PRALL AV, s s, 300 w 2d st, Huguenot Park, 1-sty frame barn, 16x20; cost, \$350; owner, J. Kallenimui Huguenot Park. Plan No. 598. THEATRES.

THEATRES. TOMPKINSVILE AV, e s, 152 n Anetta av, 1-sty brick theatre, 27x75; cost, \$3,000; owners, D. P. MacGuire and Edw. J. Greene, Tompkins-ville; architect, Chas. Heweker, Tompkinsville. 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 112th st; architect, Louis V. Spinapont, 140 W Houston st. Plan No 2644. CEDAR ST, No 157, partitions, windows, to 4-sty brick store and loft; cost, \$3,500; owner, E. S. Coffin, 13 W 57th st; architects, Hill & Stout, 1123 Broadway. Plan No 2640. DOYER ST, No 16, toilets, partitions, win-dows to 4-sty brick store and tenement; cost, \$1,500; owner, Joseph Schoener, 35 Wall st; architect, Richard Rohl, 128 Bible House. Plan No 2647. GREENE ST, Nos. 1924-200, partitions, win-

GREENE ST, Nos. 192½-200, partitions, win-dows, toilets, to 6-sty brick store and loft; cost, \$10,000; owner, Meyer Gugenheim Estate, 165 Broadway; architect, L. C. Holden, 103 Park av. Plan No. 2671.

Broadway; architect, L. C. Holden, 103 Park av. Plan No. 2671.
GREENWICH ST, No. 428, steel columns, iron beams, to 4-sty brick warehouse; cost, \$800; owner, heirs of James Pyle, Edgewater, N. J.; architect, N. K. Vanderbeek, Englewood, N. J. Plan No. 2663.
VAN DAM ST, s e cor Greenwich st, windows to 5-sty brick power house; cost, \$200; owner, N. Y. Edison Co.; architect, W. Weissenberger, Jr., 55 Duane st. Plan No. 2669.
WASHINGTON SQ, s e cor Sullivan st, par-titions to 3-sty brick loft and studio; cost, \$200; owner, Amos F Eno, 13 South William st; architect, Thos J. McCullough, 227 Wav-erly, pl. Plan No 2643.
TTH ST, No 293 E, windows to 3-sty brick tenement and store; cost, \$100; owner, B. Mos-kowitz, 644 East 14th st; architects, Gronenberg & Leuchtag, 7 West 22d st. Plan No. 2660.
TTH ST, No. 217½ East, partitions to 5-sty brick tenement; cost, \$150; owners, Walken-berg & Schwartz, 1 Hester st; architect, L. A. Scheinart, 194 Bowery. Plan No. 2670.
11TH AV, No. 635, partitions, toilets, windows, to 4-sty brick tenement; cost, \$4,000; owners, Obermeyer & Liebmann, Brooklyn; architect, John H. Knubel, 318 West 42d st. Plan No 2672.
13TH ST, s s, 233 e Av C, fence, wall; cost,

wall; cos., 36 Union 13TH ST, s s, 233 e Av C, fence, wall; cost, \$1,002; owner, N Y Mutual Gas Co, 36 Union sq; architect, Isaac McGraw, 432 Hopkins av, Astoria, L I. Plan No 2641.

Astoria, L I. Plan No 2641.
14TH ST, No 36 E, partitions, windows, to -sty store and loft; cost, \$1,500; owner, J L Post, on premises; architect, D M Ach, 1 Madison av. Plan No 2648.
19TH ST, Nos 14-20, partitions, to 12-sty brick store and office; cost, \$440; owner, David Spero, 225 5th av; architect, Frank E Perkins, 225 5th av. Plan No 2645.
24TH ST, No 302 E, partitions, store front to 4-sty brick tenement; cost, \$700; owner, Otto Wagner, 134 W 26th st; architect, Jacob Fisher, 296 E 3d st. Plan No 2631.
27TH ST Nos. 40-42 West, partitions to 12-sty brick loft; cost, \$2,000; owner, Gray Realty & Development Co., 15 Laight st; architects, Neville & Bagge, 217 West 125th st. Plan No. 2668.
28TH ST, No. 330 E, partitions, windows, toil-

No. 2668.
2STH ST, No. 330 E, partitions, windows, toilets, to 4-sty brick tenement; cost, \$800; owner, Goldberg & Greenberg, 132 Nassau st; architect, Max Muller, 115 Nassau st. Plan No 2639.
33D ST, No 133 W, partitions, to 2-sty brick store and loft; cost, \$1,000; owner, Jerome & Wright, Broadway and 67th st; architect, L A Sheinart, 194 Bowery. Plan No 2642.
35TH ST, No. 516 West, partitions, window posts, to 4-sty brick loft; cost, \$3,500; owners, L. A. Jonas & Aaron Naumburg, 7 Washington pl; architect, J. T. Brady & Co., 103 Park av. Plan No. 2674.
42D ST, s s, 130 e Park av, partitions, inte-

42D 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 Un-ion Hotel; architect, John Boese, 280 Broad-way. Plan No 2649.

way. Plan No 2649.
46TH ST, Nos 208-214, W, seats, alter steps to 4-sty brick music hall; cost, \$3,000; owner, Jacob Wertheim, 1016 2d av; architect, H. E. Herts, 35 W 31st st. Plan No 2652.
52D ST, Nos 436-438 E, add 1-sty to 1-sty brick machine shop; cost, \$3,000; owner, Ice Manufacturing Co, 1170 Broadway; architect, W. Mortensen, 114 E 28th st. Plan No 2633.
54TH ST, No 236 W, show window to 2-sty brick garage; cost, \$650; owner, Frances H. O'Connor, 230 W 49th st; architect, C. H. Lang, 23 West 42d st. Plan No 2661.

23 West 42d st. Plan No. 2661.
59TH ST, No 246 W, cut doors, to 2-sty brick store and office; cost, \$150; owner, Geo. Ehret, 235 East 92d st; architect, Jos. Miningham, 19 North Moore st. Plan No. 2659.
70TH ST, No 164 E, 1-sty brick rear extension, 16.6x6, pent house, partitions, light shaft, staircase to 4-sty brick dwelling; cost, \$9,550; owner; architect, Jas. Gamble Rogers, 11 E 24th st. Plan No 2634.
71ST ST, No 37 W, cut windows to 4-sty brick dwelling; cost, \$200; owner, estate Marie Converse Downes, 37 W 71st st; architect, C A Hutchings Co, 569 5th av. Plan No 2653.
72D ST, No 24 E, partitions to 5-sty brick dwelling; cost, \$500; W. B. Cutting, premises; architect, C C Haight, 452 5th av. Plan No 2651.

73D ST, No 53 E, partitions, windows, to 4-sty brick dwelling; cost, \$600; owner, Charter Realty Co, 100 William st; architect, Elliot & Bush, 340 Madison av. Plan No 2629.
77TH ST, Nos 351-353 E, partitions, baths, windows to 4-sty brick tenement; cost, \$1,500; owner, Rachel Gottfried, 351 E '77th st; architects, O Reissmann, 30 1st st. Plan No 2654.
79TH ST, No 310 W, pent house to 12-sty brick apartment; cost, \$300; owner, Wm. J. Stitt, 745 Broadway; architects, Schwartz & Gross, 347 5th av. Plan No. 2657.
S0TH ST, No 120 East, and 2-sty front and rear extension, 18.4x34, partitions, walls, to 4-sty brick dwelling; cost, \$20,000; owner, Mrs. Morgan Dix, 15 East 66th st; architects, Foster, Gade & Graham, 15 West 38th st. Plan No. 2678. Gillies Campbell Co., 1 Madison av, has general contract.
\$2D ST, No 434 E, plumbing, windows, to 4-sty brick the react of 1500.

2678. Gillies Campbell Co., 1 Madison av, has general contract.
S2D ST, No 434 E, plumbing, windows, to 4-sty brick tenement; cost, \$1,500; owner, S Sternfels, 312 E 79th st; architect, Otto L Spaunhake, 233 E 78th st. Plan No 2632.
106TH 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 Central Park West; architect, H Regelmann, 133 7th st. Plan No 2646.
125TH ST, No. 209 E, change boxes, stairways, to 6-sty brick theatre; cost, \$1,500; owner, estate Benjamin Lichtenstein, Willow av and 135th st; architect, James Riely Gordon, 402 5th av. Plan No, 2664.
12STH ST, s s, 143.5 e Amsterdam av, alter floor beams, roof, doors, to 3-sty brick storage; cost, \$2,000; owners, Bernheimer & Schwartz, 128th st, near Amsterdam av; architect, Louis Oberlein, 128th st, near Amsterdam av. Plan No 2635.

AMSTERDAM AV, No 1746, stairs, new store front, to 2-sty brick moving picture theatre; cost, \$1,000; owner, Walker Estate, 1746 Am-sterdam av; architect, Phillip Goldrich, 24 East 103d st. Plan No. 2656.

BROADWAY, Nos 1672-1674, partitions, steel girders, columns, windows, change main en-trance to 9-sty brick apartments; cost, \$20,000; owner, Geo H Earle, Jr, Philadelphia, Pa; ar-chitect, Wm A Swasey, 47 W 34th st. Plan No. 2630; not let.

No. 2630; not let.
BROADWAY, s e cor Fulton st, steel girders, change walls to 4, 5 and 9-sty brick office; cost, \$5,000; owner, Collegiate Reformed Dutch 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, \$2,500; owner, C. H. Johnston, Germany; architect, S. E. Gage, 340 Madison av. Plan No. 2676.

BOWERY, No. 215, brick walls, windows, to 4-sty brick stores and lofts; cost, \$200; owner, Germania Bank, 190 Bowery; architect, C. H. Dietrich, 1112 2d av. Plan No. 2677.

Dietrich, 1112 2d av. Plan No. 2677. LEXINGTON AV, Nos 2025-2029, partitions, to 5-sty brick hotel; cost, \$500; owner, Rosie Spielberg, 101 W 113th st; architect, Wm. A. Kenny, 420 W 259th st. Plan No. 2667. 1ST AV, No. 168, toilets, windows, partitions, to 5-sty brick tenement and store; cost, \$2,250; owner, Edward Rafter, 424 East 123d st; archi-tect, M. A. Cantor, 29 West 42d st. Plan No. 2673.

2D AV, No 69, alter vault to 5-sty brick ten-ment; cost, \$1,500; owner, Mrs Martha Abeles, Sea Cliff, L I; architect, H Regelmann, 30 1st st. Plan No. 2655.

THIRD AV, No 875, partitions, store front, toilets, to 4-sty brick store and tenement; cost, \$500; owner, Mrs. Rosa E. Bartell, 694 Deca-tur st; architect, Wm. Kurtzer, 192 Bowery. Plan No. 2666.

4TH AV, No 350, partitions, windows, to 4-sty rick store and tenement; cost, \$3,500; owner, Voulff Bros., premises; architect, Geo. Hof, r, 1436 Webster av. Plan No 2638.

Woulff Bros., premises; architect, Geo. 1024
Woulff Bros., premises; architect, Geo. 1024
Jr, 1436 Webster av. Plan No 2638.
5TH AV, s e cor 37th st, stairs, partitions to
7-sty brick store and loft; cost, \$800; owner, Mead & White, 160 5th av; architects, McKim, Mead & White, 160 5th av; architects, McKim, Store and office; cost, \$2,000; owner, Walter J.
5TH AV, No 500, alter vault to 8-sty brick store and office; cost, \$2,000; owner, Walter J.
Salomon, 17 West 42d st; architect, E. Schoen, 25 West 42d st. Plan No. 2665.
STH AV, No. 899, iron beams, change booth to 4-sty brick dwelling and moving picture show; cost, \$100; owner, W. B, Sunn, 714 Sth av; arch-itect, C. B. Brun, 1 Madison av. Plan No. 2662.
9TH AV, No 502, new stairs, steel beams, par-titions, to 4-sty brick store and dwelling; cost, \$500; owner, estate Sarah O'Leary, 41 Wall st; architect, Frank Straub, 118 East 42d st. Plan No. 2658.

Bronx.

BECK ST, No. 169, 2-sty frame extension, 14.8 x8 to 2-sty brick dwelling; cost, \$400; owner, Mrs. K. M. Friedrick, on premises; architects, Goldner & Goldberg, 704 Jackson av. Plan No. 449 449

HARRISON ST. e s, 230 n Davis st, 1-sty frame extension, 20x13, to 1-sty frame dwelling; cost, \$100; owner, Carmelo Semento, on prem-ises; architect, Geo. Hof, Jr., 1436 Webster av. Plan No. 450.

MAGENTA ST, n s, 31 e Holland av, move 1-sty of frame built under 1½-sty frame dwelling; cost, \$1,500; owner, Bart Giordano, on prem-ises; architect, Wm. H. Meyers, 1861 Carter av. Plan No. 451.

151ST ST, s e cor Morris av, new water clos-ets, new partitions to 3-sty frame tenement; cost, \$1,500; owners, Excelsior Brewing Co.,

254 Hart st, Brooklyn; architect, Henry A. Koelble, 71 Nassau st. Plan No. 446. 240TH ST, s s, 50 w Webster av, 1-sty frame extension, 25.8x21.6, to 2-sty and attic frame stores and dwelling; cost, \$1,000; owner, Mrs. Annie Cobban, 518 East 240th st; architect, D. H. Cobban, 512 East 240th st. Plan No. 453. 241ST ST, s s, 75 w Matilda st, move 3-sty frame building; cost, \$500; owner and archi-tect, Wm. W. Penfield, 730 East 242d st. Plan No. 452. 241. frame bu. r. 452

BROOK AV, w s, 338.2 n 163d st, 3 stories of brick, built upon 2-sty brick storage and ice plant; cost, \$65,000; owner, Anheuser Busch Brew. Asso., F. Alfred Pieper, 231 West 83d st, manager; architects, Buchman & Fox, 11 East 59th st. Plan No. 445.

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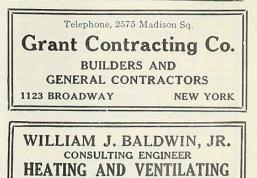
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WHITNEY-STEEN CO. ENGINEERS **CONTRACTORS & BUILDERS 1 LIBERTY STREET, N. Y.** NEW YORK, HARTFORD, SALT LAKE, DENVER



NEW YORK

1181 BROADWAY

COURTLANDT AV, No 773, new door to 3 and 1-sty frame stores and dwelling; cost, \$50; own-er, Henry Wilker, 769½ Cortlandt av; archhi-tect, Chris. F. Lohse, 598 St. Ann's av. Plan No 447 er, He tect, C No. 447

No. 444. NEWEOLD AV, s s, 178 e Havemeyer av, 2-sty frame extension, 20x15, to 2½-sty frame dwelling; cost, \$100; owner, G. C. Krauss, 2318 Newbold av; architect, O. C. Krauss, 2318 New-bold av. Plan No. 448.

Richmond.

AMBOY RD, n w cor Williams st, Tottenville, install ventilators bake shop; cost, \$1,200; own-er, Chas. Jones, Tottenville; architect, Wm. H. Dagget, Richmond Valley. Plan No. 438. BROADWAY AND VREELAND ST, Port Rich-mond, new chimney to church; cost, \$80; own-er, Park Baptist Church, Port Richmond; builder, Thomas Hardy, Port Richmond. Plan No. 439.

No. 439. BAYVIEW AV, w s, 300 s Findlay av, Port Richmond, erect new chimney to residence; cost, \$25; owner, Jeanette Cuthbert, Princis Bay. Plan No. 440. RICHMOND AV, e s, 65 n Palmer av, Port Richmond, new porch, stairs, gas and steam heat to dwelling; cost, \$1,000; owner, architect and builder, Edgar W. Robinson, Port Rich-mond. Plan No. 442.

mond. Plan No. 442. VAN NAME AV, 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; builder, A. P. Bock, 170 West End av, N. Y. C. Plan No. 441.

Government Work.

MARE ISLAND, CAL.—Proposals will be re-ceived at the bureau of yards and docks, Navy Department, Washington, D. C., until October 21, for remodeling gas house for employes' quarters at the United States naval hospital, Mare Island, Cal. Wm. M. Smith, acting chief of bureau

Mare Island, Cal. Wm. M. Smith, acting cnier of bureau. ATHOL, MASS.—The contract for the construc-tion of the U. S. public building at Athol, Mass., has been awarded to the Westchester Engineer-ing Co., 103 Park av, N. Y. C., at \$47,800; less for substituting reinforced concrete for terra cotta floor, \$210; net amount, \$47,590. CINCINNATI, OHIO.—The contract for pneu-matic tube service in the U. S. post office at Cincinnati, Ohio, has been awarded to the Uni-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

after six months' operation without cost. JONESBORO, ARK.—Sealed proposals will be received November 7 for the construction, com-plete (including plumbing, gas piping, heating apparatus, electric conduits and wiring, and in-terior lighting fixtures), of the United States post office at Jonesboro, Ark. The building is to have a ground area of approximately 4,300 sq. ft., 3-sty, faced with stone to the first floor, brick and stucco 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 Jones-boro, Ark., or at this office, at the discretion of the supervising architect, James Knox Taylor.

Personal and Trade Notes.

Personal and Irade Notes. CLEVERDON & PUTZEL, architects, 41 Union Square, have dissolved partnership by mutual consent. Mr. Robert N. Cleverdon will continue as the firm's successor; Mr. Joseph Putzel will practice as a consulting architect and appraiser of buildings. Both will be lo-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 with Mont F. Jacobs as resident manager. THE OLIN J. STEPHENS COAL CO., at 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 West-chester.

chester.

THE LIBMAN CONTRACTING CO., 1966 Broadway, wil move on October 15 to 107 West 46th street.

ARTHUR T. REMICK, architect, has moved from 37 East 28th street to 103 Park avenue. Telephone—Murray Hill 2391. THE LIBMAN CONTRACTING CO., 1968 Broadway, will soon occupy new offices at 107 West 46th st.

West 40th st. THE WESTCHESTER WOODWORK COM-PANY'S mill and lumber yard, at Unionport road and Sterling avenue, were destroyed by 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 succeeded George S. Rice as engineer in charge of subway construction. THE OLIN J. STEPHENS COAL CO., at 138th street and Mott Haven Canal, Bronx, in business since 1853, has purchased the inter-ests of the firm of Thomas B. Bowne & Son Co., at Westchester.

BUILDING MATERIAL MARKET.

Portland Cement Still Being Quoted at Lower Levels Here.

Common Brick Continues in Dull Market With Prices Unchanged Although Advances Are Possible-Reports Concerning Reserve Supply Up the River Conflicting.

Common brick continued in a dull mar-ket this week. Prices ranged from \$6 to \$6.50, but the majority of the sales were made at prices ranging from \$6.12% to $\$6.37\%_2$ 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 future needs and are in the market only for bargains

are well supplied for immediate and near future 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 condi-tions in the spring of next year, unless the activity of building interests in the suburban field proves sufficient from now on to overcome the reduction in volume of construction work in Manhattan. Even as late as last week, neither con-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 facts in the situation, as set forth in another part of this issue, will 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 resultant 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.

THE QUANTITY OF BRICK UP RIVER.

There are various estimates of the quan-There are various estimates of the quan-tities of Hudson River common brick the manufacturers will carry over this winter. Estimates range from 200,000,000 to 500,-000,000. There are also various reports regarding the total number of common brick made during the last season. One interest is inclined to exaggerate while the other is inclined to underestimate. A conservative total would be about 450,-000,000, according to the most reliable authorities. There were 37 bargeloads of brick in

authorities. There were 37 bargeloads of brick in this market on Friday, most of them un-engaged. The buying during the present week was desultory and most of the sales were to speculators. The transactions for last week follow: last week follow:

	1910.* Left over, Sept. 23, 17.		1910.† Left over, Sept. 24, 6.	
Monday Tuesday Wednesday Thursday Friday Saturday	Arr'd. 13 2 5		Arr'd. 21 4 9 17 8 8	
	41	24	67	65

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

OTHER DEPARTMENTS QUIET.

OTHER DEPARTMENTS QUIET. Other departments are quiet. Pig iron dropped to \$14.75 from \$15, but it is not apparent so far that steel prices will be 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 place of Madison Square Garden were completed and that fabricators had been asked to submit figures. The require-ments will run well into 20,000 tons.

Cement Show's Benefit to the Contractor.

Cement Show's Benefit to the Contractor. While it is impossible to obtain a defin-ite idea as to the number of contractors who attended the Cement Show at Madi-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 op-eration made at cement shows always typify the latest ideas in the different fields of work. Contractors frequently are enabled to form acquaintance with the

different types of machinery and equip-ment which are helpful to them in prac-

ment which are helpful to them in prac-tical work. At the coming show, which will be held in Madison Square Garden from 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.

Industrial Growth at Yonkers. A United States census report, just is-sued, shows a great gain in the manu-facturing industry at Yonkers in 1910 over 1905. The summary gives percent-ages of increase as follows: 91 per cent. in the number of salaried officials and clerks; 85 per cent. in the cost of mate-rials used; 77 per cent. in the value of products; 74 per cent. in the value of products; 75 per cent. in the sal-aries and wages; 49 per cent. in the sal-aries and wages; 49 per cent. in the number of establishments; 30 per cent. in the miscellaneous expenses; and 30 per cent. in the average number of wage-earners. There were 158 establishments in 1909, as compared with 106 in 1904; an increase of 52, or 49 per cent.

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*Industries marked are subject to an increase.

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 primarily for the use of contrac-tors, plumbers and public service men. It may be had by applying to the Borough President's office at Third avenue and 177th street. 177th street.

Deeper Waterways Congress.

Joseph A. Goulden, J. Homer Hildreth, Olin J. Stephens, Charles E. Reid, James L. Wells, John C. Claffin, Henry L. Mor-ris, John T. Murray, Patrick J. Reville and Charles D. Steurer are the Bronx delegates to the "Deeper Waterways Con-gress," at Richmond, Va., October 17 to 20 gress,' to 20.

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. Schuy-ler County will contribute \$4,144.45.

LAND VALUE MAPS

of the

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 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 forumes is used. 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 satis-fying 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 front foot 100 foot doep of an incide let of the plane. foot, 100 feet deep, of an inside lot, after making due 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 com-mon size and shape.

mon 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

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 mon st an

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 prop-erty has frontage on one or more streets, in addi-tion 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 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.

Price, \$1.00. By Mail, \$1.15

THE RECORD AND GUIDE CO., PUBLISHERS LAND VALUE MAP DEPARTMENT 11 TO 15 EAST 24TH STREET NEW YORK CITY

RECORD AND GUIDE

October 7, 1911.



new plan into practice, and that an increase in the sale of odd lengths is anticipated. It was formerly the custom, and generally is so still, to sell lumber in even lengths only. Waste resulted from cutting off the ends of odd lengths to make them even. A considerable percentage of a sawmill's output is defective. That is, boards have knots, decayed spots, or splitends, 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 good wood with the bad, and it is wasted. The practice of marketing odd lengths as well as even is meant to lessen this waste. The sale of odd lengths of lumber will frequently lessen waste in the woods also; for example, a log may be cut fifteen feet long which, following the old custom, would be cut only fourteen, and the introduction of odd lengths meets with opposition from many builders who are prejudiced in favor of even lengths of the practice in favor of even lengths where nine-foot studding is used. Following former custom, the ends must be cut from even lengths to make the timpers fit. Some manufacturers of flooring the successfully sell odd and even lengths.

Tinting of Concrete.

Considerable interest is being shown in 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 oxide, in proportions of approximately 5 to 8 per cent. of the weight of the ce-

way. ment used. A yellow or buff tint can be obtained by the use of French ocher in the percentage of 4 to 10, according to the shade desired. Red is obtained by the use of red oxide of iron, that manu-factured 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 col-lected 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 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 a polished surface.—"Contract Record."

A Substitute for Lightning Rods.

<text><text><text>

nakes an excellent protector when prop-erly grounded. It must be remembered that the ground connection is a positive necessity, and too struction. The earth is the great reser-voir of electrical energy and it is always at zero potential. If a discharge of light-ning can be directed into the moist earth by a conductor, its energy is soon dissi-pated, but the ground connection must be of considerable area and extend well into the moist earth. A piece of gal-vanized iron pipe, driven into the ground seven or eight feet, makes a good "ground." Large buildings must have two or more such "grounds." The con-tecting wires must be securely fastened to the ground connections. The matter of conducting wires, the U.S. Weather Bureau, in a bulletin on recommends a No. 3 galvanized iron wire (Brown & Sharp gauge) as amply suffi-cient in size for ordinary lightning pro-tection. If metallic downspouts are used as conductors the connections should be made, with the "grounds," with riveted points. Copper conductors give no better protection than iron if the iron is kept of the danger from this cause will dis-appear. Ground wires may be made of ordinary fence wire and should be con-nected with each of the wires of the fance 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 of 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 vocational schools in all boroughs of the city.

RECORD SECTION

of the

RECOF

This section includes all recorded Conveyances, Mortgages, Leases, Auction Sales, Legal Sales, Judgments in Foreclosure Suits, Lis Pendens, Foreclosure Suits, Mechanics' Liens, Building Loan Contracts, Satisfied Mechanics' Liens and Chattel Mortgages (affecting Real Estate), Judgments and Satisfied Judgments in the Boroughs of Manhattan and Bronx.

Vol. LXXXVIII

New York, October 7, 1911

(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.

$\begin{array}{c} 78-47-48\\ 227-14\\ 253-57\\ 266-30\\ 333-56 \& 58\\ 348-1 \& 36\\ 349-28\\ 356-5 \& 9\\ 357-16-17\\ 373-59 \& 61\\ 381-16\\ 387-42\\ 407-35\\ 409-42-43\\ 407-35\\ 409-42-43\\ 421-72\\ 427-35 \& 50\\ 434-42\\ 417-35 \& 50\\ 434-42\\ 417-55\\ 50\\ 488-3\\ 524-53\\ 59-24\\ 488-3\\ 524-53\\ 59-24\\ 488-3\\ 524-53\\ 59-24\\ 488-3\\ 524-53\\ 59-24\\ 488-3\\ 524-53\\ 59-24\\ 488-3\\ 59-24\\ 588-3\\ 59-24\\ 588-3\\ 588$	$\begin{array}{c} 600-10-14\\ 630-18\\ 702-14\\ 708-12-13\\ 789-27\\ 840-30\\ 874-66\\ 895-7\\ 901-31\\ 902-11\\ 952-6\\ 997-47\\ 1019-50\\ 1027-62\\ 1048-18\\ 1052-36a\\ 1067-22\\ 1136-26\\ 1185-86\\ 1129-25-28\\ 1229-26-28\\ 1229-28\\ 1229-28\\ $	$\begin{array}{c} 1319 - 26\\ 1320 - 36\\ 1332 - 15 - 15 \frac{1}{2}\\ 1336 - 2 & 49\\ 1379 - 43\\ 1399 - 62\\ 1409 - 56 \frac{1}{2}\\ 1410 - 5 - 8\\ 1422 - 38\\ 1442 - 38\\ 1445 - 21\\ 1460 - 17\\ 1488 - 2\\ 1491 - 7\\ 1494 - 23 - 21 & pt Lt 20 & \\ 50 - 53\\ 1520 - 70\\ 1523 - 25 \frac{1}{2}\\ 1535 - 16\\ 1558 - 7 - 13\\ 1576 - 14\\ 1585 - 32 - 33\\ 1590 - 49\\ 1601 - 27 & 51\\ 1610 - 16 \frac{1}{4} & 21\\ 1611 - 5\\ 161 - 16 & \\$	$\begin{array}{c} 1625-47-48\\ 1633-29\\ 1641-50&66\\ 1644-42\\ 1645-47\\ 1665-33&31\\ 1666-pt\ Lt\ 31\\ 1666-pt\ Lt\ 31\\ 1666-pt\ Lt\ 31\\ 1669-6\\ 1673-38\\ 1709-9\\ 1732-17&56-57\\ 1750-65\frac{1}{2}\\ 1784-20\frac{1}{2}-21\\ 1791-14\\ 1792-28\frac{1}{2}\\ 1822-54\\ 1822-54\\ 1822-54\\ 1822-54\\ 1822-54\\ 1834-5\\ 1857-48\frac{1}{2}\\ 1871-7\frac{1}{2}\\ 1871-7\frac{1}{2}\\ 1873-62\frac{1}{2}\\ 1879-49\\ 1889-49\\ 1896-52\\ 1871-72\\ 1871-72\\ 1871-72\\ 1871-72\\ 1889-49\\ 1889-49\\ 1896-52\\ 1871-72\\ 1871-72\\ 1871-72\\ 1889-49\\ 1896-52\\ 1889-1888\\ 1889-1888\\ 1889-188\\ 1889-188\\ 1889-1888\\ 1889-188\\ 1889-188\\ $	$\begin{array}{c} 1917-61\\ 1921-22\\ 1937-18\\ 1939-4\\ 1949-18-21 \& \mbox{ pt Lt } 22 \& \\ 42-47\\ 1969-\mbox{ pt Lt } 4\\ 1979-22\\ 1984-57\\ 1984-57\\ 1988-131\\ 1998-131\\ 1998-40\\ 2027-38\\ 2042-5-83/2 \& 10-11\\ 2046-20\\ 2058-39-43\\ 2060-46\\ 2077-53\\ 2087-33-34\\ 2122-88\\ 2123-5 \& 8\\ 2129-12\\ 2154-80\\ 2176-100 \& 146\\ \end{array}$
525-34	1314-6-7	1612-42	1912-10	2176-100 & 146 3402-177

EXPLANATION OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

Q. C. is an abbreviation for Quit Claim deed, i. e., a deed wherein all the right, title and interest of the grantor is con-veyed, omitting all covenants and warranty.

C. a. G. means a deed containing Cove-nant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered. B. & S. is an abbreviation for Bargain

B. & S. 18 an abbreviation for Bargain and Sale deed, wherein, although the sel-ler makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of it.

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

lic Works. The first date is the date the deed was drawn. The second date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date

follows the second date. The figures in each conveyance, thus, 2:482-10, denote that the property men-tioned is in section 2, block 482, lot 10. It should also be noted in section and block numbers that the instrument block numbers that the instrument as filed is strictly followed. A \$20,000-\$30,000 indicates the as-

sessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1910.

T. S. preceding the consideration in a conveyance means that the deed or con-veyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements. Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in () preceding the serial number to the right of the date line, at head of this page, is the Index number for the Checking Index.

The Star following name of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the 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

bk—brick B & S—Bargain and Sale bldg—building b—basement blk—bleck 同 -County a G-cover Company covenant against grantor constn-construction con omitted-consideration omitted corp-corporation cor-corner c l-centre line ct-court dwg-dwelling decd-deceased e-East exr-executor extrx-executor et al-used instead of several names foreclos-foreclosure fr-frame ft-front individ-individual irreg-irregular installs--installments mtg-mortgage mos-months mfg-manufacturing Nos-numbers n-north nom--nominal pl-place constn—construction con omitted—consideration omitted nom-nominal pl-place P M-Purchase Money Mortgage. Q C-Quit Claim R T & I-Right, Title & Interest rd-road re mtg-release mtg ref-referee sl-slip sq-square s-south s-side sty-story s-side sty-story sub-subject strs-stores stn-stores st-street T S-Torrens System tnts-tenements w-west y-years O C & 100-other consideration and \$100 & - and so forth Ae--and so forth

RECORD AND GUIDE Conveyances

Manhattan

October 7, 1911.



Fred'k G. Hobbs, Pres. Fred'k H. Birch, Treas, Geo. L. Slawson, Vice-Pres. Chas. D. Hobbs, Secy. SLAWSON & HOBBS Real Estate 162 WEST 72D STREET

ADVERTISED LEGAL SALES.

OCT. 7.

No Legal Sales advertised for this day OCT. 9.

120TH st, 215 E, ns, 175 e 3 av, 20x 100.10, 4-sty bk tnt & strs; Mary A Pettit agt Mary A Meagher et al; Peter B Han-son, atty, 55 Liberty; Jas Oliver. ref. (Amt due, \$7,453.56; taxes, &c, \$243.66.) Mtg re-corded July5'03. By Joseph P Day.

134TH st, 64 E, ss, 140 w Park av, 37.6x 99.11, 6-sty bk tht; Henry H Jackson agt Sigmund Morgenstern et al; Jos A Kent, atty, 37 City Hall Pl; Edw R Vollmer, ref. (Amt due, \$10,837.33; taxes, &c, \$---; sub to a mtg of \$28,500.) Mtg recorded Oct 14'05. By Joseph P Day.

14'05. By Joseph P Day. 145TH st, 751; see Concord av, 442. Concord av, 442, nec 145th (No 751), 22.1x100x23.1x100, vacant; Henry W Rup-pert agt Thos H Roff et al; Otterbourg, Steindler & Houston, attys, 200 5 av; Jas Oliver, ref. (Amt due, \$3,346.62; taxes, &c, \$308.71.) Mtg recorded Nov2S'08: By Herbert A Sherman, 3156 3 av.

OCT. 10.

OCT. 10. Crosby st, 94-6, see Broadway, 597. Mercer st. 170, see Bway, 597. 4STH st, 324 E, ss, 325 w 1 av, 25x100.5, 5-sty bk tnt; Jacob Dieter et al exrs & trstes agt Hyman Lishinsky et al; Henry C Botty, atty, 140 Nassau; Richd S Har-vey, ref. (Amt due, \$15,406.93; taxes, &c, \$818.60.) Mtg recorded Apr3'08. By Jos-eph P Day. 99TH st, 118-20 W, ss, 249 w Col av, 42x 100.11, 5-sty bk tnt; Wm I Young agt Marie A Kraft et al; Davis, Symmes & Schreiber, attys, 55 Liberty; Jno H Judge, ref. (Amt due, \$11,609.32; taxes, &c, \$1,-005; sub to a pr mtg of \$42,500.) Mtg re-corded June1'06. By Joseph P Day. Broadway, 597, ws, 127 s Houston, 25x

corded June106. By Joseph P Day.
Broadway, 597, ws, 127 s Houston, 25x
199.11 to Mercer (No 170), 5-sty stn loft & str bldg; also BROADWAY, 558, es, 98 s
Prince, 27.3x99.9, 4-sty bk loft & str bldg; also CROSBY ST, 94-6, ws, 112 s Prince, 50.1x99.9, 4-sty bk loft & str bldg; also BROADWAY, 354, es, 61 n Leonard, 26x
175 to Benson pl, 5-sty bk loft & str bldg; also BROADWAY, 924-6, es, 22.2 n 21st, 41.1x113.3x38.8x102.7, 4-sty bk loft & str bldg; Bartholomew Jacob et al agt Emma L Elin et al; Chas L Jones, atty, 63 Wall; S Stanwood Menken, ref; partition. By Joseph P Day.
Broadway, 558, see Broadway, 597.

Joseph P Day. Broadway, 558, see Broadway, 597. Broadway, 354, see Broadway, 597. Broadway, 924-6, see Broadway, 597. Crotona av, 2340, es, 400 n 183d, 20x100, 2-sty bk dwg; Thos B Hidden trste agt John O'Leary et al; Levi S Hulse, atty, 29 Wall; Edw D Dowling, ref. (Amt due, \$7,225.51; taxes, &c, \$130.70.) Mtg record-ed Sept25'07. By Bryan L Kennelly at 3156 3 av. Lackson av 700 es at ws Westchester

Jackson av. 700, es, at ws Westchester av (Nos 695-7), 53.11x31.3x39.8, gore, 4-sty bk office & str bldg; Maximilian Fleisch-mann Co agt Jos J Meaney et al; Jackson, Arnold & Fleischmann, attys, 1 Mad av; Terence J McManus, ref. (Amt due, \$11,-836.47; taxes, &c. \$315.80.) Mtg recorded June25'05. By Joseph P Day, 3156 3 av. Westchester av, 695-7, see Jackson av, 700. OCT. 11.

OCT. 11.

Vestry st, 11, ss, 206.1 e Hudson, 30.6x 87.7, 6-sty bk loft bldg; Elias N Mallouk agt Newtown Construction Co et al; Fer-ris & Dannenberg, attys, 2 Rector; Robt S Conklin, ref. (Amt due, \$15,263.68; taxes, &c, \$1,564.40; sub to a mtg of \$40,-000.) Mtg recorded June8'09. By Joseph P Day.

3D st. 11 E, ns, 300 w 2 av, 25x83.9, 5-sty bk tnt & strs; Jos L Buttenwieser agt Birdie V Schlessinger et al; M S & I S Isaacs, attys, 52 William; Geo F Roesch, ref. (Amt due, \$28,149.42; taxes, &c, \$1,-430.91.) By Joseph P Day.

430.91.) By Joseph P Day. **26TH st, 334 E, ss,** 150 w 1 av, 25x98.9, 5-sty bk tht & strs; Julia Hoffmann agt Pauline Miller et al; Chas Brandt, Jr, at-ty, 189 2 av; John J McBride, ref. (Amt due, \$4,755.25; taxes, &c, \$666.81; sub to first mtg \$19,000.) Mtg recorded Dec18'05. By Joseph P Day. 47TH st 231-45 E see 2 av \$83-9

47TH st, 231-45 E, see 2 av, 883-9

103D st. 303 E. ns. 100 e 2 av, 888-3. 4-sty bk tht & strs; Lillie McC Hartigan agt Annie Fishman et al (action No 1); Harrison, Elliott & Byrd, attys, 59 Wall; Francis W Pollock, ref. (Amt due, \$13,-278.78; taxes, &c, \$400.) Mtg recorded Aug 15'05. By Joseph P Day.

103D st, 305 E, ns, 125 e 2 av, 25x100.11, 4-sty bk tht & strs; same agt same (act-ion No 2); same attys; same ref. (Amt due, \$13,311.23; taxes, &c, \$650.) Mtg re-corded Aug15'05. By Joseph P Day.

152D st, 400, see Melrose av, 622-6.

152D st, 400, see Melrose av, 622-6. Melrose av, 622-6, sec 152d (No 400), 114.4x20, 3-sty fr tnt & strs & 3 2-sty fr tnts & strs; Geo Ehret agt Henry Kruse et al; Edw M Burghard, atty, 120 Bway; Alexander J Lindsay, ref. (Amt due, \$9,-702.92; taxes, &c, \$250.) Mtg recorded Apr 27'09. By Joseph P Day, 3156 3 av. 2D av, S83-9, nwc 47th (Nos 231-45), runs n100.5xw300xs19.4xse72.9xs74.9xe227.6 to beg, 2 5-sty bk tnts & strs & 3 4 & 5-sty bk stable; Walter B Horn agt Man-hattan Transit Co et al; Guthrie, Bangs & Van Sinderen, attys, 44 Wall; Robt J H Powel, ref. (Amt due, \$61,344.85; taxes, &c, \$36,388.16; sub to pr mtg \$225,000.) Mtg recorded Dec22'08. By Herbert A Sherman. Sherman.

OCT. 12.

OCT. 12. 165TH st, 470-2 W, ss, 200.7 e Ams av, runs s56.6xw7xs46.5xe50xn102.11xw49.4 to beg, 5-sty bk tnt; Lambert Suydam agt Mary Farmer et al; Wm R Adams, atty, 25 Broad; Jas A Foley, ref. (Amt due, \$36,897.84; taxes, &c. \$2.800; sub two pr mtgs aggregating \$15,000.) Mtg recorded Aug3'06. By Joseph P Day.

OCT. 13.

Fox st, swc 163d, 100x109.6x100x108.1, 6-sty bk tnt & strs; Henry Morgenthau Co agt Emull Realty Co et al; Simon T Stern, atty, 41 Park Row; Wm B Ellison, ref. (Amt due, \$31,773.05; taxes, &c, \$4,-300; sub to a mtg of \$115.000.) Mtg re-corded Dec28,'09. By Joseph P Day, at 3156.3 av corded D 3156 3 av.

3156 3 av.
Monroe st. 231, ns. 119.6 e Scammel, 24 x96, 5-sty bk tnt; Sophie Gruenstein agt Isaac L Bergman et al (action No 1); Davis & Kaufmann, attys, 51 Chambers; Max Altmayer, ref. (Amt due, \$2,235.55; taxes, &c, \$121.30; sub two mtgs aggregating \$32,500; sub lien of \$1,679.35.) Mtg recorded July6'06. By Joseph P Day.
Monroe st, 233, ns, 143.6 e Scammel, 24x 96, 5-sty bk tnt; same agt same (action No 2); same attys; \$30.50; sub lien of \$1,-688.59.) Mtg recorded July6'06. By Joseph P Day.
13STH st, 523 W, ns, 300 w Ams av, 50x

P. Day. 138TH st, 523 W, ns, 300 w Ams av, 50x 99.11, 5-sty bk tht; Andrew Wilson trste agt Isaac Levy et al; Howard M Rowe, at-ty: Herman Joseph, ref. (Amt due, \$59,-092.31; taxes, &c, \$2,376.95.) By Joseph P Data Day

163D st, swc Fox st, see Fox, swc 163. OCT. 14 & 16.

No Legal Sales advertised for these days.

AUCTION SALES OF THE WEEK.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Oct. 6. 1911, at the Manhattan Real Estate Salesroom, 14 and 16 Vesey st and the Bronx Salesroom, 14 stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertised Legal Sales. *Indicates that the property described was bid in for the plaintiff's account.

ter. 24,500 ***62D st, 212-6 W,** (*) ss, 200 w Amster-dam av, 75x100.5, three 5-sty bk tnts & strs; also 62D ST, 225, ns, 375 w Amster-dam av. 25x100.5, 5-sty bk tnt; (Amt due, \$1.243.75; taxes, &c, \$650; sub to a mtg of \$70,750.) Abraham A Silberberg, 71,250 2000U et 10⁶ W ps, 42 w Col av 19x ^a(**39TH st, 105 W.** ns, 43 w Col av, 19x 100.5, 4-sty & b bk & stn dwg; (Exrs sale.) Bid in at \$28,000. **a93D st, 1-3 W;** see Central Park West. 331-5.

***112TH st, 237 E, (*)** ns, 185 w 2 av, 18.9 x100.10, 3-sty fr tnt & strs; (Amt due, \$6,539.12; taxes, &c, \$407.) Wm F Patterson, exr. 7,000 *118TH st. 362 W, ss, 154 e Morningside av E. 17x100.11, 3-sty & b bk dwg (Amt due \$2,268.19; taxes, &c, \$9.) Withdrawn.

a1215T st. 223 W, ns. 300 w 7 av. 25x 100.11, 5-sty & b bk tnt; (Voluntary) Bid in at \$23,000. a121ST st, 225-7 W, ns, 325 w 7 av, 50x 100.11, two 5-sty & b bk tnts; (Volun-tary.) Withdrawn.

^a125TH st, 258 E, ss. 25.6 w 2 av, 27x 100.11, 5-sty bk tnt with strs; (Exrs sale.) Bid in at \$19,200.

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^a131ST st, 28-30 W (*) ss, 360 w 5 av, 50x99.11, 6-sty bk tnt; (Amt due, \$15,-348.66; taxes, &c, \$1,445.42; sub to first mtg \$51,000.) Jas Blaine et al. 61,637 ^a132D st, 149 W, ns, 250 e 7 av, 25x99.11, 5-sty bk tnt. (Voluntary.) Bid in at

\$20,000. aCentral Park W, 331-5, (*) nwc 93d (Nos 1-3), runs n125.8xw100xs25xw73.4xs 100.8xe173.4 to beg, 12-sty bk tnt; (Amt due, \$222,984.56; taxes, &c, \$16,425; sub to a mtg of \$745,000.) Louis M Jones et al. 987,350

^aMorris av, 589, on map 591; ws, 93.5 n 150th, 25x100, 1-sty fr str & dwg; (Parti-tion.) Chas A Weber. 6,550 ^aSt Anns av, 119, (*) swc So Boulevard, or 133d (No 552), 25x75, 5-sty bk tnt & strs; (Amt due, \$19,309,65; taxes, &c, \$1,-241.94.) Henry R C Watson, exr, &c. 11,000

^aWest Broadway, 555, es, 97 s 3d, 22x128, 3-sty bk loft & str bldg & 5-sty bk tnt in rear; (Amt due, \$27,405.36; taxes, &c, \$126.39.) Adj sine die. ^a145TH st, 394-S W; see St Nicholas av, 595 695

a165TH st, 362-14, (*) ss, 27.1 e College av, runs s28.10xw.07xs50.11xe139.4xn88.9xw 138.11 to beg, seven 3-sty bk dwgs. (Amt due, \$5,095.05; taxes, &c, \$2,658.51; sub to seven mtgs aggregating \$63,000.) Adolph Altman. 63,312

^{63,312} ^aSt Nicholas av. 695, (*) swc 145th (Nos 394-8), 101.4x116.9x99.11x100, 6-sty bk tnt & strs. (Amt due, \$35,843.11; taxes, &c, \$3,925.30; sub to a first mtg of \$165,000.) Saml Heyman. 202,848

202,848 BRYAN L. KENNELLY. ^aS2D st, E, nec Av A; see Av A, 1554. ^aS6TH st, 51 W, ns, 114.6 e Col av. 20.6x 100.8, 4-sty & b bk & stn dwg. (Volun-tary.) Bid in at \$43,500. ^a130TH st W, nec Bway; see Bway, 3242-52.

^aAv A, 1554, nec 82d, 21.5x78, 4-sty & b stn tnt with str; (Vountary.) Bid in at \$18,500.

^aBroadway, 3242-52, nec 130th, 149.11x 100, 2-sty bk dwg, 3-sty bk stable and vacant; (Exrs sale.) Bid in at \$89,500.

^a2D av, 1925, ws, 101 n 99th, 25x105, 5-sty bk tnt with strs; (Voluntary.) Henry Cohen. 18,000

HERBERT A. SHERMAN.

^aCroton st, ss, 214.5 w Ams av, 50x86.4 to 165th, (Nos 513-15) x50x87, vacant; (Amt due, \$8,058.10; taxes, &c, \$862.85.) Withdrawn.

*165TH st, 513-15 W; see Croton, ss, 214.5 w Ams av. *Grant av. 1044 (*) es, 32.8 n 165th, 25x 102.6x25x102.7, 3-sty bk dwg; (Amt due, \$7.548.82; taxes, &c, \$492.69.) Irving K Taylor & ano, trustees. 8,050

JAMES L. WELLS. ^aDuncombe av, ws, 100 & 150 s Juliana av; see Newell av, es, 100 s Juliana av. ^aNewell av, (*) es, 100 s Juliana av, 100x 125; also DUNCOMBE AV, ws, 100 s Juli-ana av, 25x125; also DUNCOMBE AV, ws. 150 s Juliana av, 50x125, Wakefield; (Amt due, \$6,562.51; taxes, &c, \$127.04.) Cos-mopolitan Bank. DANUEL

DANIEL GREENWALD.

***165TH st, 946,** ss, 70.3 e Kelly, runs s 70.5xs19.7xe50xn21.4xn72.2xw50 to beg, 5-sty bk tnt & strs: Sheriff's sale of all right, title, &c. Adj to Oct. 19.

SAMUEL MARX. ***140TH st, 161-9 W, (*)** ns, 137.6 e 7 av, 126.6x99.11, 7-sty bk tnt; (Amt due, \$200,-580.25; taxes, &c, \$3,541.48.) Metropolitan Life Ins Co. 150,000

Total \$1,737,380 Corresponding week, 1910.... 1,317,212 Jan. 1st, 1911, to date...... 36,005,274 Corresponding period, 1910.... 43,353,223

VOLUNTARY AUCTION SALES

L. J. PHILLIPS & CO.

OCT. 10.

74TH st, 35 W. ns. 340 e Col av, 20x 102.2, 4-sty & b stn dwg.

CONVEYANCES Borough of Manhattan.

SEPT. 29, 30; OCT. 2, 3, 4 & 5.

SEPT. 29, 30; OCT. 2, 3, 4 & 5. **Byrd st**, (7:1969-pt lot 4) lot begins 63.11 e Ams av & 99.9 n 129th at what was for-merly Byrd, runs e36xs18.4 to cl Byrd xnw 40.8 to beg, vacant; Wm H Hanlon to Al-fred W Levi, 142 W 131; B&S; AL; Oct3: Oct5'11; A= OC & 100 **Croton st**, (8:2123-8) ss, 214.5 w Ams av, 25x86.9 to 165th (No 513) x25x87, vacant; A\$4,000-4,000; also CROTON ST, (8:2123-5) ss, 264.5 nw Ams av, runs sw86.4 to 165th xsw25xne86.9 to ss of st xnw(?)25 to beg, probable error, vacant; A\$6,000-6,000; sub to any right of way in rear of above taken for 165th st; Frame Realty Co to Nassau Mtg Co, 31 Nassau; AL; Oct3; Oct5 '11. O C & 100

518

Croton st, ss, 264.5 w Ams av, see Cro-n st, ss, 214.5 w Ams av. ton st, ss, 214.5 w Ams av. Chrystie st, 223, (2:427-35) nws, 194.8 ne Stanton, 20x100, 4-sty bk tnt; Mary E MacCornac, of Bklyn, to Apostleship of Prayer, a corpn, 801 W 181; mtg \$6,000; Sept30; Oct2'11; A\$16,000-18,000.

Conveyances

OC& 100 Clinton st, 67, (2:349-28) ws, 79.9 n Riv-ington, 20.2x50, 6-sty bk loft & str bldg; Saul Oliner to Isidore Oliner, 67 Clinton; ½ pt; mtg \$12,000 & AL; Aug1; Oct4'11; A \$12,000-19,000. 100

\$12,000-19,000. **Cannon st, 75-7,** (2:333-56) swc Riving-ton (No 283), 50x100, 5-sty bk tnt; 845, 000-90,000; also CANNON ST, 73, (2:333-58) ws, 50 s Rivington, 25x100, 4-sty bk club house; A\$17,000-26,000; Robt S Clark et al to Edw S Clark, at Cooperstown, N Y; 34 pts; B&S; Sept26; Sept28'11. Re-printed from last issue when 1st line was omitted. Converse at 72.5 (2:222); Edw S Clark

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; Sept28'11. O C & 100 Clarkson st, 62-4, see Washington, 578-82.

Delancey st, see Ludlow, see Ludlow, 96-8.

Delancey st, 150, (2:348-36) ns, 22 e Suffolk, 22x50, 2-sty bk tnt & str; A\$19,-000-20,000; also SUFFOLK ST, 96, (2:348-1) es, 50 n Delancey, 25x44, 4-sty bk stable; A\$15,000-17,500; Renilo Mtg Co to Saul & Isidore Oliner, 67 Clinton; mtg \$32,000; Aug1; Oct4'11. 100 Eldeider, et 107 (2:421 72) ug 100 n

\$32,000; Aug1; Oct4'11. 100 Eldridge st, 197, (2:421-72) ws, 100 n Rivington, 25x100, 5-sty bk tnt & strs; Leonora Morreau to Sarah Weinstein, 249 Stanton; mtg \$34,250; Sept21; Oct4'11; A \$22,000-32,000. O C & 100

\$22,000-32,000. O C & 100 Fulton st, 114-6, (1:78-47-48) ss, 25.3 w Dutch, runs s82.6xw25.3xs1.3xw25.3xn83 to st xe50.6 to beg, 2 6-sty bk loft & str bldgs; Jefferson M Levy to 114 & 116 Ful-ton, 128 Bway; mtg \$172,500; Oct3; Oct4 '11; A\$180,000-213,000. O C & 100

11; A\$180,000-213,000. O C & 100 Greene st, 175-7, (2:524-53) ws, 100 s Bleecker, 40x100, 6-sty bk loft & str bldg; Philip Lehman et al, EXRS, &c, Emanuel Lehman to Julius Tishman, 25 W 90; Sept6; Sept27'11; A\$42,000-70,000.Reprinted from last issue when 1st line was omitted. O C & 100

Greene st. 47-9, (2:475-50) ws, 175 n Grand, 48.4x100, 6-sty bk loft & str bldg; Lydia A Devoursney to Mary B Reeve, 1192 Broad, Newark, NJ & Hattie A Day, 23 Olyphant pl, Morristown, NJ; AT; QC; party 1st pt reserves life estate; Sept22; Oct3'11; A\$52,000-90,000. nom

Greenwich st, 696, (2:630-18) ws, 45 s 10th, 19.11x69.7x16.3x72.4, 2-sty bk tnt; I Marie Madden to May E Brady, 1214 Je-rome av; mtg \$8,000; Sept18; Oct2'11; A \$6,500-8,000. 100

\$6,500-8,000. Hamilton st, 12, (1:253-57) ss, 133.3 e Catherine, 25.1x104.1x25x103.11, 6-sty blk tnt & strs; Carmela De Luca to Vincenzo Messineo, 107 1 av; ½ pt; AT; AL; June 15'09; Sept30'11; A\$11,000-30,000. O C & 100

Ludlow st, 96-S, (2:409-42-43) sec De-lancey, 37.1x87.6, except pt for Delancey, 5-sty bk tnt & strs; A\$58,000-65,500; also NORFOLK ST, 82, (2:352-42) es, 150 s Delancey, old line, 25x100, 5-sty bk tnt & strs; A\$30,000-40,000; Leverett F Crumb, ref, to Chas Karg, at Yonkers, NY; FORECLOS, Sept8; Sept25; Oct2'11. 150,000

Lawrence st, 132-6, see Manhattan, 131. Lewis st, 150, (2:356-5) see Mainfattan, 131. 5.6x20x45.4x20.2, 3-sty bk tnt & strs; Jos lein to Saml Friedman, 848 Duane av henectady, NY; AL; Oct4; Oct5'11; A§7, 00-10,000. O C & 100 Klein 100

Schenectady, N1, AL, OCC & 100 000-10,000. OC & 100 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 129th x-15.6xs30.3 to es Bway (Nos 3200-10) xs 182.5 to ns Manhattan xe47.2 to beg, 4 6-sty bk tnis & strs; Hensle Constn Co to Chas Hensle, 91 Fletcher av, Mt Vernon, NY; AL; Sept29; Oct5'11; A\$171,000-330,000. OC & 100

Monroe st, 257, (1:266-30) ns, 200.8 w Jackson, 24.10x93.5x25.2x93.1, 6-sty bk tnt & strs; Benj W B Brown, ref to Jo-hanna Bach, at Atlantic City, NJ; FORE-CLOS, Sept28; Sept21; Oct2'11; A\$17,500-36,000. 26,500

Manhattan st, 5, (2:357-16) ws, 9 Houston, 25.1x62, 5-sty bk tnt; Renilo Co to Saul & Isidore Oliner, 67 Clin Aug1; Oct4'11; A\$9,500-17,500. 92.5 lo Mt Clinton; 100

Manhattan st. 7, (2:357-17) ws, 117.6 n Houston, 25.2x62, 5-sty bk tht; Renilo Mtg Co to Saul & Isidore Oliner, 67 Clinton; mtg \$16,000; Aug1; Oct4'11; A\$10,000-18,-000. 100

Norfolk st, S2, see Ludlow, 96-8.

Stanton st, 12, (2:427-50) ns, abt 125 e Bowery, 25x100, 5-sty bk tnt & strs & 5-sty bk tnt in rear; Guiseppe Raineri to Salvatore Raineri, 316 Mott: ½ pt; AL; Oct3; Oct4'11; A\$22,000-\$32,000. O C & 100 Suffolk st, 96, see Delancey, 150.

Stuyvesant st, (3:972—pt lot 57) lot be-gins at el of blk bet 14th & 15th, 216 e Av A, runs w along el blk—to el former Stuyvesant xnel8.2 to pt 216 e Av A xs 9.11 to beg; Rev Wm P Morrogh to Wm Kelly; B&S & C a G; Aug16'64; Sept29'11.

es, su tht & 181 Thompson st, 168, (2:525-34) es, 80 r Houston, 18x75x17.8x75, 3-sty bk tht & str; Lewis Kresner to Jos Loffrede, 181 Mott, & Michele Scillitoni, 241 Mulberry mtg \$11,000; Oct3; Oct5'11; A\$7,500-12,000

Thompson st, 55, (2:488-3) e s abt 110 Broome 18.9 x 94, 3-sty bk tnt & r & 4-sty bk tnt in rear; Nicola Gal-no to Egidio D'Alessandro, 30 2 av; ½ ; AL; May12'10; Oct3'11; A\$11,000-16,500. str ano 100

Thompson st. 14, (1:227-14) es, 95.4 Grand, 20.7x99.8x18.9x99.9, 2-sty fr tnt str; Jno G Schneider to Missionary S ciety of the Most Holy Redeemer in Sta NY, 173 E 3; AT; Sept18; Sept30'11; \$10,000-10,500. State nom

Washington st, 578-82, (2:630-10-14) s wc Clarkson (Nos 62-4) runs s75xw96.3xs 25xw50xn100 to Clarkson xe150 to beg, 1 & 2-sty bk stable & vacant; Joshua Kan-trowitz et al to Silas H Pomeroy, 102 Nep-tune av, New Rochelle, NY; mtg\$70,000 & AL; Oct3'11; A\$70,000-70,500. O C & 100

AL; Oct3'11; A\$70,000-70,500. O C & 100 **3D st, 2S9 E,** see 3d, 293 E. **3D st, 293 E**, (2:373-59) nes, 230.4 se Av C, 20.8x—, 3-sty bk tnt; A\$12,000-13,500; also 3D ST, 289 E, (2:373-61) ns, 189 e Av C, 20.8x96, 3-sty bk tnt; A\$12,000-13,500; Nettie Levy et al to Pauline Rosenzweig, 1833 Holland av & Minnie Seiler, 802 Cald-well av; ½ pt; AT; mtg \$8,000 & AL; June 10; Oct4'11. O C & 100

10; Oct4'11. O C & 100 3D st, 5 E, (2:459-47) ns, abt 105 e Bow-ery, 25x96.2, 2-sty bk tnt; Jno A Dela-tour TRSTE Albert J Delatour to Wyom-ing Realty Co, 6802 10 av, Bklyn; Sept25; Oct4'11; A\$19,500-21,000. 100 3D st, 5 E, (2:459) ns, abt 105 e Bow-ery, 25x96.2, 2-sty bk tnt; John A Dela-tour et al to same; QC; Sept26; Oct4'11. nom

nom

3D st. 388 E. (2:356-9) ss. abt 85 e Lewi 20x54x20x51.9, 3-sty bk tnt; Jos Klein Saml Friedman, 848 Duane av, Schener tady, NY; AL; Oct4; Oct5'11; A\$6,000-7,00 O C & 1

3D st, 380 E, see Lewis, 155. **4TH st, 289 E,** (2:387-42) ns, 115.3 w Av C, 27x96.2, 2-sty bk church; Church of St John of Nepomuck to Jos Cudrak, 1639 1 av; Sept22; Oct5'11; A Exempt-exempt. **26,000** 3D st, 3S0 E, see Lewis, 150.

4TH st, 289 E; Jos Cudrak to Congrega-tion Nachlass Zwie Anschei Ungarn, 289 E 4; Oct5'11. 26,000

5TH st, 239-41 E, see 2 av, 87-9.

6TH st, 433-41 E, see 2 av, 81-5. **6TH st, 431 E,** (2:434-42) ns, 225 w Av A, 25x90.10, 4-sty bk tnt & str with 1-sty ext; Chas Gaspar to Louis Peter, 197 E 4; ¹/₂ pt; AL; Sept13; Oct3'11; A\$17,000-24,000. 100

10TH st. 327 E. (2:404-42) ns. 220.6 w Av B. 25x94.8, 5-sty bk tnt; Leopold Ranzen-hofer to Hermine Berger, 327 E 10; ¹/₂ pt AT; mtg ¹/₂ of \$24,000; Oct3; Oct4'11; A \$22,000-28,000. nom nom

12TH st. 716 E, (2:381-16) ss. 233 e Av
C, 25x103.3, 4-sty bk tnt; Saml Zipser to
Annie Zipser his wife, Boulevard & Amerman av, Arverne, LI; ½ pt; AT; mtg \$12,000; Apr11; Oct4'11; A\$8,000-13,000. nom
1STH st, 245 W, (3:768-13) ns, 249.6 e 8
av, runs n69xw16.2&6.5xs68.6 to st xe22.9
to beg, 3-sty bk tnt; Christina Koehler
to Geo W Eccles, 371 Sanford av, Flushing, LI; Sept29; Sept30'11; A\$9,000-10,000.
O C & 100

18TH st. 247 W, (3:768-12) ns. 204 e av, 22.9x68.6x22.7x67.3, 3-sty bk tnt; J H Schutt to Geo W Eccles, 371 Sanfo av, Flushing, LI; Sept29; Sept30'11; A\$ 500-9,500. O C & 1

500-9,500. **19TH st. 120 E,** (3:874-66) ss, 25 Irving pl, 25x92, 4-sty & b stn bldg; Ro F Amend to Lexington Realty Co, Cedar; AL; May29; Oct2'11; A\$36,000-42 500. O C & 1 Robt

500. O C & 100 **20TH st, 405 E**, (3:952-6) ns, 77.6 e 1 av, 19x68.6x19x68.83, 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. 4,250

\$6,000-8,500. **21ST st, 211 (134) E, (3:9)2-11)** nes, 16' se 3 av, 23.6x98.9, 6-sty bk tnt & strs David Lentin Realty Holding Co to Jnd Benzur, 225 & 226 Front av, Bronxville Station, West Co, NY; mtg \$25,000; Sep 28; Sept29'11; A\$14,100-31,000. O C & 100 **30TH st, 541 W**, (3:702-14) ns, 256.8 (11 av, 16.1x31.6, 4-sty bk tnt & str; Jas A O'Connor to Jno Malone; Dec31'09; Sep 30'11; A\$2,000-3,000. no **3STH st, 19 W**, (3:840-30) ns 335 w 5 , 169 strs

nom

33TH st, 19 W, (3:840-30) ns, 335 av, 25x98.9, 5-sty bk loft & str bldg; F dolph Parmly & ano, EXRS, &c, Eh Parmly to Dalton Parmly, at Oceanic, Sept27; Sept29'11; A\$85,000-107,000. 125.000

39TH st, 103 E, (3:895-7) ns, 96.8 e Park av, 16.8x98.9, 4-sty & b stn dwg; Helen G Wagner to Effingham Lawrence, at Cold Spring Harbor, LI; mtg \$30,000; Sept29; Sept30'11; A\$33,500-49,500. O C & 100

39TH st, 225-9 W, (3:789-27) ns, 232 7 av, 75x98.9, 12-sty bk loft & str bld L & R Realty Co to Raymond M Owv. 215 W 101; B&S; Sept23; Oct2'11; A\$13 000-575,000. bldg nom

40TH st. 207-9 E. (5:1314-6-7) ns. 130 e 3 av, 50x98.9, 2 4-sty bk tnts & strs, with 3-sty bk tnt in rear; Annie Fishman to Seal Realty Co, 74 E 92; AL; Sept28; Sept 29'11; A\$22,000-37,000. O C & 100

41ST st, 13 E, (5:1276-10) ns, 210 e 5 av, 22x98.9, 4-sty & b stn dwg, 1-sty ext; Florian Krug to Alva E Belmont, at Hempstead, LI; Sept29'11; A\$84,000-95,000. O C & 100

43D st, 402 W, (4:1052-36a) ss, 62 w 9 av, 19.5x80.5, 4-sty bk dwg; Wm T Arm-strong to Owen McDonnell & Mary V his wife as tenants by entirety, 451 W 34; Oct4; Oct5'11; A\$10,500-12,000. O C & 100 44TH st, 300-3001/2 E, see 2 av, 822.

45TH st, 132-4 W, (4:997-47) ss, 365 w av, 35x100.4, 8-sty bk tnt; Chas Laue to 2 West 45th St Realty Co, 350 Bway; tg \$100,000; Sept26; Oct4'11; A\$95,000 mtg \$
150,000

47TH st, 226 E, (5:1320-36), ss, 242 w av, 25x100.5, 5-sty bk tnt; Maria Mes-no to Vincenzo Messineo, 107 1 av; ½ pt; L; Sept19; Oct2'11; A\$10,000-17,000.

OC & 100 OC & 100 av, 25x100.5, 3-sty bk tnt & str & 2-sty bk 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\$38,000-40,000.

507H st, 52 E. (5:1285-42) ss, 108 Park av, 20x100.5, 5-sty & b bk dy Anna M Romaine to Guaranty Trust of NY, 30 Nassau; mtg\$45,000 & AL; 4 3'11; A\$33,000-53,000. O C & 08 w dwg; t Co & 100

3'11; A\$33,000-53,000. O C & 100 54TH st, 161-3 E, (5:1309-32-32½) ns, 75 W 3 av, runs n25.5xw20xn75xw25xs100.5 to st xe45 to beg, 4-sty bk garage & 4-sty bk tnt & str; Mortimer G Buckley to Rever-sionary Estates Co, 1 Bway, at Nyack, NY; 2-15 pts; Oct5'11; A\$20,500-30,500. O C & 100 C & 100

O C & 100 55TH st, 123 E, (5:1310) ns, 146.3 w Lex av, 18.9x100.5; owned by party 1st pt; also 55TH ST, 125 E, (5:1310) ns, adj above on E; owned by party 2d pt; party wall agmt; Stuyvesant Wainwright with Han-nah E Barnes, 125 E 55 & Henry B Barnes Jr, Hotel Buckingham EXRS, Henry B Barnes & Bowery Savings Bank, 128 Bowery & Title Guar & Trust Co, 176 Bway; Sept9; Oct3'11. nom Barnes & E Bowery & T Dway; Sept9; 12

55TH st, 125 E, see 55th, 123 E.

577H st, 327 W, (4:1048-18) ns, 350 w 7, 25x100.5, 4-sty & b stn dwg, 1-sty ex sephine Stein to Louisa Horeis, 1: dgecombe av; Sept28; Sept2911; A\$28 00-41,000. O C & 1

57TH st, 421-3 W, (4:1067-22) ns, 225 w 9 av, 50x100.5, 6-sty bk tnt; Emma M Raymond to Fredk A Elliott, 161 E 22, Bklyn; mtg \$50,000; Sept28; Sept30'11; A \$26,000-65,000. nom

 525,000-05,000.
 nom

 58TH st, 227-9 E, (5:1332-15-15½) ns,

 230 w 2 av, 25x100.5, 2 3-sty & b bk dwgs;

 Frida wife of & Jno P Janinski to Richd

 M Montgomery & Co, 27 Pine; Oct5'11; A

 \$12,000-15,000.
 O C & 100

 dwgs

\$12,000-15,000. 63D st, 120 W, (4:1134-45) ss, 300 w Col av, 25x100.5, 5-sty stn tnt; Wm L Berls to Herman Schumacher, 207 W 85; ½ pt; AT; mtg \$26,000; Oct4; Oct5'11; A\$14,000-26,000. O C & 100

O C & 100 64TH st, 209 W, (4:1156-26) nes, 150 nw Ams av, 25x100.5, 5-sty bk tht; Chas Geier EXR Michl Egner to Barbara Geier, at New City, Rockland Co, NY; mtg \$9,003; Aug16; Sept29'11; A\$7,000-16,000. 17,400 65TH st, 433 E, (5:1460-17) ns, 175 w Av A, 37.7x130.5, 6-sty bk tht; Isaacs Realty Co to Franconia Realty Co, 1400 5 av; mtg\$46,000 & AL; Sept28; Oct3'11; A\$12,000-42,500. nom

 65TH st, 124 E, (5:1399-62) ss, 140

 Lex av, 20x100.5, 4-sty & b stn dwg;

 A Roberts, TRSTE Thos Stephenson

 Forbes Hawkes, 42 E 26; C a G; Oct2'

 A\$30,000-36,000.
 51,000

65TH st, 50 E, (5:1379-43) ss, 240 e Mad av, 20x100.5, 5-sty stn dwg with 2-sty ext; Jas P Lee to Clara L Lee, at Southampton, LI; mtg \$55,000; Oct3; Oct5'11; A\$40,000-57,000.

68TH st, 228 E, (5:1422-38) ss, 264.8 e 3 av, 18.2x100, 3-sty & b stn dwg; Moses & Abr Gluck to Nora M Moran, 1082 Lex av; mtg \$12,500; Sept28; Sept29'11; A\$8,-000-12,500. O C & 100

70TH st. 335 E, (5:1445-21) ns, 125 w 1 av, 24.9x100.4, 5-sty stn tnt & strs; Theo Langenbahn to Emma & Lisette Langen-bahn, 429 E 69; ¹/₂ pt; AT; AL; Sept28; Sept29'11; A\$9,000-22,000. O C & 100

Langenbahn to Emma & Lisette Langen-bahn, 429 E 69; $\frac{1}{2}$ pt; AT; AL; Sept28; Sept29'11; A\$9,000-22,000. O C & 100 **75TH st, 105 E**, (5:1410-6) ns, 116 e Park av, 27x102.2, 5-sty stn tnt; A\$21,000-29,000; also 75TH ST, 133 E, (5:1410-6) ns, 100 e Park av, 16x102.2, 5-sty stn tnt; A \$11,000-15,000; Edw S Steinam to Henry W Hodge, 51 E 82, & Jas C McGuire, 144 E 56, joint tenants; Sept27; Sept29'11. **75TH st, 107 E**, (5:1410-7) ns, 143 e Park av, 26.8x102.2, 5-sty stn tnt; A\$21,000-29,-000; also 75TH ST, 109 E, (5:1410-8) ns, 169.8 e Park av, 26.8x102.2, 5-sty stn tnt; A\$21,000-29,000; John H Block to Jas C McGuire, 144 E 56 & Hy W Hodge, 51 E 82, joint tenants; mtg \$48,000 & AL; Sept 28; oct4'11. O C & 100 **75TH st, 103 E**, see 75th, 107 E. **75TH st, 103 E**, see 75th, 105 E. **77TH st, 322 W**, (4:1185-86) ss, 250 W West End av, 22x102.2, 3 & 4-sty & b stn dwg; Patk F Griffin to Hettie B Kelly, 322 W 77; AL; Sept28; Oct2'11; A\$19,500-31,000. O K 100 **78TH st, 149 W**, (4:1150-12) ns, 270 e Ams av, 20x102.2, 3-sty & b stn dwg; Vad-rick Realty Co to Marie A Sarlabous, 149 W 78; mtg \$23,000; Sept29; Sept30'11; A \$15,000-23,000. O C & 100 **79TH st, 9 E**, (5:1491-7) ns, 150 e 5 av, 18x102.2, 4-sty & b stn dwg; Cornelia F Woolley, individ, EXTRX, & c, Hannah D F Ring to Alice Keteltas, 37 St Marks pl; Sept6; Sept29'11; A\$60,000-68,000. **79TH st E**, (5:1576-14) ns, 313 e Av A, 135x102.2, 1-sty fr stable & wacant; Mar-tin Constn Co to Wendover-Bronx Co, 339 Bway; mtg \$39,375; Sept25; Sept29'11; A \$45,900-45,900. O C & 100 **SIST st, 203-9 W**, (4:1229-25-28) ns, 100 w Ams av, 112.5x102.2, 3 5-sty bk tnts; Slst St Co to S B Constn Co, 61 Park

 Bway, interpretent of the product o

519

S3D st E, see Mad av, see Mad av, see

83d. 84TH st, 612-4 E, (5:1590-49) ss, 198 e Av B or East End av, runs e117 to original h w mark E R xsw— to cl of blk xw106x n102.2 to beg with a R, T & I to lands under water, &c, 3-sty bk club house & 1 & 2-sty fr bath house; Abbie M Peffers to The 83d St Co, 535 W 110; mtg \$15,500; Sept28; Sept29'11; A\$32,000-35,000. nom S5TH st, 129 E, (5:1514) ns, 37 w Lex av; asn of rents; Jno A Minaldi, 234 W 133, to Moritz Deutsch, 350 Audubon av; Sept 28; Sept29'11. 2,500

28; Sept29'11. 2,5 **S9TH st, 225 E,** (5:1535-16) ns, 200 2 av, 25x100.8, 5-sty bk tnt; Granite Con Co to Pauline Sherman, 1540 Easte Parkway, Bklyn; mtg \$18,000; Sept2 Sept30'11; A\$10,000-22,000. O C & 1 **S9TH st, 540 E**, (5:1585-33) ss, 146 w East End av, 25x100.8, 5-sty stn tnt; Jno Magdalin, EXR Cath Franzreb to Katie Rosenkranz, 514 E 88; AT; Sept30; Oct2 11; A\$8,000-20,500. nom

 11; A\$5,000-20,500.
 non

 S9TH st, 540 E; Sarah Magdalin t

 same; ½ pt; AT; Sept30; Oct2'l1.
 non

 S9TH st, 542 E, (5:1585-32) ss, 121 v

 East End av, 25x100.8, 5-sty stn tnt; Jnv

 Magdalin, EXR Cath Franzreb to Saral

 Magdalin, 542 E 89; AT; Sept30; Oct2'l1

 A\$8,000-20,500.

 nom

Source State Stat

94**TH st. 161 E**, (5:1523-25½) ns, 132.5 e Lex av, 18.10x100, 3-sty & b stn dwg; Michl & Mary Lilly, 161 E 94, to Michl & Mary Lilly as joint tenants, 161 E 94; Sept29; Oct2'11; A\$9,000-12,000. 100

95TH st. 307-13 E, (5:1558-7-13) ns, 137.6 2 av, 187.6x100.8, 5 6-sty bk tnts, strs 1 307-13; Jacob Cohen to Nettie Coufal, 3 E 73; mtg §208,900; Sept27; Sept30'11; §65,000-210,000. nom

A\$65,000-210,000. **97TH st, 305 E,** (6:1669-6) ns, 125.1 e av, 25.1x100.11, 4-sty bk tnt; Jno O'Ryan, ref, to Chas H Phelps, 324 103, as TRSTE Wm Wall; FORECLO Sept29; Oct2'11; A\$7,000-11,000. 8,0

98TH st, 142-6 E. (6:1625-47-48) ss, 95 e Lex av, 75x100.11, 2 6-sty bk thts & strs; Abr H Sarasohn to Isabella Sarasohn, both at 31 W 115; AL; Aug21; Oct4'11; A 27,000-86,000.

227,000-86,000. 9STH st. 59 W, (7:1834-5) ns, 100 e av, 25x100.11, 5-sty stn tnt; Reve Realty Co to Jennie Kuretsky, 1365 In vale av; mtg \$24,000; Sept27; Sept21; A\$15,000-25,000. O C &

 Λ \$15,000-25,000.
 O C & 100

 99TH st, 251 W, (7:1871-7½) ns, 150 w

 Bway, 14x100.11, 4-sty stn dwg; Ferdi

 and R Minrath to Louis E Jallade, 247

 W 99; mtg \$17,500; Sept29; Oct2'11; A

 10,500-17,000.
 O C & 100

101ST st, 325 W, (7:1889-49) ns, 210 w fest End av, 20x100.11, 3-sty & b stn vg; Sallie S Tefft to Minna W Mustacchi 0 Riverside Dr; AL; Oct5'11; A\$17,000-,000. 22.000nom

102D st. 251 W, 7:1874-5½) ns, 110 e West End av, 18x100.11, 4-sty bk dwg, 2-sty ext; Clara Werner to Abr L Werner, 981 Park av: mtg\$18,000; Sept29; Sept30 '11; A\$13,500-25,000. nom

11; A\$13,505-25,000. 10011 102D st, 322 E, (6:1673-38) ss, 275 w 1 av, 25x100.11, 5-sty bk tnt; Aaron J Good-man to Pauline Goldberg, 635 Willoughby av, Bklyn; mtg \$16,800; Sept29'11; A\$8,-000-21,000. 100

103D st. 130 W. (7:1857-48½) ss, Col av, 16.3x100.11, 3-sty & b stn da T Richards to Clara C Churchill 7 61; Sept28; Oct3'11; A\$10,600-13,0 O C & 386.9 Ada OC

105TH st. 169 E, (6:1633-29) ns, 175 w 3 av, 25x100.11, 5-sty stn tnt; Maurice J McCarthy, ref, to Saml Schwartz, 27 W 111; FORECLOS, Aug17; Sept21; Sept29 11; A\$10,000-23,000. 22,500

1057H st, 3 E, (6:1611-5) ns, 100 e 5av, x100.11, 5-sty stn tnt; N Y Real Estate ceurity Co to Emily Loewy, 468 River-de Dr; mtg \$15,000 & AL; Sept1; Oct5'11; 13,000-28,000. nom

• 105TH st, 3 E, (6:1611-5) ns, 100 e 5 av, 5x100, 5-sty stn tnt; re mtg; Empire Frust Co as TRSTE to N Y Real Estate Security Co, 42 Bway; QC; Oct4; Oct5'11; 1\$13,000-28,000.

Security Co, 42 Bway; QC; Oct4; Oct5'11; A\$13,000-28,000. nom 107TH st, 68 E, see 107th, 66 E. 107TH st, 66 E, (6:1612-42) ss, 125 w Park av, 25x100.11, 5-sty bk tnt; A\$11,000-24,000; also 107TH ST, 68 E, (6:1612-41) ss, 100 w Park av, 25x100.11, 5-sty bk tnt; A\$11,000-24,000; Plaza Realty & Constn Co to Manhattan Holding Co, 299 Bway; mtg \$31,500; Sept30; Oct2'11. O C & 100 113TH st, 134 W, (7:1822-54) ss, 229 e 7 av, 27x100.11, 5-sty bk tnt; Lena Miller to Sophia Oppenheimer, 600 W 178; mtg \$27,500; Oct3'11; A\$17,003-28,000. 114TH st, 108-10 E, (6:1641-66) ss, 114.10 e Park av, 40x100.11, 6-sty bk tnt & strs; Pauline Epstein to Rosa wife Saml Felen-stein, 9-11 E 107; ½ pt; AT; mtg \$48,500 & AL; Sept28; Sept30'11; A\$17,500-49,000. 0 C & 100 114TH st, 150-6 E, see Lex av, 1841. 115TH st, 633 W, (7:1896-52) ns, 375 w Bway, 25x100.11, 4-sty bk dwg; Francis M Burdick to Phi Omega Bldg Corpora-tion of Alpha Chi Rho, a corpn, 135 Bway; mtg \$14,000; Sept25; Sept29'11; A\$21,000-24,000. 1 av 25x100.11 & ctri bt ctri bt ctri bt stri S.

24,000. nom 115TH st, 419-21 E, (6:1709-9) ns, 180 e 1 av, 35x100.11, 6-sty bk tnt & strs; Chas A Oberwager, ref, to Michelino V Bove, 247 E 116; mtg \$32,000 & AL; Oct3; Oct4 '11; A\$11,000-39,000. 4,000

115TH st, 125-7 W, (7:1825-17) ns, 312 w Lenox av, 63x100.11, 6-sty bk tnt; John Palmer to Harry Goodstein, 245 W 113; ½ pt; AT; C a G; mtg \$96,000; Sept27; Oct4 '11; A\$40,500-\$95,000. exch & 100 '116TH st, 236-8 W, (7:1831-51), ss, 300 e s av, 50x100.11, 2-sty bk hall; Ensign Realty Co et al to Thompson J S Flint, Jessie F Morgan, Fredk W & Wm H Flint, Jessie F Morgan, Fredk W & Wm H Flint, all of Larchmont, NY; mtg \$50,000 & AL; Sept28; Oct4'11; A\$44,000-55,000. O C & 100 '116TH st, 242-4 E, (6:1665-31) ss, 110 w 2 av, 43x130.11, 6-sty bk tnt & strs; A \$22,000-57,000; also 116TH ST, 238-40 E, (6:1665-33) ss, 153 w 2 av, 40x100.11, 6-sty bk tnt & strs; A\$21,000-53,000; Berdie Wiener to Fredk M Walker, 2258 N 15, Philadelphia Pa; ½ pt; AL; Sept29'11. O C & 100 '116TH st, 238-40 E, see 116th, 242-4 E.

 116TH st, 238-40 E, see 116th, 242-4 E.

 117TH st, 236 E, (6:1666-pt lot 31) ss,

 185 w 2 av, 25x100; pt 1-sty & b bk

 church; Jno R Gleed to Irwin Realty Co,

 97 Nassau; mtg \$14,000; Sept30'11; A

 exempt-exempt.

117TH st, 11 W, (6:1601-27) ns, 219.4 w 5 (0, 46.3x100.11, 6-sty bk tnt; Hyman Hein o Louis Hein, 48 W 73; AL; Oct4'11; A 228,000-65,000. nom

117TH st, 180 E, (6:1644-42) ss, 125 w av, 25x100.11, 5-sty bk tnt; Margt wife & Leo Gottesman to Barbara de Granby 1642 Park av; AT; AL; Oct4; Oct5'11; 4 \$11,000-19,500. O C & 10 100

\$11,000-19,500. O C & 100 118TH st. 24 W, (6:1601-51) ss, 360 w 5 av ,25x100.11, 5-sty bk tnt; Otto Hirsh to Philip Levitt, 1541 Mad av; mtg \$20,000; Sept25; Oct4'11; A\$15,000-27,000. O C & 100 118TH st. 158 E, (6:1645-47) ss, 252.3 w av, 25x100.11, 5-sty bk tnt; Saml Zipser to Annie Zipser his wife, Boulevard & Amerman av, Arverne, LI; ½ pt; R T & I; mtg \$22,000; Apr11; Oct4'11; A\$12,000-19,-000. nom

100. 119TH st, 247-9 E, (6:1784-20½) ns, 80 w 2 av, 38.4x100.10, 6-sty bk tnt & strs; Louise Herman wid to Miriam Cohen, 29 E 129; AL; Sept28; Sept29'11; A\$17,000-0 C & 100

119TH st, 251 E, see 2 av, 2321-3. **119TH st, 424-30 W,** (7:1962-31) ss, 50 e Ams av, runs s126.11xe50xn26xe50xn100.11 to stxw100 to beg, 6-sty bk tnt; Jumel Realty & Constn Co to Charter Constn Co, 505 5 av; mtg \$175,000 & AL; Sept28; Sept30'11; A\$85,000-215,000. O C & 100 **110TH st, cs: Bineric D**

119TH st, sec Riverside Dr, see River-side Dr, 468. 122D st W, nec Manhattan av, see Man-hattan av, nec 122.

123D st W, swc St Nicholas av, see Manhattan av, nec 122.
123D st W, sec Manhattan av, see Manhattan av, nec 122.
123D st W, sec Manhattan av, see Manhattan av, nec 122.
123D st, 408-12 E, (6:1810-41-43) ss, 136.6 e 1 av, 75.6x100.11, 3 4-sty bk tnts; re mtg; Annie M Harrison to Henry Hof, 80 Argyle rd; Sept19; Oct5'11; A\$18,000-39,-000. nom

124TH st, 517 W, (7:1979-22) ns, 495.6 e Bway, 27x100.11, 5-sty bk tnt; Edw P Lehr & Katharina his wife to Katharina Lehr, 80 W 94; B&S; mtg \$21,000; Sept25; Sept29'11; A\$16,200-27,000. O C & 100 126TH st, 16 E, (6:1750-65¹/₂) ss, 178.9 e 5 av, 18.9x99.11, 3-sty & b stn dwg; Margt Furlong to Josephine Furlong, both at 16 E 126; B&S; Oct4'11; A \$10,500-14,500. nom 126TH st, 231 E, (6:1791-14) ns, 255 w 2 av, 25x99.11, 5-sty stn tnt; Louis Franken-stein to Myer Koch, 123 W 117; B&S; mtg \$16,000; Sept28; Oct5'11; A\$10,000-24,000. nom

127TH st, 141-3 W, (7:1912-10) ns, 200 e 7 av, 50x99.11, 6-sty bk tht; Chas Pfizer Jr Co, a corp to Chas Pfizer at Bernards-ville, NJ, & Emile Pfizer at Red Bank, N J, as TRSTES for Helen Duncan et al heirs of Anna Pfizer, late of Bklyn; mtg \$71,000; Oct2; Oct4'11; A\$29,000-80,000. nom 12STH st, 246 E, (6:1792-283½) ss, 75 w 2 av, 26x99.11, 5-sty bk tht; Phoenix In-graham, ref, to Henry B Twombly, at Summit, NJ, as TRSTE for Pauline F Brower; FORECLOS, Sept6; Sept27; Sept 29'11; A\$9,500-20,000. 10,000 12DTH st W, ss, abt 14 c Bway, see Man-

129TH st W, ss, abt 14 e Bway, see Man-uttan, 131. hattan

130TH st. 574-6 W, (7:1984-57) ss, 122 Bway, 50x99.11, 1 & 3-sty bk garag Frank Derrenbacher to Knickerbock Lee Co, 15 Exchange pl, Jersey City, N or 1170 Bway, NYC; Sept19; Oct2'11; \$22,000-28,000. no

23,000-28,000. **131ST st, 231 W,** (7:1937-18) ns, 420 e av, 16x99.11, 3-sty & b stn dwg; Harold 3 Abrams to Jas M Scofield at White Plains, NY; mtg\$7,500; Oct2; Oct3'11; A 7,700-10,000. O C & 100

131ST st, 231 W, (7:1937); Jas M Scofield to Saml A Gould, 231 W 131; mtg\$7,500; Oct3'11. O C & 100

Oct 3'11. O C & 100 133D st, 172 W, see 7 av, 2259. 134TH st, 55 W, see 135, 36-8 W. 135TH st, 36-8 W, (6:1732-56-57) ss, 360 Lenox av, 50×99.11, 3-sty bk theatre; (\$24,000-39,000; also 134TH ST, 55 W, (6:-732-17) ns, 385 e Lenox av, 25×99.11, va-ant; A\$10,000-10,000; Thos S Ollive to aml A Cunningham, 2109 Bway; mtg \$33,-00 & A L Oct 3'11. nom

 136TH st, 536-8, on map 528-30 W, (7:

 1988-131) ss, 105 e Bway, 70x99.11, 6-sty

 bk tnt; Eliz Hafner to Laura Hirshfeld,

 536 W 136; B&S; AL; Sept30; Oct5'11; A

 \$35,000-110,000.

136TH st. 121 W. (7:1921-22) ns. 493.6 e av. 15.6x99.11, 4-sty bk dwg, 1-sty ext; dena C E Minott to Homer Royal, at hatham Vir; mtg \$10,700; Sept21; Sept30 1; A\$6,800-10,000. nom 138TH st W, nwc 5 av, see 5 av, 2280.

139TH st, 303 W, (7:2042-11) ns, 100 w 8 av, 17x99.11, 3-sty & b stn dwg; Jas C Fargo to Annie Q Gary, 303 W 139; B&S; Oct4; Oct5'11; A\$6,000-11,000. nom

Manhattan

Oct4; Oct5 11; A\$6,000-11,000. nom 139TH st, 305-7 W, $(7:2042-10-10)\frac{1}{2})$ ns, 117 w 8 av, 34x99.11, 2 3-sty & b stn dwgs; A\$12,000-22,000; also 139TH ST, 311-21 W, $(7:2042-5-8\frac{1}{2})$ ns, 168 w 8 av, 102x99.11, 6 3-sty & b bk & stn dwgs; Jas C Fargo to Stuart D Preston, 56 Park av; B&S; mtg \$50,000; Oct4; Oct5'11; A\$36,000-66,000. nom

139TH st, 311-21 W, see 139th, 305-7 **142D st, 206 W**, (7:2027-38) ss, 108.5 w 7 av, 16.8x99.11, 3-sty & b stn dwg; Cath Gallagher to Mary R Gallagher, 206 W 142; AL; Sept26; Sept29'11; A\$6,500-10,000. O C & 100

142D st W, nwc Convent av, see Convent 7, nwc 142.

146TH st, 424 W, (7:2060-46) ss, 25 e Convent av, 37.6x99.11, 5-sty bk tnt; Jacob Stern to Chas A Capron; B&S; Sept17'10; Oct4'11; A\$15,000-41,000. nom

146TH st, 424 W; Chas A Capron to Henry Sterne; B&S; Sept17'10; Oct4'11. nom

151ST st, 308-10 W, see Bradhurst av, c 151.

151ST st, 308-10 W, see Bradhurst av, s ee

ec 151st. 160TH st, 522 W, (8:2118-pt lot 27) ss, 275 w Ams av, 25x½ blk, pt 6-sty bk tnt; declaration as to ratification of sale & also that they have no claim or interest in above by Marion E Grant, at Spring Valley, NY, & Alice E Woodward, 429 101st. Bklyn, daughters of Eugene T Woodward, decd, & Josephine S Wood-ward; Mar9; Sept30'11; A\$ 164TH st, W, nwc St Nicholas av, see St Nicholas av, nwc 164th. 165TH st W, ns, abt 264.5 w Ams av, see Croton st, ss, 214.5 w Ams av.

165TH st, 513 W, see Croton, ss, 214.5 Ams av. 172D st W, nec Audubon av, see Audu-on av, 145-55.

bon

bon av, 145-55.
173D st W, see Audubon av, see Audubon av, 145-55.
173D st, 564 W, (8:2129-12) ss, 137.6 w Audubon av, 37.6x100, 5-sty bk tnt; Al-fred C Bachman to Isaac Schlesinger, 600 W 183; Sept27; Sept30'11; A\$11,500-38,000. O C & 100

O C & 100 **180TH st W, nec Fort Washington av,** see Fort Washington av, nec 180. **180TH st, 707-9 W**, (8:2176-146) ns, 329.5 e Fort Washington av, 50x110, 5-sty bk tnt; Julius Eloskey to Ernwall Realty Co, 69 Park pl; mtg\$61,000 & AL; Sept29; Oct 4'11; A\$22,000-58,000. O C & 100 **184TH st, 552 W,** (8:2154-80) ss, 35 w Audubon av, 40x99.11, 5-sty bk tnt; Jas Calhoun to Cabot Real Estate Co, 55 Liberty; mtg\$43,150 & AL; Oct2; Oct3'11; A\$12,500-40,000. nom

22STH st W late Terrace View av, (13:-3402-177) ns, 429.10 w Marble Hill av late Kingsbridge av, 40x70x46.13x70, vacant; Augustus S Frazee to Jas C Corbett, 390 E 162; mtg \$4,000; Sept27; Oct2'11; A\$2,-600-2,600. O C & 100

Av A, 1436-S, (5:1488-2) es, 25.6 n 76th, 50.6x98, 6-sty bk tnt & strs; Spruce Realty Co to Maurice Steiner, 123 N Parkway, East Orange, NJ; QC; Sept28; Oct2'11; A \$17,000-58,000.

\$17,000-58,000.
Av B, 220, (2:407-35) ws, 45.11 n 13th, 26.9x95, 4-sty bk tnt & strs; Jones Weil et al to Fanny Gruen, 401 E 52; AL; Sept 18; Oct3'11; A\$16,000-21,000.
Av B, 220; Fanny Gruen to Jonas Weil 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 173d, 194.6 to ns 172d x95, 2-6-sty bk tnts; re mtg; David Israel to Colonial Holding Co, 1272 St Nicholas av; Aug11; Oct4'11; A\$80,000-314,000.
Audubon 20, 147-55, (0:0100.

Audubon av, 145-55, (8:2129) from 172d to 173d; re asn rents; Same to same; Aug 11; Oct4'11. nom

Amsterdam av, 1409, (7:1969-pt lot 4) 74.9 n 129th, runs n24.11xe63.11 to cl ff mer Byrd, xse40.8xs6.7xw100 to beg, 5-bk tnt & strs; Wm H Hanlon to Alfred Levi, 142 W 131; mtgs \$22,000; Oct3; O '11; A\$---\$---O C & 1 es

Bradhurst av. (7:2046-20) sec 151st (Nos 308-10) 49.11x85, 6-sty bk tnt; Abr N Leventhal to Placid Realty Co, 35 Nassau; mtg\$50,000 & AL; Oct2; Oct4'11; A\$19,000-65,000. O C & 100

Bradhurst av, (7:2046-20) sec 151st (Nos 308-10), 49.11x85, 6-sty bk tnt; Louis M Ogden, ref to Abr N Leventhal, 2100 5 av; mtg\$50,000; FORECLOS, Sept29; Sept 29; Sept30'11; A\$19,000-65,000. 7,500

Broadway, 2489, (4:1240-55) ws, 107.4 n 92d, 18.4x100, 5-sty bk tnt & strs; re dower Mary A Cohnfeld wid to Sophia Meyer, 1312 Mad av; Oct2; Oct4'11; A\$27,000-34,-000. 000. nom Broadway, 3409-15, (7:2087-33-34) ws, 39.11 s 139th, 80x100, 2 6-sty bk tnts & strs; Realty Fund Co to Ellis Lord, 111 State, Bklyn: mtgs \$148,000; Sept25; Sept 30'11; A\$70,000-140,030. 100

Broadway, 3200-10, see Manhattan, 131. **Convent av**, (7:2058-39-43) nwc 142d, 99.11x125, vacant; Holland Holding Co to Benclare Constn Co, 41 Park row; mtg \$80,000; Oct4; Oct5'11; A\$63,000-63,000. O C & 100 **Fort Washington av.** (8:2176-100) nec 180th, runs e144.5xn110xw40xs10xw100 to es of av xs100.1 to beg, 6-sty bk tht; Hol-land Holding Co to Geo B Leonard, 710 Lodi, Syracuse, NY; mtg \$210,000; Sept29 '11: A\$71,000-248,000. O C & 100

 11: A\$71,000-248,000.
 O C & 100

 Lexington av. 1046, (5:1409-56½) ws,
 68.2 s 75th, 17x80, 4-sty & b stn dwg;

 Richd C Kipp et al, HEIRS, &c, Margt A
 Kipp to Mathilde Molsberger, 1044 Lex

 av: mtg \$12,000 & AL; Sept29; Sept211;
 A\$12,000-16,300.

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A\$12,000-16,000. **Lexington av, 1841,** (6:1641-50) s 114th (Nos150-6) 21.5x78, 4-sty stn tnt strs; Wm J Kelly to Holland Holding C 11 Pine; B&S; mtg \$21,500; Sept29; Sept '11; A\$15,000-27,000. O C & 1

 Madison av, 1538, (6:1610-16¹/₄) ws, 50.6

 n 134th, 16.8x70, 3-sty & b stn dwg; Adam

 C Rutherford et al, HEIRS, &c, Jas T

 Rutherford to Rosalie J Greenbaum, 1421

 Mad av; mtg \$9,000; Sept19; Oct2'11; A

 \$9,000-11,500.

Manhattan av, sec 123d, see Manhattan 7, nec 122.

Madison av, 1541, (6:1610-21) es, 84.3 n 104th, 16.8x70, 3-sty bk tnt & str; Philip Levitt to Otto Hirsh, 100 W 118; mtg \$10,000; Sept29; Oct4'11; A\$9,000-12,000. nom

Madison av, (5:1494-21-23 & pt lot 2)nec 82d, runs n 95xw85x895 to st, xe85 to beg, probable error, vacant; Allenel Const Co to Alpha Constn Co, 135 Eway; mtg on this & adj prop \$175,000; Oct3; Oct4 '11; A\$---, O C & 100 Madison av, (5:1494-50-53 & pt lot 20)sec 83d, runs e85xs109.4xw85 to av, xn109.4 to beg, vacant; Allenel Constn Co to Man-sad Realty Co, 2228 Eway; mtg on this & adj prop \$175,000; Sept1; Oct4'11; \$---, \$---- O C & 100

Madison av, 1541, (6:1610-21) es, 84.3 n 104th, 16.8x70, 3-sty bk tnt & str; Otto Hirsh to Alex Block, 1539 Mad av; mtg \$10,000 & AL; Oct4; Oct5'11; A\$9,000-12,-000 O C & 100 000.

Riverside Drive, 46S, (7:1990-40) sec 119th, 100x100, 9-sty bk tnt; Emily Loewy to N Y Real Estate Security Co, 42 Bway; mtg \$355,000; Sept1; Oct5'11; A\$175,000-440,000. O C & 100 440,000.

St Nicholas av, swc 123d, see Manhat-tan av, nec 122.

St Nicholas av. (8:2122-88) nwc 164th, 133.5x124.9x125x171.5, vacant; Harry Good-stein to Jno Palmer, 312 W 102; ¹/₂ pt; AT; QC; mtg\$60,000; Sept30; Oct4'11; A\$92,000-92,000. O C & 100

 92,000.
 O C & 100

 West End av, S54, (7:1873-62½) es, 33.11

 s 102d, 17x72, 3 & 4-sty & b stn dwg; Israel Lebowitz to Linda L Stephenson, 412

 West End av; mtg \$16,000; Sept29; Sept

 30'11; A\$12,500-19,000.
 O C & 100

 Wadsworth av, (8:2170 pt lot 252) nws,

 685.4 ne 190th, 113.2x98; 6-sty bk tnt; re

 mtg; Sound Realty Co to Jno Robertson,

 210 Andrews av & Wm Gammie, 843

 West End av; Oct4'11.

 nom

Wadsworth av, (8:2170) same prop; re mtg; Saml Hirsh to same; Oct3; Oct4'11. nom

nom Wadsworth av, (8:2170) Same prop; Max Marx to same; Oct4'11. nom Wadsworth av, (8:2170); Same prop; Max Marx to same; Oct4'11. nom 2D av, 2321-3, (6:1784-21) nwe 119th (No 251), 40.10x83, 6-sty bk tnt & strs; Louise Herman, wid to Miriam Cohen, 29 E 129; AL; Sept28; Sept29'11; A\$24,000-\$58,000. O C & 100 2D av 275 (2:001 21) wa 62 a 214 20x

2D av, 355, (3:901-31) ws, 62 s 21st, 20x 75, 3-sty bk tnt & str, 2-sty ext; Wm J Ludwig to May J Daley, 11 Schuyler ct, Bayonne, NJ; mtg \$17,000; Sept18; Sept30 '11; A\$14,000-16,500. nom

 Bay onnet, 4,000-16,500.
 non.

 '11; A\$14,000-16,500.
 non.

 2D av, S08, (5:1336-2) es, 25.2 n 43d, 25.2 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 Lellmann, 64 W 96; mtg\$14,500; PARTI-TION Aug18; Oct4'11; A\$14,500-29,500.

 33,000

2D av, 851, (5:1319-26) ws, 75.5 s 46th, 25x100, 4-sty bk tnt & strs; Richd M Henry ref to Marie L Kern, 237 W 52; FORECLOS; Aug18; Oct4'11; A\$16,000-21,-000. 22,700

2D av, 822, (5:1336-49) sec 44th (Nos 300 & 300½) 20x82, 4-sty bk tnt with 2-sty ext; Michl Cantwell to Hy L Lieb-mann, 170 W 86 & Jos Obermeyer, 57 W 58; mtg\$23,000; Oct4'11; A\$16,000-27,000. nom

nom 2D av, 87-9, (2:461-35) nwc 5th (Nos 239-41), 48.6x100, 6-sty bk tnt & strs; Traders Holding Co to Alfred Hahn, 1242 Mad av; mtg \$100,000; Oct1; Oct5'11; A \$60,000-P\$30,000. O C & 100 3D av, 613-5, (3:920-64-65) es, 19 s 40th, 36.8x75, 4-sty bk tnt & strs; re mtg; Annie M Harrison to Henry Hof, 80 Argyle rd, Bklyn; Sept28; Oct5'11; A\$25,400-38,000. nom

Bklyn; Sept28; Oct5'11; A\$25,400-36,000. 1007 3D av. 613-5; Henry Hof to Jno B Har-rison, 1899 Mad av; mtg \$35,000; Sept28; Oct5'11. 0 C & 100 5TH av. 2280, (6:1736) nwc 138th (No 17) 49.11x111.9x100; Petition & order ap-pointing Wm Viertel, W R Turpin & Wm J Barrett as Comrs of estimate & assess-ment; Oct2; Oct3'11. 7TH av. 2259, (7:1917-61) sec 133d (No 172) 25x100, 5-sty bk tnt & str; Jno Palmer, 312 W 102 to Harry Goodstein, 245 W 113; mtg\$51,000; Sept27; Oct4'11; A\$28,000-50,000. 0 C & 100

STH av, 2496, (7:1939-4) es, 75 n 1 24.11x100, 5-sty bk tnt & strs; Fredk L et al as Directors of the Mutual H Estate Assn & as TRSTES for credi & stockholders of said assn to Wm (coran, 222 Franklin, L I City; mtg\$20, Sept29; Oct4'11; A\$18,000-28,000. 30 STH av 2402; Wm Gaussian Contents of Strain St editor n Cor 30.300

STH av, 2496; Wm Corcoran to Joseph ine Sussmann, 339 2 av; mtg \$20,300; Sep 1; Oct4'11. O C & 50 **STH av. 944.** (4:1027-62) es, 25.5 s 56th, 25x100, 5-sty stn tnt & strs; Mayme Mich-aels to Jacob Michaels, 275 Central Park W; mtg \$40,000; Sept27; Oct2'11; A\$36,000-44,000.

MISCELLANEOUS CONVEYANCES

Borough of Manhattan.

Copy of last will of Arthur K Brown late of Bklyn; Feb21'98; Oct3'11. Copy of last will of Miriam B Brown, late of New Rochelle, NY; May11'00; Oct 3'11.

General release; Mary Blaesser et al HEIRS & Bartholomew Stumpf to Peter J Stumpf, 1209 Hoe av & Carrie R Stumpf 3109 Park av as EXRS Bartholomew Stumpf; Oct3'11.

Power of atty; Irene F Gleis of Weisbaden, Germany to Bankers Trust Co, 7 Wall; July29; Oct3'11.

Power of atty; Karoline Ott to Jno C Heintz, 3582 3 av; Marl4; Oct3'11. Power of atty; C Ritchie Simpkin to Mabel S Agassiz both at Yarmouthport, Mass; Junel8'09; Oct4'11.

CONVEYANCES

Borough of the Bronx.

Cemetery lane, (*) ss, 222.6 w Lafayette av, 100x94.2x100x93.10, City Island; Fannie Runkel to Wm T Flanagan, 1051 Boston rd; Oct4; Oct5'11. O C & 100 Ford st, swc Webster av, see Webster , swc Ford.

Grote st. 766, late rd from Fordham to West Farms, (11:3100) sws, 38 e Prospect av, 100x127.7x100x126, except part for Grote (Kingsbridge rd), 1-sty fr dwg & vacant; Margt K Folger to Prospect Boulevard Realty Co, 18 Bway; mtg\$9,-000; Oct4; Oct5'11. 100

 000; Oct4; Oct5'11.
 100

 Garden st, (11:3112) sws 240.4 e Prospect av, 50x100, 3-2-sty bk dwgs; Fredk Weller Jr et al to Inland Holding Co, 507
 E Tremont av; AL; Sept3J'11.

 Home st, 969 (1207), (11:2979) nwc Hoe av (No 1205), 25.2x94x25x91.2, 2 3-sty fr tnts & strs; Jere J Moriarty to Chas
 Geoghegan, 1415 2 av; mtg \$10,000; Sept 28; Sept29'11.

Hall pl, 1039, (10:2691) ws, 528 s 167th, 28.1x102.9x18.7x105.6, 2-sty fr dwg; Thos Farry to Wilgus Realty Co, 120 West-chester sq; Sept30; Oct2'11. O C & 100 Farry to Wilgus Realty Co. 120 (100) chester sq; Sept30; Oct2'11. O C & 100 Jennings st, 759 (1005), (11:2962) ns, 293 e Union av, 40x134.5x42.6x119.11, 5-sty bk tnt; Josephine Sussmann to Wm Corcoran, 222 Franklin, LI City; mtg\$34,-000; Sept1; Oct4'11. O C & 100 Johnson st (*) es, 100 n Darke, 25x100; Fredk Trott to Jacob Haas, 716 E 224; B&S; Sept30; Oct2'11. nom Jennings st, 902-6, (11:2976) ss, 126 w So Boulevard, 52x128.8x40x126.4, 3-2-sty fr dwgs; Matilda Kraft to Ida Brantman, 822 Prospect av; mtg\$12,300; Sept30; Oct 3'11. O C & 100

Lane, (12:3257) es, 157 n Kingsbridge Terrace or rd from Kingsbridge to Will-iamsbridge, 100x98.2x100x99.4, vacant; re mtg; Holland Coffee Co, 61 Water, to Harold Lucas, 2896 Heath av; Sept25; Sept30'11. nom

Sept30'11. Logan st (*), ss, 50 w Maple av, 25x: also LOGAN ST (*), ss, 75 w Maple 25x100; Felicia A Quindo to Teresa A F tino, 728 E 212; ½ pt; Sept30; Oct2'11 O C & 25x100; 100

Logan st (*), ss, 75 w Maple av, see Logan st (*), ss, 50 w Maple av.

Logan st (*), ss, 50 w Maple av. Oakland pl, 701, see Crotona av, 2062. St Ouen st (*) ss, 397.9 e White Plains rd, 150 to lane x100; Wm W Penfield to Chas A Lieb, 50 Central Park W; AL: Sept2'09; Sept30'11. OC & 100 DOC & 100 Chas A Dien, 991. O C & 100 Sept2'09; Sept30'11. O C & 100 **Tiffany st, 996,** (10:2714) es, 95.3 s Westchester av, 40x103.1x40x102.11, 5-sty bk tnt; Usona Constn Co to Chas I Stager, 1326 5 av; mtg \$24,000; Sept29'11. O C & 100

139TH st, (10:2567) ss, 80 e Cypress av, 40x100, vacant: Jno A Hennion to Hen-nion Constn Co, 256 W 46; mtg\$4,000; Sept27; Oct3'11. nom nom

Sept27; Oct3 11. **140TH st, 901. late 2D,** (10:2598) ns, w Locust av, 25x130, 2-sty fr dwg; Ti othy Fitzgerald et al to Anna C Fi gerald, 311 Locust av; Sept28; Sept29 O C & 1 O C & 1 O C & D

 143D st, 475 E, (9:2288) ns, 240 w Brook av, 25x100, 6-sty bk tnt; Jas C Corbett to Augustus S Frazee, 104 Terrace View av; mtg \$24,000 & AL; Sept30; Oct2'11.

 146TH st, 474, see Brook av, 467.

 152D st, (*) ns, 50 e Tompkins 25x100;

 Underson B, Brook av, 467.

mtg \$24,000 & AL; Sept30; Oct2'11. O C & 100
146TH st, 474, see Brook av, 467.
152D st, (*) ns, 50 e Tompkine 25x100;
Hudson P Rose Co to Giovanni Cermoli, 303-05 E 148; AL; Sept16; Oct4'11. nom
158TH st, awe St Anns av, see St Anns av, nwe 158.
165TH st, (9:2424 & 2432) ss from Findlay to Teller avs; asgmt of rents to extent of \$600 per month to secure \$3,000;
Hadden Realty Co to Gustav Possehl, 230
E 15; Sept29; Oct5'11. nom

166TH st, 770, see Tinton av, swc 166. 165TH st, 851, see Prospect av, 1018. 165TH st, 916, see Intervale av, sec 165. 172D st, 530, see 3 av, 3892-4. 174TH st, 251, see Mt Hope av, 1724.

Bronx

174TH st, nwc Fulton av, see Fulton av, 1725-7.

1725-7. 175TH st; (11:2825 & 2826) ns, 129.1 e Walton av, runs n78.11xse91.11 to st xw 46.10 to beg, gore, 2-sty fr dwg; Edmond-son Constn Co to Francis O'Connor, 331 E 173; Oct4; Oct5'11. O C & 100 175TH st, (11:2825 & 2826) ns, 129.1 e Walton av, runs n78.11xse91.11 to st xw 46.10 to beg, gore, 2-sty fr dwg; re mtg; Geo E Buckbee to Edmondson Constn Co, 109 E 175; Oct4; Oct5'11. 'O C & 100

176TH st, 747. (11:2951) ns, 117 w Prospect av, 34X105.10x33,8X108.8, vacant; Chas S Clark to Harris Ratner, 779 Cro-tona Park N; Sept27; Sept29'11. O C & 100 **178TH st, 776**, see 3 av, 4249-51. **178TH st, nec Mapes av,** see Mapes av, 2000.

178TH st, nwc Lafontaine av, see La-fontaine av, 2001.

179TH st, swc Mapes av, see Mapes av, vc 179. 179TH st, see Park av, see Park av,

1797H st, 987, late Centre, (11:3132) nes, 253.3 e Vyse av, 52x110x54x112, 1&2-sty fr dwg; Marie Krabo & ano to Albt H Herbst, 1566 Vyse av; mtg\$5,000; Sept30; Oct3'11. O C & 10)

189TH st, nec Fordham rd, see Creston 7, nwc 189. av

189TH st. nwc Creston av, see Creston 7, nwc 189.

av, nwc 189. **2047H st or Potter pl.** (12:3311) ns. 75 e Villa av, 26x98.7, except pt for E 204th, vacant: Fredric W Frost to Pasquale Fusco, 3124 Jerome av; Sept19; Sept30'11. 100

206TH st, (12:3342) ns 114.11 w Perry av 100x100, vacant; Sarah R Ehrlich to Isaac Moritz, 116 E 81; ½ pt; AL; Sept21; Oct5 '11. O C & 100

216TH st (*) ns, 200 w Laconia av, 25x 109; Laconia Park; Rosario Spitaleri et al to Anna Moscato, 301 E 108; mtg\$4,660; Sept30; Oct3'11. nom

Sept30; Oct3'11. nom 223D st (*) ss, abt 215 w Laconia av, 25x144.5x30.2x161.3; Adelaide A Wabst to Louise K Ringelstein, 851 E 222; mtg \$1,000; Sept28; Sept30'11. O C & 103 226TH st (*), ns, 255 e White Plains rd, 25x114, Wakefield: Irving Realty Co to Elise Scaramozza, 2940 3 av; AL; Aug 19; Oct3'11. O C & 100 226 Loc C & 100 0 C & 100

233D st (19 av) (*), ns, abt 330 e White Plains av, 50x114; order of issue of sum-mons, service by publication & action to register & confirm title of plff; Geo H Sundermann plff vs People of State NY & all other persons if any having any R T & I to said prop, defts; Apr28; Oct2'11; 2'11; T S.

233D st (*) ns, 280 e White Plains 50x114; Similar order as above; Danl Lellis plff vs same defts; Apr28'11; (2'11; T S. av; 1 P Oct

2'11; T S. 235TH st. 266, (12:3375) ss, 210 w Ka-tonah av, 25x100, 2-sty bk dwg; Mt Ver-non Builders' Supply Co of Mt Vernon, NY, to Peter Murphy & Delia his wife, tenants by entirety, 266 E 235; mtg \$4,500; Sept28; Sept30'11. 235TH st. 264, (12:3375) ss, 235 w Ka-tonah av, 25x100, 2-sty bk dwg; Mt Ver-non Builders Supply Co to Jno T Smith, 4341 Martha av; mtg \$4,500; Sept29; Sept 30'11. 0 C & 100 0 C & 100

30'11. O C & 100 235TH st, 511-3, see Verio av, 4270-8. 236TH st, (*) ss, 105 e Carpenter av, 100x114; G & S Realty Co to J B & G Constn Co, 203 Bway; mtg \$3,500; Sept27; Oct5'11.

Constn Co, 203 Bway, International Network ($Av \ B$) (*) ws, 58 s 5th, 25x105, West-chester; Geo Costar, 1920 Tremont av to Henry Rehling, — Ferry Lane; Correction deed; Oct2; Oct4'11. nom $Av \ B$ (*) ws, 58 s 5th, 25x105, Westches-ter; Henry Rehling to Geo Costar, 1920 Tremont av; Correction deed; Oct2; Oct 4'11. nom

4'11. Aqueduct av, es, S63.7 n 183d, see Aque-av, es, abt 340 s Fordham rd. Aqueduct av, (11:3212) es, abt 340 s Fordham rd, 41.8x101.10x41.8x101.6; Wm Evans to Evans Realty Co, 2348 Aqueduct av; mtg \$21,000; Sept25; Oct5'11. O C & 100 O C & 100

O C & 100 Aqueduct av, (11:3212) es, abt 340 s Fordham rd, 41.8x101.10x41.8x101.6; mtg \$21,000; also AQUEDUCT AV, es, 863.7 n 183d, 87.6x102.5x87.6x103.4; mtg \$48,000; Evans Realty Co to Aug H Sievers, 2406 Morris av; Sept30; Oct5'11. O C & 100 Blackrock av, (*) awe Havemeyer av, see Watson av, (*) swc Havemeyer av, Bathgate av, (11:3052) es, 25 n 184th, 25x96, vacant; Special Bldg Co to Scalzo Realty Co, 607-09 E 187; AL; Aug26; Oct2 '11. nom

nom
Bathgate av, (11:2913) ws, 260 s 172d, 50x120, except pt for av, vacant; Mary E Maguire to Hannah McGrath, 1479 Cro-tona av; mtg \$800; Sept30; Oct2'11. O C & 100
Blondell av (*), es, 75 s Evadna, 25x 100; Michl Rauch to Wm M Fleischmann, 1435 Williamsbridge rd; AL; Sept28; Sept 29'11. O C & 100 Bailey av, es, abt 1223 s Kingsbridge rd, see Sedgwick av, ws, 1223 s Kings-bridge rd.

Bassett av (*) ws, 700 s Saratoga av, 50x100; Hudson P Rose Co to Chas Geo-ghegan, 1415 2 av; AL; Sept18; Sept29'11. nom

Bassett av (*) ws, 700 s Saratoga av, 50x100; Chas Geoghegan to Jere J Mori-arty, 224 Franklin, Elmira, NY; mtg\$800; Sept28; Sept29'11. O C & 100 Brook av, 467, (9:2290) swc 146th (No 474) 24.11x90, 5-sty bk tnt & str; Delia McLaughlin to Jacob Ruppert, 1639 3 av; mtg\$21,500; Oct2; Oct3'11. 100 Bronxdale av (*) ws, 50 n Kinsella av, 50.5x55.8x50x92; Jos Diamond to Saml Bitterman, 122 W 114; mtg \$7,000; Sept29; Sept30'11. O C & 100 Creston av, (11:3169) es, 26.11 s 181st 54.2x36x50x15.3, vacant; Gee Spencer to Hermann Bullwinckel, 831 E 163; Oct4'11. O C & 100

Conveyances

Castle Hill av (*) nec Haviland av, see Haviland av, nec Castle Hill av. Cedar av, (*) ss, abt 584 w Corsa av, 25x—x—x120; A S Realty Co to Giuseppe Benante, 237 Elizabeth;; mtg\$500; Oct2; Oct3'11. nom

Oct3'11. Creston av, (11:3174) nwc 189th, runs n 81.9 to Fordham rd, xsel17 to 189th, xe 96, vacant; Thos J Higgins & ano EXRS, Margt M Coakley to Mary J McTaggart, 1742 Pacific, Bklyn & Josephine O'Leary, 3 Dyke, Andover, NY; Sept14; Oct3'11. 7,000

Creston av, swc Fordham rd, see Cres-ton av, nwc 189.

ton av, nwc 189. Cedar av, 1789-3, (11:2882) ws, 405.1 s 177th, 56.3x82.4, 3 2-sty bk dwgs; re mtg; Excelsior Mtg Co to Plymton Constn Co, 60 W 129; Sept28; Sept29'11. O C & 100 Cauldwell av, 724-6, (10:2628) es, 130 s 156th, 40x100, 5-sty bk tnt; Jerome Ull-man, ref. to Jonas Weil, 128 W 121, & Bernhard Mayer, 41 E 72; FORECLOS, Sept15; Sept29'11. 37,500 Constant Charter Caulton 20 av 100 w Lobe 25 w

Sept15:

 Sep125 i.
 \$1,300

 Country Club av, (*) ss, 100 w John, 25x

 100; re mtg; 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 701), 16x100, 3-sty fr tnt & str;

 Henry Molitor to Kosmus Gumbinger, 707

 E 182; Oct4; Oct5'11.
 O C & 100

 Description

 200 \$200

Henry Montor to Kosmus Gumbliger, 101
De 182; Oct4; Oct5'11. O C & 100
Decatur av, 3082, (12:3331) es, 300 s
Woodlawn rd, 25x120, 3-sty fr dwg; Ada Realty & Mtg Co to Christina Tauer, 705
Elton av; mtg \$15,000 on this & other prop & AL; Sept28; Sept29'11. nom
Decatur av, 2664, (12:3277) es, 330.10 n
194th, 24x100, 2-sty fr dwg; Anna R
Rinschler to Wm R Nevins, 2664 Decatur av; QC; Sept13; Sept30'11. nom
Daiy av, (11:2985) ws, 101 s 177th, 101x
127, vacant; Rogers Eldg Co to Salvatore Sgretta, 1 Charter, Stamford, Conn; mtg \$18,500 & AL; Sept18; Sept30'11. 100
Ellis av (*) ns, 105 e Av B, runs e100
x30 to cl of av, xw100xn30 to beg; Deed of cession to land in bed of av; Kilner
Newman to City N Y; B&S; Aug1; Oct4'11. nom

Ellis av (*) same prop; re mtg; Henry Dilg to same; Aug28; Oct4'11. nom Ellis av (*) ss, 455 w Av B, runs w50xn 30xe50xs30 to beg; Deed of cession Kilner Newman et al to City N Y; Aug1; Oct4'11.

Ellis av (*) ss, 405 w Av B, runs w50 xn30xe50xs30 to beg; Deed of cession; Thos L Newman to same; Aug1; Oct4'11. nom

 Ellis av (*) Same prop; re mtg; Annie

 R Daily ADMTRX Jno Daily to City NY;

 July5; Oct4'11.

 Fulton av, 1725-7, (11:2930) nwc 174th,

 54.5x92.1x54.6x90.1, 5-sty bk tnt & strs;

 Gustav A Beckmann to Chas Beckmann,

 1409 Franklin av; mtg\$55,000; Sept27; Oct

 4'11.

 100

Fulton av. 1725-7; Chas Beckmann to Harry W Viemeister, 238 W 4; mtg \$55,-000; Oct3; Oct4'11. OC & 100
Forest av, (10:2658) es, 349.2 n 161st, a strip, runs n21xe0.9 to es Concord av, old line xs21xw0.8 to beg; Veronika Elton et al, individ & ADMTRX Robt H Elton to Henry J Tiedemann, at Hillsdale, NJ; QC; Aug15; Sept29'11. OC & 15
Forest av, (10:2658); same prop; Mary Dodge, HEIR Annie White to same; QC; Aug22; Sept29'11. OC & 15
Forest av, 912, (10:2658), es, 349.2 n 161st, 21x100, 3-sty fr tnt & str; Henry J Tiedemann to Pauline Cahn, 789 Elton av; mtg \$4,000; Sept21; Sept29'11. OC & 100
Fordham rd, nec 189th, see Creston av;

Fordham rd, nec 189th, see Creston av, nwe

Fordham rd, nee 189th, see Creston av, nwc 189. Fordham rd, swc Creston av, see Cres-ton av, nwc 189. Forest av, 1006, (10:2660) es abt 175 s 166th, 25x135, 3-sty fr tnt; Elisa Har-decker to Frank Hardecker, 38 Tompkins pl, Bklyn; Aug Hardecker, 103 Vandeveer, Bklyn, & Jno J Hardecker, 1157 Forest av; mtg\$7,000; May25; Oct2'11. O C & 100 Forest av, 1065, (10:2650) ws, 139 s 166th, 20x97.3, 3-sty fr tnt; Adelaide Star-ing to Jere Wood at Lynbrook, LI; mtg \$9,000 & AL; Sept27; Oct3'11. O C & 50 Grant av, 1064, (9:2448) es, 282.9 n 165th, 25x100.11x25x101.1, 3-sty bk dwg; Michl, J McGuire to Thos Keelty & Katie Colleary, both at 52 Barrow; mtg \$7,500; sept28; Sept29'11 Grand av, 2452, (Edenwood), (11:3203) cl, 300.6 n Fordham Landing rd, runs n200 xel25x5200xW125 to beg, except pt for st, 3 2-sty fr dwgs, 2-sty fr stable & vacant; Aug H Sievers to Evans Realty Co, 2348 Aqueduct av; mtg \$19,500; Sept30; Oct5'11. O C& 100 Grand av, 2452; Evans Realty Co to Henry Acker, 901 Prospect av; mtg \$19, 500; Oct2; Oct5'11. More Blackrock av, see Watson av, (*) swc Havemever av

Havemeyer av, (*) nwc Blackrock av, see Watson av, (*) swc Havemeyer av. Havemeyer av, (*) swc Watson av, see Watson av, (*) swc Havemeyer av.

Hughes av, 2173, (11:3070) ws, 66.11 s 182d, 24x95, 2-sty fr dwg; Nicola Strazza to Fredk W Geck, at Atlantic City, NJ; Sept27; Sept29'11. nom

Hughes av, 2173; Fredk W Geck to Antonietta wife Nicola Strazza, at Atlantic City, NJ; Sept27; Sept29'11. nom
Hunts Point av, (10:2761) es, 102.9 s
Seneca av, 25.8x144.1x25x150, 5-sty bk tnt; Broad Realty Co to Jno W Van Demark, 143 E 127; mtg \$12,500; Sept21; Oct2'11. O C & 100
Hughes av, 2312, (11:3087) es, 200 n 183d, 25x100, except pt for av, 2-sty fr dwg; Vincenzo Laporta to Virginia Sutera, 3728 Paulding av; mtg \$6,300; July 31; Oct2'11. O C & 100
Hughes av, 2312; Virginia Sutera to o n Su-July J

Hughes av, 2312; Virginia Sutera to Mauro Lamparelli, 2367 Hughes av; mtg \$6,550; Sept16; Oct2'11. O C & 100 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. 100

 11.
 11.

 Heath av, 3050, (12:3257) es, 178.2 n Boston av, 33.4x63.7x33.4x64, 2-sty fr dwg; Geo

 L Lucas et al to Dickran N Pehlivanian, 3050 Heath av; mtg\$2,600 & AL; Sept27; Oct4'11.

Haviland av (*) nec Castle Hill av, runs e180xs30 to cl Haviland av, xw180 to es Castle Hill av, xn30 to beg; Deed of cession Wm T Purdy et al to City N Y; July7; Oc4'11. nom

Intervale av. (10:2704) sec 165th, (No 916) runs e 20.3xs68.8 & 19.3xw25 to av xn 86.5 to beg, vacant; Chris Seitz to Jos Cohen, 65 E 107; C a G; Sept16; Oct3'11. nom

nom Intervale av, 1015, (10:2699) swc 165th, 111.2x84.9x126.11x40.3, except pt for 165th, 5-sty bk tnt & strs; Interne Constn Co to Michl F Dooley, 770 E 166; mtg \$63,000; Oct3; Oct5'11. 100

Lafontaine av. 2001, (11:3061) nwc 178th 37.6x100, 5-sty bk tnt & strs; Francesco La Sala to Andrea La Sala, 2007 Lafon-taine av; AL; Sept28; Oct3'11. nom

taine av; AL; Sept28; Oct3'11. nom Longfellow av, (10:2761-2764) ws, 350 n Lafayette av, 153x101.10x133.10x100, va-cant; Wm A Walling, ref, to Saml Cowen, 778 Beck; FORECLOS, Aug22; mtg \$10,000 & AL; Sept22; Oct5'11. 900 Merritt av (*) ws, 175 s Hollers av, 25 x85.11x15.9 & 17.11x100; Hudson P Rose Co to Alfonso Veltri, 3935 3 av; AL; Sept 27; Sept30'11. nom Morris av 1519 (11:2826) ws

Morris av, 1819, (11:2826) ws, 150 s 176th, 25x120, 2-sty fr dwg; Mathilda G Bleuler to Richd Duckett, 1819 Morris av; Aug31; Sept30'11. nom s G

Aug31; Sept30'11. **Mapes av, 2000,** (11:3107) nec 178th, 48.6x145.2x48,8x145.2, vacant; also MAPES AV, (11:31)7) es, 48.6 n 178th, 66x145.2, vacant; Saml Hecht to Jos Diamond, 1139 Wyatt; mtg \$10,000 & AL; Sept15; Sept30 '11. O C & 10)

Mapes av, ws, - s 179, see Mapes av, swc 179.

Mapes av, es, 45.6 n 178, see Mapes av, 2000.

2000. Mt Hope av, 1724, (11:2798) nec 174th (No 251), 25x95, 5-sty bk tnt; Fredk Weller, Jr, et al to Inland Holding Co, 507 E Tremont av; AL; Sept30'11. 100 Mapes av, (11:3106) swc 179th, 75x100, owned by party 1st pt; also MAPES AV, (11:3106) ws, adj on s, -x-, owned by party 2d pt; party wall agmt; Chas Schae-fer, Jr, 401 Tremont av, with Sarah J Schaefer, 2284 Beaumont av; Sept29; Sept 30'11. nom

Mapes av, (11:3106) ws, 75 s 179th, a strip, 0.5x100x0.7x100; Chas Schaefer Jr Co to Sarah J Schaefer, 2284 Beaumont av; Sept29; Sept30'11. nom

Maclay av, 2513 (*), ws, 50 s Montgom-ery pl, 25x100; re mtg; Albert Mamlock to Wilgus Realty Co, 120 Westchester Sq; Sept29; Oct2'11. 600

Maclay av. 2513, (*) ws, 50 s Montgom-ery pl, 25x100; Wilgus Realty Co to Thos Farry, 1039 Hall pl; mtg \$4,000; Sept30; Oct2'11. O C & 100

Nelson av, 1674-6, (11:2876) es, 260 n 175th, 50x97.4x52.5x81.8, 2-2-sty fr dwgs; Fredk Weller Jr et al to Inland Holding Co, 507 E Tremont av; AL; Sept30'11. 100

Park av, 4296, (11:3035) sec 179th, 85x 50, 5-sty bk tnt & strs; Noble & Gauss Constn Co to Godfrey W Rautenberg, 712 E 175; mtg \$35,000; Sept28; Sept29'11. O C & 100

Prospect av, 2106, (11:3110) es, 77.2 n 180th, 40x100, 5-sty bk tnt; Alida Ama-bile & ano to Auguste Artlich, 1147 Springwood av, Asbury Park, NJ; mtg \$32,000; Sept27; Sept29'11. O C & 100 Prospect av, 2106; Auguste Artlich to Moser Arndtstein, 50 Cathedral Parkway; mtg \$34,500; Sept28; Sept29'11. O C & 100

Prespect av, (11:3099) ws, 13.11 s Gar-den, 94.6x35.3x87.3, gore; deed reads Gar-den st or av, sws, being lot 66, map So Belmont, 50x100, except pt for Prospect av, vacant; Josephine Myers INDIVID & EXTRX Sarah J Myers to Jos I Berry, 2543 Valentine av; QC; May24; Oct2'11. O C & 50

Prospect av, 955, (10:2678) ws, 71.3 n 163d, 40.2x195, 5-sty bk tnt; Wm C Oest-ing to Geo Laemmle, 953 Prospect av; mtg \$30,000 & AL; Oct2'11. 100 oest-

 Prospect av, 1018, (10:2691) nec 165th,

 (No 851) 25x81, 4-sty bk tnt & strs; Lewis

 Perthekis to Jno Perthekis, 851 E 165;

 AT; QC; Oct3'11.

Private road, (13:3415) es, on map of Jos Delafield at nwc land Caleb Van Tas-sel at pt 4c & 701 w from ws old Albany rd, runs e100 to land Peter J Haring xn50 xw100 to rd xs50 to beg; Margt L Fitz-patrick to Teachers College, 525 W 120; mtg \$400; Sept28; Sept29'11. O C & 100 Park av (3D av), (*) ws, 300 s 1st, 50x 100, Olinville; Annie Knewitz to Jno Kne-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; Decl'10; Sept29 '11. nom

Bronx

So Boulevard, 176, (10:2564) ses, 28.11 sw 136th, 28.11x99.9x25x85.3, 4-sty bk tnt & strs, Peter Biege to Anna C Sehlmeyer 174 So Boulevard; mtg\$9,000 & AL; Oct 3'11. O C & 100

Sedgwick av, (11:3237) ws, 1223 s Kings-bridge rd, 50.4x100 to Bailey av x50.3x100, vacant; Jas Kearney ref to Kingsbridge Real Estate Co, 27 Pine; FORECLOS, Aug 22; Sept29; Sept30'11. 4,600

Real Estate Co, 27 Pine; FORECLOS, Aug 22; Sept29; Sept30'11. 4,600 St Anns av, (9:2360) nwc 158th (No 569) 48.2x100, 6-sty bk tnt; Anna Fixman et al to Carrie J Weil, 61 Hamilton pl; B&S; AL; Sept28; Oct4'11. O C & 100 St Anns av, (9:2360) same prop; Carrie J Weil to Anna Fixman, 230 W 97 & Ferdi-nand Marx, 121 Cedar rd, New Rochelle, NY; B&S; AL; Oct3; Oct4'11. O C & 100 So Boulevard, (10:2729) es, 150 s Long-wood av, runs s50xe200 to ws Whitlock av xn25xw100xn25xw100 to beg, vacant; Her-man Dietrich et al to Mary Wendelken, 1101 Fox; ½ pt; mtg \$19,387; Oct5'11. nom Tremont av, ns, nr Blackrock av, see Watson av (*) swc Havemeyer av. Tinton av, (10:2660) swc 166th (No 770), 100x68, 2-sty & b fr dwg; Michl F Dooley to Interne Constn Co, 320 Bway; Oct4; Oct 5'11. 100

Tinton av, 775, (10:2655) ws, 152.8 s 158th (Cedar), 26.4x135x25.2x135, 2-sty & b fr dwg; Saml B Steinmetz to Ida Brant-man, 882 Prospect av; 3-10 pts; mtg \$7,-000; Sept28; Sept30'11. nom

man, 882 Prospect av; 3-10 pts; mtg \$7,-000; Sept28; Sept30'11. nom Tinton av, 775, (10:2655) ws, 152.8 s 158th, 26.4x135x25.2x135, 2-sty & b fr dwg Ida Brantman to Matilda Kraft, 902 Jen-nings; mtg\$10,000; Sept28; Oct3'11. nom Tinton av, 625-9, (10:2653) ws, 175 s 152d, 75x100, 2-5-sty bk tnts; Philip Simon to Aurelia Lindo & Elise Pattison, both at 221 James, Weehawken Heights, NJ; mtg\$63,000; Sept13; Oct4'11. O C & 100 Unionport rd (*), es, 225 n Morris Park av, 25x69.2x25x70.1; Max H Bracker to Anna M Nagel, 5 Unionport rd; mtg \$3,-750; Nov'90; Sept29'11. O C & 100 Valentine av, (12:3300) es, 94.5 s 196th, 50x84.9x50x86.10, vacant; Wm J Kelly to Holland Holding Co, 11 Pine; B&S; mtg \$3,000; Sept29; Sept30'11. O C & 100 Verio av, 4270-8, (12:3397) nec 235th (Nos 511-3) 110.2x88.10x100x135, 7-2-sty bk dwgs; Auletta & Co to Brown-Weiss Realties, 61 Park Row; mtgs\$39,400; Oct 3; Oct4'11. O C & 100 Vyse av, 1337-9, (11:2987) ws, 175 s Jennings, 50x100, 5-sty bk tnt; Blue Ridge

Vyse av, 1337-9, (11:2987) ws, 175 s Jennings, 50x100, 5-sty bk tnt; Blue Ridge Constn Co to Koch-Keller Co, 236 W 126; mtg\$32,500; Oct4'11. nom

126; mtg\$32,500; Oct4'11. nom Webster av, 2784, (11:3273) es, 528.2 s Bedford Park Blvd, 15x64.11, 1-sty fr str; Geo Cohn to Abr Cohn, 351 St Nich-olas av; ½ pt; June26; Sept29'11. O C & 100

O C & 100 Webster av. (11:3143) swc Ford, 115.5x 100.1x111.5x100, vacant; Moser Arndtstein to Alida Amabile, 2316 Hughes av; & Te-resa Lauritano, 2318 Hughes av; mtg \$15,000; Sept28; Sept30'11. O C & 100 Washington av, 1207. (9:2389) ws, 90.11 s 168th, 24.5x140, 4-sty bk tnt; Wm H Heddendorf to Mary A Loefeler, 3397 3 av; mtg \$16,000 & AL; Sept28; Sept29'11. 100

100 Westchester av (*), ses, 91 sw Parker, 45.6x100; Phebe E wife of & Jno A Holz-apfel to Gustave H & Carl Tappert, both at 796 E 156; July31; Sept30'11. nom White Plains rd (*) nws — n 239th & being lots 93 & 94, map Washingtonville, runs sw 40xnw40 & 141.8 & 28xse180.8 to beg, except part for rd; Wm W Penfield to Magdalena Lieb, 50 Central Park W; AL; Aug24; Sept30'11. O C & 100 Watson av, (*) swc Havemeyer av, 205x 108; also HAVEMEYER AV, (*) nwc Blackrock av, runs n108xw205xs52.9 to ns Tremont av xse107 to ns Blackrock av xn 113 to beg; Fredk A Wurzbach to Na-tional Holding Co, 3219 3 av; B&S & C a G; AL; Oct5'11. nom Webb av, 2408, (11:3219) es, 105 n 188th

Webb av, 2408, (11:3219) es, 105 n 188th, 30x100, 3-sty bk dwg; Richd M Montgom-ery & Co to Frida wife Jno P van Janin-ski, 227 E 58; Oct5'11. 100

Webb av, 2408. (11:3219) es, 105 n 188th, 30x100, 3-sty bk dwg; re mtg; Margt T Savage to Richd M Montgomery & Co, 27 Pine; Oct2; Oct5'11. nom

Webb av, 2408; re mtg; Mary S Croxson to same; Oct4; Oct5'11. nom

Webb av, 2408; re mtg; same to same; Oct4; Oct5'11. 1,000

Westchester av, (*) ns, 127 e from for-ner Lafayette, 20x164.10, City Island; Jouis Hoebel et al, HEIRS Fredk Hoebel o Wm Buhl, 2208 Starling av; Oct5'11. 7,000

Whitlock av, ws, 175 s Longwood av, see So Blvd, es, 150 s Longwood av.

3D av, 3783-5, (11:2911) ws, 50.1 s 171st 50x94.6x50x97.3, vacant; Teresa Wallach to Terrain Realty Co, 111 Bway; Sept22; Oct4'11. nom

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Leases

RECORD AND GUIDE

3d av, 3892-4, (11:2929) sec 172d (No 530), 92x100x101.11x100, 2 5-sty bk tnts & strs; Wendover-Bronx Co to Martin H Cohen, 322 W 100; mtg \$88,000; Sept28; Sept29'11. O C & 100

Sept29'11. 3D av; 4249-51, (11:3043) swc 178th (No 776), 43x78.11x42.10x79.2, 2 3-sty fr tnts & strs; Abr H Brill, ref, to Henry Beste, at Summit, NJ, & J Herbert Carpenter, at Ossining, NY, TRSTES Thos D Mason; FORECLOS, Aug22; Sept22; Sept29'11. 27,200

3D av, 4001-3, (11:2921) ws, abt 210 s 174th, 50x128.8x50x130.6, ss, with 6-inch strip bet 3 av & old ws Fordham av, 5-sty bk tnt & strs; Frances C Hendrick to Mortimer Lanzit, 100 W 119; AL; Sept29; Sept30'11. nom

Mortimer Lanzit, 100 W 119; AL; Sept29; Sept30'11. nom **Harlem River & Portchester R R**, (*) n w l of original right of way, 66 ft wide on final map sec 52 opposite station 376+ 19.07 of 6-track cl of H R & P Branch of N Y, N H & H R R Co & distant 258.7 ne Bronx & Pelham Parkway, 20x11.5; also H R & P R R, (*) nws, 773.8 ne Bronx & Pelham Parkway, 20x11.11; also H R & P R R, (*) nws, 1028.8 ne Bronx & Pelham Parkway, 20x11.11; also H R & P R R, (*) nws, 1028.5 ne Bronx & Pelham Parkway, 20x11.11; also H R & P R R, (*) nws, 1282.5 ne Bronx & Pelham Parkway, 20x11.9; also H R & P R R, (*) nws, 1808.6 ne Bronx & Pelham Parkway, 18.6x12.7x 13.11x11.8; Five Boroughs Realty Co, 165 Bway to Harlem River & Portchester R R Co, at Grand Central Terminal; Sept22; Oct5'11. O C & 1.50 per sq ft **Thot** (*), begins 740 e White Plains rd at pt 120 n along same from Morris Park av, runs e100xn25xw100xs25 to beg, with right of way over strip to Morris Park av; Anna C Nugent to Ralph & Anthony Sapatela, 629 E 134; mtg \$2,500; Sept28; sept29'11. O C & 100

LEASES

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

Borough of Manhattan.

SEPT. 29, 30; OCT. 2, 3, 4 & 5.

¹Attorney, 174, see Houston, 319 E. ¹Circle, 6, see 58th, 307-13 W.

¹Cherry st, 35-7, (1:109), all; Morris Punch to Grazia Napolitana, 32 Cherry; 3 yf Oct1; Oct4'11. 1,320

¹Houston st, 319 E, (2:345) sec Attorney (No 174); sobrn of Ls to mtg for \$40,000. Anthony & Adolph Deutsch with Geo G De Witt, 39 W 51, & Jos S Eile, 46 Av B Sept28; Sept29'11. nom

Sept28; Sept29'11. nom ¹**Irving pl**, (3:871) sec 16th, str, b, 1st & 2d lofts; Central Realty Co to Gustav Kaufmann, 46 E 83 et al, firm Kaufmann Bros & Bondy, 129 Grand; $4\frac{3}{4}$ yf Mayl'12; 5y ren at \$20,000; Oct4'11. 18,000 to 20,000 ¹Kenmare st. 9-11, (2:478) ns, 100 w Bowery, str; Thos Carew & ano to Sal-vatoro Isabella, 207 Mott; 6yf Oct1; Sept 29'11. 900 & 960

29'11. 900 & 960 ¹Mangin st, 22-4, (2:322) sur Ls; Sarah & Marks Conn to Louis & Harris Sackin, 35 Allen; AT; Sept30; Oct3'11. nom ¹University pl, SS, (2:569); also 12TH ST, 24-6 E, (2:569) asn of option of ren of Ls; Shatz Auction Rooms to Fourteenth St Bank, 1 E 14; May22; Oct3'11. nom ¹William st, 179, (1:101), all; Katharina Schlegel to Adolph T Schmidt, 179 Wm; 5yf Oct1; Oct2'11. 3,000

¹2D st, 219 E, (2:384) asn Ls; Isaac Greeman & ano to Jno H Heye, 245 W 111 Sept18; Oct3'11. nom

¹2D st, 219 E, (2:384) asn Ls & agt; Same with same; Sept18; Oct3'11. nom

¹3D st, 126 E, (2:430); asn Ls; Christian Bachmann to Philipp Neusch, 516 E 6; Oct1; Oct2'11. nom

¹⁶**TH st**, 503 **E**, (2:402), str & 4 rs on 2d ff: Julius Oberloskamp to Wm Roesicke, 503 **E** 6; 5yf Oct1; Sept30'11. 1,080 ¹**11TH st. 125 E**, (2:556); consent that Annie G Weissager may asn Ls; N Y Life Ins & Trust Co, TRSTE Rutherfurd Stuy-vesant to Hattie G Sprey, 601 W 156; Aug 30; Oct5'11.

¹**11TH st, 125 E,** (2:556) nes, 100 nw 3 av 20x100; asn Ls; Annie G Weissager to Hattie G Sprey, 601 W 156; Aug1; Oct5'11 nom

¹11TH st, 119-23 E, (2:556) ns, 120 w 3 av, 70x100; asn Ls; Annie G Weissager to Hattie G Sprey, 601 W 156; Aug1; Oct5'11. nom

¹11TH st, 119-25 E, (2:556); Webster Hall; Annie G Weissager to Hattie G Sprey, 601 W 156; Aug1; Oct5'11. nom

111TH st, 119-23 E, (2:556) ns; consent that Annie G Weissager may asn Ls; N Y Life Ins & Trust Co, TRSTE Rutherfurd Stuyvesant to Hattie G Sprey, 601 W 156; AT; Aug30; Oct5'11.

12TH st, 24-6 E, see University pl, 88. ¹16TH st E, see Irving pl, see Irving pl, see 16.

¹**19TH st, 234 E.** (3:899), all; Mrs Jno Lyons to Arthur H Bodicker, 212 2 av; 5yf Oct1; Sept29'11. 1,800

^{120TH} st, 335-7 E, (3:926), all; Harry Fischel to Wolf Morgenradt, 49 Clinton; 3yf Oct1; Sept29'11. 3,840

¹21ST st, 46 W, (3:822) str; Philip Rhine-lander as agent for Adelaide K Rhine-lander & ano to Mark Vogel, 46 W 21; July25'11; 10yf completion of alterations (10y ren at \$2,600); Oct3'11. 1,900 to 2,400 '22D st, 266 W, (3:771), str, &c; Jno Neher to Henry G Rust, 429 E 149; 5yf May1; Sept29'11. [200

May1; Sept29'11. 1,200 ¹25TH st, 418-26 W, (3:722), 8-sty & b bldg, all; McKeon Realty Co to Rome Metallic Bedstead Co at Rome, NY; 21yf Mar1'12 (with option to purchase for \$412,500); Oct4'11. taxes, &c, & 23,000 ¹26TH st, 36 W, (3:827); sobrn agmt of Ls to mtg for \$36,000; Paul Shotland, 275 5 av, & Hyman L Laster, 25 W 20, & Rosa Rapaport as TRSTE, 12 W 27, with, Frances M Hoyt, 392 5 av; Sept27; Sept29 '11. nom

^{126TH} st, 26 W, (3:827) str; David Her-ring to Jos Reiss, 26 W 26; 3 7-12yf Oct 1; Oct3'11. 2,800

¹28TH st, sec 4 av, see 4 av, sec 28.

¹²STH st, sec 4 av, see 4 av, sec 28. ¹³2D st W, swe 6 av, see 6 av, swc 32. ¹³4TH st, 202 W, (3:783), w str; D A Schulte, a corp, to Gustav Nicholson, 100 W 32 & Jas Belehaz, 139 E 23; 4 2-12 yf Mar1; Oct4'11. 1,800 to 2,500 ¹³4TH st, 152-4 W, (3:809) 3d loft or 4th fl; Hannah Freud to Edw C Balch at Maplewood, NJ; 5yf Jan1'12; Oct2'11. 2,250

¹3STH st, 19 W, (3:840); Sobrn agmt of Ls to mtg for \$80,000; Edw Kumke with Title Guar & Trust Co, 176 Bway; Sept28; Oct3'11. nom

^{143D} st, 543 W, (4:1072) str & b; Jennie Braun & ano to Sam Muller, 566 11 av; 3yf Oct1; Oct2'11. 216

¹⁴⁶TH st, 227-31 W, (4:1018) asn L Walter W Waters, 1553 Bway to Whi Rats Realty Co, 1553 Bway; AT; Sept2 Sept29'11. asn Ls, White +20; nom

Rats Realty Co, 1993 Bway, A1, Sept29, Sept29'11. nom 149TH st E, nwc 1 av, see 1 av, 883. 155TH st, 414 E, (5:1366) ss, 294 e 1 av, 25x100.5, the land; Lippmann Schnurmach-er to Nathan Newman, 414 E 55; 21yf Nov 14'08; rerecorded from Sept14'11; Sept30 '11. taxes &c & 900 155TH st, 414 E, (5:1366) asn Ls; Nathan Newman to Newman-Brown Poultry Co; AT; May25'09; Sept30'11. nom, 15STH st, 301-5 W, see 8 av, 991. 15STH st, 301-5 W, see 8 av, 991. 15STH st, 301-5 W, see 8 av, 991. 15STH st, 301-5 W, see 1 av, 991. 15STH st, 301-5 W, see 8 av, 991.

¹86TH st, 255-9 W, (4:1234) 4th fl main (7th & 8th stories) Westerly tier; W 86th St Studios to Chas R Kennedy, 255 W 86; 90 11-12yf Sept1; Sept29'11.

¹⁹⁵TH st W nec Bway, see Bway, 2540-8. ¹108TH st, 130 E, (6:1635) str; Alema Realty Exchange Co to Mary Sweeney, 130 E 108; 3yf Sept15; Oct3'11. 480 ¹**11STH st, E, e Mad av,** see Mad av, 1804-8.

1125TH st, 53 W, (6:1723) asn Ls; Anna Modersohn to Ernst Modersohn, 53 W 125; Sept29'11, nom

1133D st, 499 W, see Ams av, 1481.

1142D st, 295 W, see 8 av, 2670.

1142D st W, nec S av, see 8 av, 2670.

1152D st, 300 W, see 8 av, 2849.

1154TH st W, nec S av, see 8 av, nec 154. 1174TH st W. sec Audubon av, see Audu-on av, see 174.

¹Audubon av, (8:2130) sec 174th, str & b; Wm Rankin to Harry Arber, 118 W 99; 4 11-12yf Nov1; Oct4'11. 720 to 1,000 1Audubon

¹Amsterdam av, 1481, & 133D st, 499 W, (7:1971), str & c; Edw V Holland et al, individ & TRSTES Edw Holland, decd, et al to Jas Creamer, 499 W 133; 5yf Oct1; Oct5'11. 1,200 to 1,380

Oct5'11. ¹Broadway, 2302-4, (4:1231), n str & pt c; Peter Doelger to Frank B Widmayer Co, 2312 Bway; 3 8-12yf Sept1; Oct5'11. ¹Broadway, 2540-48, (4:1243) nec 95th, 125.10x50, the roof; Real Constn Co to The O J Gude Co, 935 Bway; 5yf Mar15; Sept 29'11. 1,050

¹Broadway, 2429, (4:1237) s ½ of str; Sobrn of Ls to mtg for \$800,000; Max Watsky, 51 W 112 with Met Life Ins Co, 1 Mad av; Sept29; Sept39'11. nom

¹Madison av, 1804-S, (6:1623), c 118th, c str & b; Saml H Fink to Louis Rosenfeld, 40 E 98; 5yf Oct1; Oct5'11. 1,620

¹**1ST av, 883.** (5:1342) nwc 49th; str & Fredk Billings to Morris Fleischman •883 1 av; 5yf Mayl'12; Sept29'11. 4

¹**3D av, 1339,** (5:1431) all; Cath O'Meara to Jno Hopenstall, 200 E 81; 5yf May1 '12; Oct2'11. 2,220

2; Oct2 11. ¹⁴**TH av**, (3:883) sec 28th, 2d fl; Hewitt tealty Co to Sidney Blumenthal & Co, 53 Broome; 8 1-12yf Jan1; Sept30'11. 10,500 453

¹6TH av. (3:807) swc 32d, west str on 32d st; D A Schulte, a corp, to Gustav Nich-olson, 100 W 32 & Jas Belehaz, 138 E 23; 7yf May1; Oct4'11. 1,750 to 2,500

¹⁶TH av, 649, (3:813), 1st loft; Chas Leh-renkraus to Michalis Nussailides & Geo Nicolau, both at 667 6 av; 5yf Oct1; Oct4 '11. 1,380 & 1,440

¹⁷**TH av, 2522,** (7:2032) c str & b; Abr Kornbluth to Annie O'Brien, 220 E 33; 5yf Sept1; Oct3'11. 1,200 & 1,500

¹⁷**TH av, 582**, (4:1013), asn Ls; Chas W Mayne to Chas S Levy, 6 W 103; AT; Sept 30; Oct5'11. nom ¹STH av, 772, (4:1019), asn Ls; Danl Dougherty to Ludwig Ihrig, 650 9 av; Oct 3; Oct5'11.

Manhattan

¹STH av, 343, (3:751), all; Cath R Van Sielen to Fredk C Cruger, 519 W 143; 5yf May1'12; Oct5'11. 3,500

1STH av, 2670, & 142D st, 295 W, (7:2028), all; Chas Beckmann to Fredk Ostermann, 2670 8 av; 10yf July1; Oct5'11. 5,300

¹⁸**TH av, 2849 & 300 W 152D,** (7:2046) asn Ls; Jos Roggenburg to Wm Colville, 262 W 154; mtg \$7,705; Oct3; Oct5'11. nom ¹⁸**TH av, 2670,** (7:2028) nec 142d, asn Ls; Fredk Ostermann to Agnes Ostermann, 295 W 142; Oct5'11. nom

¹⁵**STH av. 724.** (4:1217) **Str & Art B**, 15 **Str Bay Str Aver S**

to Nicholas Martin, by 1,500 & 1,800 '11; Oct2'11. 1,500 & 1,800 '**STH av, 724**, (4:1017) str & pt b; Sig-mund Arnstein to Andrew T Blanchard, 104 W 83 & Jno W Harsley, 245 W 68; 4 7-12yf Oct1; Sept29'11. 2,000 & 2,200 '**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; 10y ren at \$1,378. 1,312:50

1,312.50 ¹S $\frac{1}{2}$, (2:663) of the bulkhead bet Piers 64 & 65 (54 & 55) abt 102.6 with wharf-age & cranage, City of NY (by Commr of Docks) to Anchor Line (Henderson Bros) Lim, 19 Bway; 10yf Janl'12; Sept29'11; 10 y renewal at \$1,102.50. 1,050 ¹Pier (3:663) 64 (54) N R foot W 24th, with Shed &c City of NY (by Commr of Docks) to Anchor Line (Henderson Bros) Lim, 19 Bway; 10yf Janl'12; Sept29'11; 10y ren at \$27,562.50. 26,250

LEASES

Borough of the Bronx.

¹Hewitt pl, S34-62, (10:2689 & 2696) es, 256.7 n Longwood av, 320x100; sur Ls; Harry Silverman & ano to Irene F Toel, 1734 Bway; AT; Sept29; Sept30'11. nom ¹Home st, 969, (1207), (11:2979) cor Hoe av, 1205; sur Ls & re mtg; Ferdinand Tiedemann et al to Jere J Moriarty, 224 Franklin, Elmira, NY; AT; July3; Sept 29'11. nom

¹Kelly st, c Longwood av, see Longwood v, c Kelly.

¹160th st, nwc Prospect av, see Prospect v, nwc 160.

^{1160TH} st, S39 E, (10:2677; asn Ls; Chas
⁷ Beck & Louis McCarty & Louis Lowen-hal, 824 E 161 to Fredk Sinauer, 822
^{160TH} tell structure, 100 Constructure, 100 ¹160TH st, ss, 65 w Prospect av, see Prospect av, nwc 160.

¹¹SOTH st, 944 E, (11:3127) str & pt c; Xrabo Ernst Realty Co to Philip J Graf, 44 E 180; 5yf Octl; Sept30'11. 420 to 480

¹Eagle av, 911, (10:2620) ground fl & pt c; Edw Greenebaum to Paul Peter, 911 Eagle av, 3 2-12yf July1; Oct3'11. 330

¹Hoe av, 1205, see Home, 969 (1207).

¹Longwood av, (10:2708) c Kelly, str 15.6x55, & cellar; Rentiel Constn Co to Jacob Zion, 830 Kelly; 1yf May1'10, (4y ren at \$1,200 & 5y more at \$1,500); Oct4 '11.

¹Morris Park av, 640, (*) Van Nest, 3-sty bk bldg; Robt Adelmann to Jos Gelhaus, on premies; 5yf May1; Oct5'11. 1,080 to 1,320

¹Prospect av, (10:2677) nwc 160th; asn Ls; recorded Dec31'08; Fredk Sinauer to Jno G McCrorey, 375 Central Park W; Oct2; Oct3'11. nom

¹Prospect av. (10:2677) nwc 160th, 24x 65; also 160TH ST, ss, 65 w Prospect av, 15x70; asn Ls; recorded Oct8'08; Chas F Beck & ano to same; Oct2; Oct3'11. nom

¹So Boulevard, nwc Westchester av, see Westchester av, nwc So Blvd. ¹Tremont av, (11:3043) nwc 3 av, str; Tremont Holding Co to Thos J Carew, 236 W 15, & Michl J Brennan, 146 W 64; from completion of str to June30'32; Sept27; Oct5'11. 6,500 to 8,500

¹Westchester av, (10:2727) nwc So Blvd, w str & pt b; Ferdinand Boller to Jacob Carstens, 1023 So Boulevard; 7 7-12y & 4 days from Sept25; Oct3'11. 1,500 & 1,800

¹Willis av, 219, (9:2299), str & part c; Caroline M Behnken to Christopher P Byrne, 821 E 152; 5yf Oct1; Oct4'11. 1,200 to 1,500

¹Wilkens av. (11:2965) ss. 307 n 170th, 36x79, 1-sty bk bldg; H & R Constn Co to Eliz Knierian, 1218 Hoe av & Violet M Meehan, 626 E 138; 10yf Dec1; Oct2'11. 1,500 to 1,800

¹3D av, nwe Tremont av, see Tremont av, nwe 3 av.

¹Harlem River, (9:2355), — s 149th & — w of Exterior; agmt & permission to con-struct 1-sty steel freight shed; City of NY (by Commr of Docks) to Pioneer Real Es-tate Co, 143 Liberty; Sept20; Sept29'11.

MORTGAGES

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NOTE.—The arrangement of this list is as follows: The first is the de-scription of the property, then fol-lows the date when the mortgage was drawn and the following date is when both dates are the same only one is given; then the term of the mortgage follows. The first name is the mortgage, and last the amount. The general dates used as headlines are the dates when the mortgage was handed into the Register's office to be re-corded. dates v into th corded.

corded. Whenever the letters "P.M." occur, preceded by the name of a street, in these lists of mortgages, they mean that it is a Purchase Money Mort-gage, and for fuller particulars see the list of transfers under the corre-sponding date. Mortgages against Bronx property will be found altogether at the foot of this list.

Borough of Manhattan.

SEPT. 29, 30; OCT. 2, 3, 4 & 5.

"Allen st, 157-9, (2:416); ext of \$39,000 mtg to Apr16'16 at 5%; Jan9; Sept29'11; Saml W, Franklin S & Sinclair Richard-son, all at 145 E 36, exrs Mary S Richard-son, with Julius Meyer, 334 E 52. nom ^mAttorney st, 174, see Houston, 319 E.

^mBroome st, 532-4, (2:490) nwc Sullivan Nos 56-8) 37,8x83.8x irreg.x62.8; ext of 46,000 mtg to Octl'16 at 5%; Oct2'11; Juarantee Mtg Co with Angelo Legniti, 64 Mulberry. nom

mBroome st, 534, (2:490) nwc Sullivan (Nos 56-8), runs w37.8xn83.8xe21.7xs24.11 xse43 to Sullivan xs62.8 to beg; pr mtg \$51,000; Sept29; Oct4'11, 2y6%; Angelo Legniti, 325 E 13 to Saml Blumenthal, 542 W 112. 5,000

W 112. 5,000 "City Hall pl, 23-7, (1:159); leasehold of 3d, 4th, 5th, 8th & 9th floors; also all presses, machinery, chattels, &c; Mar6; Sept29'11, due Febl'25, 4%; F M Lupton Publisher, a corp, to Annie M Lupton, 839 St Marks av, Bklyn, & ano, exrs Frank M Lupton. notes 408,000 "Characterized 1051((1:251) or 50.2 c Olicent

Lupton. notes 408,000 "Cherry st, 105½, (1:251) ss, 50.2 e Oliver runs s60xe6.9xs0.4xe10.5xn60.6 to Cherry xw16.8 to beg; Oct3'11; 5y5%; Thos Con-nery Jr to Henry de F Weekes exr Kath De K Bronson, Oyster Bay, NY. 6,000 "Cherry st, 107, (1:251) ss, 66.10 e Oliver 16.8x60; Oct3'11; 5y5%; Thos Connery Jr to Henry De F Weekes exr Kath De K Bronson, Oyster Bay, NY. 6,000 "Cherry Hall al 22-7 (1:159); pr. mtg

^mCity Hall pl. 23-7, (1:159); pr mtg \$408,000; Mar6; Sept29'11, due Feb1'17, 6%; same to same. notes, \$300,000 same to same. notes, \$300,000 **mDivision st, 97.** (1:282) ss, 110.10 w Pike, 24.11x64.10x25.4x64.11; pr mtg \$-___; Sept 30; Oct2'11, due Apr10'12, 6%; Sophie Maas to Louis Tanz, 63 W 117. 4 notes, 800

^mDelancey st, 46, (2:420) ns, 50.1 w Eld-ridge, 25.1x100; Sept29'11, 5y4½%; Isak Flam, 1368 46th, Bklyn, to Edw J Hancy, 59 W 52 & ano trstes Charlotte D Ferry. 35,000

"Delancey st, 46; pr mtg \$35,000; Sept29 11, 1y6%; same to Chas H Freeman, 311 W 84.

^mForsyth st, 178-80, (2:421), es, 50x100; Sept29; Sept30'11, 5y5%; Jacob Levy to Isaac Marx, 2145 Honeywell av. 68,000

^mGouverneur st, 33, see Mad, 319. ^mHouston st, 319 E, (2:345) 'sec Attorney, 174; sobrn agmt; Sept28; Sept29'11; Jos S Eile & Bernhard Mayer with Geo G De Witt, 39 W 51. Wilt, 39 W 51. nom ^mHenry st, 304, (1:267); ext of \$20,000 mtg to Septl'14 at 5%; Septl2; Sept30'11; Lawyers Mtg Co with Isidor Druck, 204 Henry. nom

^mIsham st, nwc Sherman av; see Sherman av, nwc Isham. ^mMadison st, 319, (1:268) nwc Gouverneur (No 33), 26.8x96.4; ext of \$44,000 mtg to Nov12'14, at 5%; Sept12; Oct4'11; Jos Hes-dorfer with Harris Goldman, 22 Lenox av. nom

^mPrince st, 24, (2:493) ss, 71.6 se Mott, 23.6x104x22.9x109.9; also PRINCE ST, 26, ss, 47.6 e Mott, 24x109x23.1x114.7; Sept29; Oct2'11, 1y6%; Antonino Maggio of Bklyn to Henry Kraus, 1600 Shakespeare av. 1.200

^mPrince st, 26, see Prince, 24. ^mSullivan st, 56-S, see Broome, 532-4. ^mSheriff st, 93, (2:339); ext of mtg for \$2,000 to Oct5'16, 6%; Oct5'11; Martin Marks, 1242 Mad av, with Israel Altman, 138 6th. nom Mark 438 6

438 6th. nom "Sheriff st, 93, (2:339); ext of \$20,500 mtg to Sept28'14 at 5%; Sept28; Oct5'11; Metro-politan Trust Co, trste Sarah L Bennet to Israel Altman, 438 E 6. nom "Sheriff st, 93. (2:339) ws, 100 s Stanton, 25x100; pr mtg \$---; Oct5'11, installs, 6%; Israel Altman to Martin Marks, 1242 Mad av. 3,000

^mSouth st, 196, (1:251) ns, 19 e Oliver, 31 x54.11; ¾ pt; Sept30; Oct4'11, 3y5½%; Wm A Wilson to Robt Connor, 128 Miller av, Bklyn. 3,000

^mSullivan st, 56-8, see Broome st, 534. ^mSt Marks pl, 56, (2:449), ext of \$20,000 mtg to Sept24'16 at 5%; Sept21; Oct4'11; Morris & Jacob Janos, 56 St Marks pl to Union Trust Co, 80 Bway. nom ^mWarren st, 17, (1:134) ss. 210.10 w Bway, 25.2x75.8; Sept29; Oct2'11, 5y4½%; Episcopal Church of St Peter in Township of Westchester to Greenwich Savings Bank, 246 6 av. 40,000

^mWarren st, 17; consent to above mtg; Aug11; Oct2'11; Rector, &c, Trinity Church to Episcopal Church of St Peter in Town-ship of Westchester. ship

to Episcopar Critica 32 ship of Westchester. "Willett st, 49, (2:338) ws, 44.8 n De-lancey, 25.1x88 to alley 10 ft wide with use of alley; also AV A, 1661, (5:1567) ws, 50 n 87th, 25x77, given to secure mer-chandise; Aug21; Oct3'11, due &c as per bond; Jacob Rubin & Robt Kommel of Bklyn to Penn-American Plate Glass Co at Alexandria, Indiana. 4,000 m3D st, 126 E, (2:430) ss, 250 w Av A, 25x 90; leasehold; Oct1; Oct2'11, 3y6%; Philipp Neusch to Christian Bachmann, 232 E 18. 1,000

1,000 **"3D st, 293 E,** (2:373) nes, 230.4 se Av C, 20.8x ½ blk; PM; pr mtg \$8,000; Oct4'11, 5y5%; Pauline Rosenzweig & Minnie Seil-er to Isaac Seiler, 907 Trinity av. 1,500 **"3D st, 2S9 E,** (2:373) ns, 189 e Av C, 20.8 x96; PM; pr mtg \$9,000; Oct4'11, 5y5%; Pauline Rosenzweig & Minnie Seiler to Nettie Levy, 6805 17 av, Bklyn. 1,500 **"3D st, 2S9 E,** (2:373) ns, 189 e Av C, 20.8 x96; Oct4'11, 5y5%; Minnie Seiler & Paul-ine Rosenzweig to Lawyers Mtg Co, 59 Liberty. 9,000

m3D st, 5 E, (2:459) ns, abt 105 e Bow-ery, 25x96.2; PM; Sept25; Oct4'11, 1y5% Wyoming Realty Co, 6802 10 av, Bklyn to John A. Delatour, 220 Putnam av, Bklyn trste Albert J. Delatour. 17,000

 m4TH st, 289 E, (2:387) ns, 115.3 w Av C, 27x96.3; PM; Oct5'11, 5y5%; Congregation Nachlass Zwie Anschei Ungarn, a corpn, 289 E 4, to Metropolitan Savgs Bank, 59 Cooper sq E.

Cooper sq E. ****4TH st, 2S9 E;** PM; pr mtg \$18,000; Oct5 11, 3y6%; same to Sarah Weiss, 995 Ogden 3,000

^m5TH st, 239-41 E, see 2 av, 87-9.

^{m5TH} st, 239-41 E, see 2 av, 87-9. ^{m6TH} st E, nec 2 av, see 2 av, nec 6. ^{m6TH} st, 503 E (2:402) sal 1s; Sept26; Sept 30'11, demand, 6%; Wm Roesicke to Cen-tral Brewing Co, 533 E 68. 2,000 ^{m7TH} st, 116 E, (2:434) ss, 225 w Av A, 25x90.10; ext of \$20,000 mtg until July1'14 at 5%; Apr21; Sept30'11; John Salzmann with Peter Fabel, 18 Beech, Bklyn Hills, LI. nom

LI. m12TH st, 269-71 W, ns, 106 e 4th, runs e54.1xn70.6xw25xn10xw24xe2.2xse34.10 x s 22.10 to beg; pr mtg \$----; Sept21; Oct5 '11, due Apr1'12, 6%; Chas Rubinger to Jos L Buttenwieser, 300 Central Park W. 10,000

10,000 **m13TH st, 444 E,** (2:440) ss, abt 100 w Av A; 24.3x103.3; Ext of mtg for \$27,500 to Sept2l'14; 5%; Sept21; Oct2'11; Gio-vanni Parisi, 332-4 E 18 with Fredk L De Grauw, exr & c Walter N De Grauw, Jr, 31 So Portland av, Bklyn. nom **m14TH st, 216 E,** (2:469) ss, 404.6 w 2 av, 23.6x103.3; pr mtg\$20,000; Oct2; Oct3'11, due Junel'13; 5½%; Mary Therry to Payne Estate, a corpn, 98 Park av. 6,000 **m16TH st, 223 W**, (3:766) ns, 262 w, 7 av

mi6TH st, 223 W, (3:766) ns, 262 W 7 av, 25x92; Sept29; Sept30'11, due, &c, as per bond; Jos Ansbacher to Evelyn De Cor-dova, extrx, &c, Varona De Cordova, 296 Central Park West. 25,500

Central Park West. 25,500 **m16TH st, 223 W;** pr mtg \$25,500; Sept29; Sept30'11, 3y6%; same to Conrad Kienz, 204 New York av, Union Hill, NJ. 1,000 **m1STH st, 420-2 E,** (3:949); ext of \$45,000 mtg to Sept7'16 at 5%; Sept28; Sept29'11; N Y Life Ins & Trust Co trste Louis C Hamersley with Emil Wagner, 193 2 av & Eduard Wagner, 14 E 88. nom

Eduard Wagner, 14 E 88. nom **m1STH st, 245 W**, (3:768) ns, 249.6 e 8 av, runs n69xw16.2xw4.10xs68.6xe22.9 to beg; PM; Aug2; Sept30'11, due Sept29'14, 5%; Geo W Eccles, Flushing, LI, to J Wm Hill, 197 No 11th, Newark, NJ. 11,000 **m1STH st, 247 W**, (3:768) ns, 204 e 8 av, 22.9x68.6x22.10x66; PM; Aug2; Sept30'11, 3 y5%; Geo W Eccles, Flushing, LI, to Ru-dolf Tombo Jr trste Mary A Kilmer, 619 W 113. 11,000

****19TH st, 148-50 W,** (3:794) ss, 138.10 e 7 av, runs s95xe19.5xn0.3xe19.5xn0.8xe19.4x n93.6 to st xw58.2 to beg; equal lien with mtg for \$25,000; Sept29'11, due as per bond; S Schmidt & Co to N Y Savings Bank, \$1 8 av. 20,000

mte

 Sank, 81 8 av. 20,000
 m19TH st, 148-50 W; certf as to above ntg; Sept29'11; same to same. _______
 m20TH st, 101 E, see 4 av, 251-5. _______
 m25TH st, 323 E, (3:931) ns, 300 w 1 av, 25x98.9; Sept28; Sept29'11, 3y4½%; Wm C Meyer, Francis Meyer, Louis M Scherrer & & Juliet M Hermes to Chas Dorn, 361 3 4. & ano. 6,000 Meyer, & Juliet & ar

av & ano. ^{m25}TH st. 329 E. (3:931) nes, 225 w 1 av, 25x98.9; Sept28; Sept29'11, 5y4½%; Martin Faulhaber to Chas Dorn, 361 3 av & ano. 10,000

^{m26TH} st. 36 W, (3:827) ss, 235 e 6 av, 18.6x98.9; Sept28; Sept29'11, 5y5%; Paul Shotland, 275 5 av to Frances M Hoyt, 392 5 av. 36,000

^{m2STH} st, 38 E, (3:857) ss, 233.4 e Mad av, 20.10x84; Oct5'11, 1y4½%; Carrie C wife Jacob Fussell to Bowery Savgs Bank, 128 Bowery. 7,500

^{m2STH} st, 236-40 E, (3:908) ss, 100 w 2 av, 75x98.8; pr mtg \$98,000; Oct4; Oct5'11, 3y6%; Louis L Goldstein & Sarah Bim-berg to Alfred Apter, 40 W 117. 7,000

m2STH st, 30S W. (3:751) ss, 125 w 8 av, 5x98.9; pr mtg \$10,000; Sept25, Oct3'11, 2y %; Gaetano T Conti, 36 Highland av, Conkers, NY to Paul Conti, 635 9 av. Yonkers. av. 5,000

^{m2STH} st, 340 W, (3:751) ss, 339.3 e 9 av, 21.5x98.9; pr mtg \$10,000; Sept28; Sept30 '11, demand, 6%; Jas J Buckley, — Acad-emy av, Holland Station, Rockaway Beach, to Central Brewing Co, 533 E 68. 10,000

^{m29TH} st, 252-8 W, (3:778) ss, 65.1 e 8 av, runs e89.10xs40.4xw2.6xs39.11xw48.10xn6.5x w38.5xn73.11 to beg; Sept1; Sept30'11, 3y 5%; Sherpe Bldg Co to N Y Life Ins Co, 346 Bway. 140,000

Manhattan

 346 Bway.
 140,000

 m29TH st, 252-8 W; certf as to above mtg;
 Sept26; Sept30'11; same to same.

 m29TH st, 252-8 W, (3:778) ss, 65 e 8 av,
 runs s74xe38.5xs6.6xe49.10xn40.5xe1.8xn40.1

 to st xw90 to beg; pr mtg \$140,000; Sept 26; Sept30'11, 2y6%; Sherpe Bldg Co, 1558
 Crotona Park East to Arthur Otten, 90

 Edgecombe av.
 15,000

^{m29TH} st, 252-8 W; certf as to above mtg; Sept26; Sept30'11; same to same.
 ^{m3}IST st, 313-5 E, (3:937), ext of \$28,000 mtg until Oct4'14 at 5½%; Sept21; Sept29 '11; Auburn Savings Bank with Geo H Shaffer, 673 Mad av.
 ^{m22D} st, 12 44 W sept 50th 200 8 W nom

^{m32D} st, 12-14 W, see 59th, 330-8 W. ^{m34TH} st, 163 W, (3:810) ns, 100 e 7 av, 25x98.9; May14'01; Oct2'11, due May23'02, 5%: Grace V wife of & Wm L Sutphin to Mary E Schenck. 9,845.72 ^{m3STH} 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.

80.000

^{m41ST} st, 13 E, (5:1276) ns, 210 e 5 av, 22x98.9; Sept29'11; 5y % as per bond; Alva E Belmont to Lawyers Title Ins & Trust Co, 160 Bway. 70,000 ^{m41}ST st, 352-4 W, (4:1031) ss, 100 e 9 av, 50x98.9; Oct3'11; 3y4½%; Crouch & Fitzgerald a corpn to Franklin Savings Bank, 656 8 av. 30,000

^m41ST st, 352-4 W; Consent & certf as to above mtg; Aug30; Oct3'11; Same to same.

^{m41ST} st, 352-4 W; Sobrn agmt Oct3'11; Winfield S Gilmore with same. nom ^{m43D} st, 402 W, (4:1052) ss, 62 W 9 av, 19.5x80.5; PM; Oct4: Oct5'11, 5y5%; Owen. McDonnell to Wm T Armstrong, 402 W 43. 9,000

^{m44}TH st, 309 E, (5:1337); ext of mtg for \$12,000 to Aug1'16, 5%; Aug8; Oct5'11; Frank Vanderpoel with Salvatore di Ca-prio & Guiseppe Volpe. nom

prio & Guiseppe Volpe. nom ^m44TH st, 300-300½ E, see 2 av, 822. ^m45TH st, 132-4 W, (4:997); certf as to amt due on mtg; Aug29; Oct4'11; Manhat-tan Life Co to whom it may concern.

^{m45TH} st, 132.4 (4:997) ss, 365 w 6 av, 35 x100.4; PM; pr mtg \$_____; Sept26; Oct4'11, 1y6%; 132 West 45th St Realty Co to Wm Nelson, 360 W 29. 25,000

19%, 132 west staff st hearty contonent (19%), 132 west staff st hearty contonent), 25,000
m4STH st, 2 W, see 5 av, 592-4.
m51ST st, 443 W, (4:1061) ns, 473 w 9 av, 27x100.5; Oct5'11, 5y5%; Henry Neidig to Lawyers Mtg Co, 59 Liberty. 22,000
m51ST st, 441 W, (4:1061) ns, 447 w 9 av, 26x100.5; Oct5'11, 5y5%; Henry Neidig to Lawyers Mtg Co, 59 Liberty. 22,000
m51ST st, 441 W, (4:1061) ns, 442, 7 w 9 av, 25.5x100.5; Oct5'11, 5y5%; Henry Neidig to Lawyers Mtg Co, 59 Liberty. 22,000
m51ST st, 439 W, (4:1061) ns, 421.7 w 9 av, 25.5x100.5; Oct5'11, 5y5%; Henry Neidig to Lawyers Mtg Co, 59 Liberty. 22,000
m52D st, 344 E, (5:1344); ext of \$11,000
mtg to Aug31'16 at 5%; June16; Sept29'11; Saml W, Franklin S & Sinclair Richardson, exrs Mary E Richardson with Malia wife of & Julius Meyer, 334 E 52. nom
m52D st, 412 E, (5:1363) ss, 189.4 e 1 av, 31.8x100.5; Sept29'11, 3y5%; Henry Siemers, Jr, 1724 Topping av, to Hermine Debrovszky, 608 E 6. 2,400
m55TH st, 123 E, (5:1310) ns, 146.3 w Lex

brovszky, 608 E 6. 2,400 brovszky, 608 E 6. 2,400 m55TH st, 123 E, (5:1310) ns, 146.3 w Lex av, 18,9x100.5, eugal lien with mtg re-corded Mar22'05; pr mtg \$_; Oct3'11; 5y4½%; Stuyvesant Wainwright of Rye, NY to Bowery Savings Bank, 128 Bowery. 12,000

^{m57}TH st. 327 W, (4:1048) ns, 350 w 8 av, 25x100.5; PM; Sept29'11, 5y4½%; Louisa Horeis to Union Trust Co, 80 Bway. 37,000

^{m57}TH st, 421-3 W, (4:1067) ns, 225 w 9 av, 50x100.5; pr mtg \$50,000; Sept29; Sept 30'11, due, &c, as per bond; Fredk A El-liott, of Bklyn, to Wm F Moore, 111 W 11. V 11. 8,000

^{m57TH} st, 419 E, (5:1369) ns, 156.5 e 1 av, 16.8x100.4; certf as to mtg for \$8,000; Aug 23; Oct5'11; Alpha Segina House Co to Lawyers Mtg Co.

Lawyers Mtg Co. ^{m57TH} st, 419 E, (5:1369) ns, 156.5 e 1 av, 16.8x100.4; Oct4'11, 5y5%; Alpha Sigma House Co to Lawyers Mtg Co, 59 Liberty. 8,000

^{m5STH} st. 227-9 E. (5:1322) ns, 230 W 2 av, 25x100.4; Oct5'11, 5y5%; Richd M Montgomery & Co, Inc, to Lawyers Mtg Co, 59 Liberty. 15,000

Co, 59 Liberty. 15,000 ^{m5}STH st, 227-9 E; certf as to above mtg; Oct5'11; same to same. ^{m5}STH st, 400-6 W, see 9 av, 887-93. ^{m5}9TH st, 330-8 W, (4:1099) ss, 200 e 9 av, 125x100.5; also 32D ST, 12-14 W, (3:833) ss, 225 w 5 av, 33.8x98.9; pr mtg \$325,000; June22'08; Sept30'11, due Dec10'09, 6%; Pacific Realty Co to Louis Adler et al, exrs Alfred Adler & Benj G W Lichten-berg. 40,000

^{m59TH} st, 330-8 W; also 32D ST, 12-4 W; certf as to above mtg; June22'09; Sept30 11; same to same.

^{m65}TH st, 248-52 W, (4:1156) ss, 150 e West End av, 75x100.5; Sept28; Oct2'11, 3y 4½%; Bowling Green Storage & Van Co, 18 Bway, to Louis J de Milhau, 19 W 12. 70,000

65TH st. 248-52 W; certf as to above tg; Sept15; Oct2'11; same to same.

^{m65}TH st. 124 E. (5:1399) ss, 140 w Lex av, 20x100.5; PM; Oct2'11, due as per bond; Forbes Hawkes to Title Guarantee & Trust Co, 176 Bway. 32,000

October 7, 1911.

Mortgages

RECORD AND GUIDE

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

OTIS ELEVATOR COMPANY BATTERY PLACE, NEW YORK

Manhattan

*****68TH st, 228 E,** (5:1422) ss, 264.8 e 3 av, 18.2x100; PM; pr mtg \$7,500; Sept28; Sept 29'11, 5y6%; Nora M Moran, 1082 Lex av, to Moses & Abr Gluck, 236 E 68. 5,000 *****72D st, 139 E,** see Lexington av, 1010.

T5TH st, 103 E, see Lexington aV, 1010. **T5TH st, 103 E**, see 75th, 105 E. **T5TH st, 105 E**, (5:1410) ns, 116 e Park av, 27x102.2; also 75TH ST, 103 E, (5:1410) ns, 100 e Park av, 16x102.2; PM; Sept27; Sept29'11, 3y5%; Henry W Hodge & Jass C McGuire to Edw S Steinam, 283 Central Park W. 42,000

C McGuire to Edu & Estimate 42,000 Park W. 42,000 m75TH st, 107 E, (5:1410) ns, 143 e Park av, 26.8x102.2; also 75TH st, 109 E, (5:-1410) ns, 169.8 e Park av, 26.8x102.2; PM; pr mtg \$48,000; Sept28; Oct4'11, due May 10'15, 6%; Jas C McGuire, 144 E 56 & Henry W Hodge, 51 E 82 to John H Block, 328 E 69. 9,000 m75TH st, 109 E, see 75th, 107 E. m77TH st, 132 W, (4:1148) ss, 320 w 9 av, 19x102.2; Sept29'11, 5y5%; Margt Byrne to 23,000 (4:1155) ss 250 w West

Title Insurance Co of NY, 176 Bway. 23,000
m77TH st, 322 W, (4:1185) ss, 250 w West End av, 22x102.2; PM; Sept30; Oct2'11, due as per bond; Hettie B Kelly to Title Guarantee & Trust Co, 176 Bway. 20,000
m7STH st, 149 W, (4:1150) ns, 270 e Ams av, 20x102.2; PM; Sept29; Sept30'11, 3y6%; Marie A Sarlabous to Vadrick Realty Co, 505 5 av; pr mtg \$..., 313 e Av A, 135x 102.2; pr mtg \$40,000; Sept28; Sept29'11, 1y6%; Wendover Bronx Co to Emanuel Strauss, 167 W 129. 8,000
m79TH st, 9 E, (5:1491) ns, 150 e 5 av, 18x102.2; PM; Sept25; Sept29'11, due as per bond; Alice Keteltas to Cornelia F Woolley, Bway, nec 86, individ & as extrx Hannah D F Ring. 60,000
m79TH st E, (5:1576) ns, 313 e Av A, 35x 102.2; certf as to mtg for \$8,000; Sept28; 0ct4'11; Wendover Bronx Co to Emanuel Strauss.
m81ST st, 203-9 W, (4:1229) ns, 100 w

^mS1ST st, 153 E, (5:1510) ns, 256.2 w 3 av, 43.10x102.2; Certf as to satisfaction of Bohde Jr, 151 E 81.

Bonde Jr, 151 E 81. **mS2D st, 172 W,** (4:1212) ss, 116.8 e Ams av, 16.8x102.2; Ext of \$12,000 mtg to Oct15 '16 at 5%; Sept29; Oct2'11; Julius Ballin & ano exrs &c Edw Crager with Jas J Hagan, 172 W 82. nom m82D st E, nec Mad av, see Mad av, nec 82d.

^mS3D st E, sec Mad av, see Mad av, sec 83d.

83d. ^mS4TH st. 612-4 E, (5:1590) ss, 198 e Av B or East End av, 117 to original h w mark E R x — to cl of blk x106x102.2 with AT, &c, to lands under water; PM; pr mtg \$15,500; Sept28; Sept29'11, 5y5%; The \$3d St Co, 535 W 110, to Abbie M & Henrietta E Peffers, at Westport, Conn. 19,500

19,500 **mS5TH st, 129 E,** (5:1514); re asst of rents; Sept28; Sept29'11; Herman Fried-man, 209 W 80 to Jno A Minaldi, 234 W 103.

103. nom **mS7TH st, 104 W**, (4:1217) ss, 50 w Col av, 20x100.8; Sept29; Oct2'11, 5y % as per bond; Hermann F Kudlich to Lawyers Title Ins & Trust Co, 160 Bway. 8,000 **mS7TH st, 32 W**, (4:1200) ss, 330 w Cen-tral Park W, 20x100.8; Oct3'11, due &c as per bond; Hannah wife B Edmund David, 28 W 87 to Fredk A Clark at Cooperstown, NY. 20,000 **mSSTH st, 204 W** (4:1240) cs, 100 c W

 Cooperstown, NY.
 20,000

 mSSTH st, 304 W. (4:1249) ss, 100 w West
 End av, 21x100.8; Oct4'11, 3y, % as per

 bond; Henry Steeger to Farmers Loan &
 Trust Co, 22 Wm.

 m91ST st, 157 W. (4:1222) ns, 183 e Ams
 15,000

 av, 17x100.8; Sept29'11, 4y4½%; Mary E
 Rooney to Title Insurance Co of NY, 135

 Bway.
 12,000

Rooney to Trite Instantial 12,000 Bway. 12,000 **m91ST st, 163 E.** (5:1520) ns, 210 e Lex av, 20x100.8; Oct3; Oct4'11, 5y4 $\frac{1}{2}$ %; Mar-tin L Metzger to Heinrich Lahmer, 1173 Fulton av. 4,000 **m92D st, 106 E.** (5:1520) ss, 55 e Park av, 17x80; pr mtg \$13,000; Oct4'11, 1y6%; Jno P Meagher to Amy A C Montague, 152 E 37. 4000

15,000 **m99TH st, 251 W,** (7:1871) ns, 150 w Bway, 14x100.11; PM; Sept29; Oct2'11, 2y 6%; Louis E Jallade to Ferdinand R Min-rath, 119 W 75. 3,500 **m102D st, 224 E,** (6:1651) ss, 360 e 3 av, 25x100.11; pr mtg \$12,000; Sept29'11, 3y 6%; Isaac E Seikevitz to Baila Gordon, 169 E Bway. 4,000 **m102D st, 220 W** (7:1857) ss, 286 w 641

****103D st, 130 W,** (7:1857) ss, 386.9 w Col av, 16.3x100.11; PM; Oct2; Oct3'11, 5y5%; Clara C Churchill to Ada T Richards, 143 Oak, Binghamton, NY. 8,000

^{m103D} st, 122 W, (7:1857) ss, 300 w Col av, 25x100.11; pr mtg \$25,000; Oct4'11, due, &c, as per bond; Anna Schwarz to Jonas B Kissam, 216 W 20. 3,000 ^{m103D} st, 122 W, (7:1857) ss, 300 w Col av, 25x100.11; Oct2; Oct4'11, 5y5%; Anna Schwarz to Anna M Von Zedlitz, 1197 Park av. 25,000

av. 22,000 ^{m105}TH st, 201-9 W, see Ams av. 920-4. ^{m105}TH st, 169 E, (6:1633) ns, 175 w 3 av, 25x100.11; pr mtg \$18,000; Sept29'11, due Jan28'13, 6%; Saml Schwartz, 27 W 111, to Martha Oser. 20,000 ^{m105}TH st, 169 E, (6:1633) ns, 175 w 3 av, 25x100.11; PM; Sept21; Sept29'11, 3y 5%; Saml Schwartz to Jno F Ambrose, 10 E 130. 18,000

E 130. 18,000 **m107TH st, 66 E,** (6:1612) ss, 125 w Park av, 25x100,11; also 107TH ST, 68 E, (6:-1612) ss, 100 w Park av, 25x100.11; PM; pr mtg \$31,500; Sept30; Oct2'11, due as per bond, 6%: Manhattan Holding Co, 89 Delancey, to Plaza Realty & Constn Co, 299 Bway. 12,000

^{m107TH} st, 68 E, see 107th, 66 E. ^{m110TH} st, 107-9 E, (6:1638) ns, 35 e Park av, 42.6x100.11; Oct3'11; 3y4½%; Gustav Lange to German Savings Bank, 157 4 av. 33,000

^m112TH st, 142 W, (7:1821) sec 112th, 100 x28; certf as to reduction of mtg to \$15,-250; Sept30; Oct4'11; Chas Meyer to Pa Adolphe, 142 W 112.

x28; certf as to reduction of mtg to \$15,-250; Sept30; Oct4'11; Chas Meyer to Pa Adolphe, 142 W 112. m113TH st, 106-S W, (7:1822) ss, 100 w Lenox av, 2 lots, each 26.8x100.11; 2 mtgs, each \$2.000; Sept29'11, due Sept21'15, 4½%; Wm W Davidsohn, Frances Hess, Levi Davidsohn, Isaac Davidsohn & Annie his wife & Bertha Heilbrun to North Riv-er Savgs Bank, 31 W 34. 4,000 m113TH st, 108 W, (7:1822); ext of \$20,-000 mtg to Apr21'15, at 4½%; Sept29'11; Wm W & Levi Davidsohn & Frances Hess, all of 106 W 113; Isaac Davidsohn, 142 W 112, & Bertha Heilbrun, 54 E 89, with North River Savgs Bank, 31 W 34. m114TH st, 1S W, (6:1597) ss, 191.4 w 5 av, 17.8x100.11; ext of \$9,000 mtg to Oct3 14 at 5%; Oct3; Oct4'11; Lillian B Wechs-ler with Kate G Kraner, 121 E 114. mm m115TH st, 603 W, (7:1896) ns, 375 w Bway, 25x100.11; PM; pr mtg \$14,000; Sept 25; Sept29'11, installs, 5%; Phi Omega Bldg Corp of Alpha Chi Rho, 135 Bway, to Francis M Burdick, 2880 Bway. 10,000 m116TH st, 131 W, (7:1901) ns, 350 w Lenox av, 25x100.11; Oct3'11; 5y5%; Maurice Herrmann to Louise Benziger 2d 55 Fort pl, New Brighton, SI. 30,000 m116TH st, 132 W, (6:1601) ss, 135 w Mad av, 25x100; Ext of \$25,000 mtg to Sept22 16 at 5%; Sept11; Oct2'11; Lawyers Title Ins & Trust Co with Julius Goetz of Wellsville, O. m115TH st, 430-6 E, (6:1711); ext of 2 mtgs for \$33,000 each to July16'16 at 5½%; Aug29; Oct5'11; Hugh Hill with Abr D Weinstein. m115TH st, 24 W, (6:1601) ss, 360 w 5 av. 25x100.11; pr mtg \$_-; Sept25; Oct4'11; 376%; Philip Levit to Otto Hirsh, 100 W

m11STH st, 24 W, (6:1601) ss, 360 w 5 av 25x100.11; pr mtg \$_; Sept25; Oct4'11, 3y6%; Philip Levitt to Otto Hirsh, 100 W 118. 5,750

^m119TH st W, see Riverside Dr, Riverside Dr, 468. "120TH st, 450-2 E, see Pleasant av, 379.

m122D st W, nwc St Nicholas av, see Manhattan av, nec 122.
 m122D st W, nec Manhattan av, see Manhattan av, nec 122.

mattan av, nec 122.
m122D st, 509-13 W, (7:1977); ext of \$81,-000 mtg to Sept25'16 at 4½%; July26; Oct2'11; Union Sq Savgs Bank, 20 Union Sq, with Supreme Realty Co. nom
m123D st W, swc St Nicholas av, see Manhattan av, nec 122.
m123D st W, sec Manhattan av, see Manhattan av, nec 122.

"125TH st. 155½-7 E, (6:1774) ns, 226.8 w 3 av, 33.4x99.11; pr mtg\$39,400; Oct2; Oct 4'11, 3y5%; Salvation Army to Wm Bruce-Brown, 13 E 70. 20,600

****131ST st, 230 W,** (7:1936); ext of mtg for \$2,000 to Sept26'14, 4½%; Sept26; Oct 2'11; Bank for Savgs with Letitia Kreizer, 230 W 131. nom

^m132D st, 223 W, (7:1938) ns, 215 w 7 av, 14.11x99.11x14.9x99.11; PM; pr mtg \$8,500; June12; Oct5'11, 1y6%; Helen Vetter, 1356 Lex av, to Kathryn C Doyle, 1116 42d, Bklyn. 3,000

m134TH st, 55 W, see 135th 36-8 W. **"135TH st, 36-S W,** (6:1732) ss, 360 e Lenox av, 50x99.11; also 134TH ST, 55 W, (6:1732) ns, 385 e Lenox av, 25x99.11; Oct 3'11; 5y5%; Saml A Cunningham, 2109 Bway to Thos S Ollive, 23 W 74. 33,000

m137TH st. 253 W, (7:1942) ss, 197 e 8 av 16x99.11: ext of \$10,500 mtg to July1'16 a 5%; Oct3: Oct4'11: Central Trust Co, trst Isaac P Martin with Leonard J Obermeier 281 Edgecombe av. non

^{m140TH} st. 225 W. (7:2026) ns. 407.10 w 7 av. 27.10x99.11; pr mtg \$21,000; Sept29; Sept30'11, 3y6%; Aaron J Lebenheim et al, trstes Simon Schey to Martha E Neu-mann, 21 E 108. 2,000

mann, 21 E 108. 2,000 ^{m140TH} st, 209 W, (7:2026); ext of \$5,000 mtg to Sept29'14 at 6%; Sept29; Oct5'11; Johanne C Neumann with Aaron J Leben-heim & Berthold M Schey, trstes Simon Schey, & Bertha Schey, wid. nom ^{m140}TH st, 211 W, (7:2026); ext of \$5,000 mtg to Sept29'14 at 6%; Sept29; Oct5'11; Geo Carroll with Aaron J Lebenheim & Berthold M Schey, exrs Simon Schey, & Bertha Schey, wid. nom ^{m142D} st W. nwe Convent av. see Convent

m142D st W, nwc Convent av, see Convent v, nwc 142.

^{m144}TH st, 156-8 W, (7:2012) ss, 175 e 7 av, 40x99.11; pr mtg \$40,000; Sept29; Sept 30'11, 3y6%; Jno Bonwit, 468 Riverside Dr to Max Lefkowitz, 90 Morningside av. 4.500

4,500 ****144TH st, 152-4 W,** (7:2012) ss, 215 e 7 av, 39.11x99.11; pr mtg \$40,000; Sept29; Sept3)'11, 3y6%; Jno Bonwit, 468 River-side Dr, to Max Lefkowitz, 90 Morning-side av. 4,500

m146TH st, 546-8 W, (7:2077) ss, 525 w Ams av, 50x99.11; Sept29; Sept30'11, 5y 4½%; Riverview Constn Co to Ellen M Butler, 288 Palisade av, Yonkers, NY. 51,000

146TH st. 546-8 W, (7:2077); certf as to bove mtg; Sept29; Sept30'11; same to

^{m146}TH st. 546-S, on map 544-S W, (7:-2077) ss, 525 w Ams av, 50x99.11; pr mtg \$51,000; Sept29; Oct3'11; 5y6%; River-view Constn Co, 594 Bway to Noah S Sheifer, 124 W 114. 15,000

m146TH st, 546-S on map 544-8 W; Certf as to above mtg; Sept29; Oct3'11; Same to same.

to same. **m146TH st, 503 W,** (7:2078) ns, 100 w Ams av, 25x99.11; pr mtg \$21,000; Sept29; Oct4'11, due as per bond; Sigmund Eck-stein of Trenton, NJ, to Matthew McNa-mara, 1237 Franklin av. 4,000 **m148TH st, 235 W,** (7:2034) ns, 197 e 8 av, 39x99.11; pr mtg \$30,000; June2; Sept 30'11, due, &c, as per bond; Augusta Poli-feme to Vincent Koppel, 622 W 137, & ano. 3,500

137, & 3,500

^m148TH st, 309 W, see Lenox av, 517.
^m151ST st, 308-10 W, see Bradhurst av, see 151st.

ec 151st. **m155TH st, 513-19 W,** (8:2114) ns, 250 w Ams av, 100x99.11; Sept21; Sept29'11, due as per bond; Danl F Mahony to Title Guarantee & Trust Co, 176 Bway. 28,000 **m156TH st, 560 W,** (8:2114) ss, 100 e Bway, 125x99.11; Sept29'11, due as per bond; Karnack Realty Co to First Mtg Co of NY, 115 Bway. 180,000 **m156TH st, 560 W;** certf as to above mtg; Sept29'11; same to same. **m156TH st, 560 W,** (8:2114) ss, 100 e Bway, 125x99.11; sobrn agmt; Sept29; Sept30'11; Karnack Realty Co, 570 W 156, & Maryland Mtg Co with First Mtg Co of NY, 115 Bway. nom **m15STH st, 538-40 W,** (8:2116) ss, 225 e

^{m15}STH st, 538-40 W, (8:2116) ss, 225 e 3way, 50x99.11; Oct4'11, 5y5%; Riverview Constn Co to Lawyers Mtg Co, 59 Liberty.

^m158TH st, 538-40 W; Certf as to above mtg; Oct#11; Same to same. ^m160TH st, 520-2 W, (8:2118) ss, 250 w Ams av, 50x99.11; Sept29; Sept30'11, 5y Ams av, 50x99.11; Sept29; Co to Ellen M Butler, 288 Palisade av, Yonkers, NY. 50,000

160TH st, 520-2 W; certf as to above tg; Sept29;Sept30'11; same to same. 169TH st W. nec, Audubon av, see Au-dubon av, 79-83.

^m172D st, 501 W, see Ams av, 2260. ^m174TH st, (8:2130) ss, 55 w Audubon av, 45x100; bldg loan; Oct5'11, demand, 6%; Stratford Bldg Impt Co to City Mtg Co, 15 Wall. 43,000

Stratford Bldg Impt Co to City Mtg Co. 15 Wall. 43,000 m174TH st. (8:2130); same prop; certf as to above mtg; Oct5'11; same to same. m174TH st. W. swe Audubon av, see Au-dubon av, swe 174. mAv A, 1661, see Willett, 49. mAv B, 231. (2:396); ext of \$50,000 mtg until July24'14 at 51/2%; Aug22; Sept30'11; Trust Co of American with Ignatz Koref. to July27'14 at 41/2%; Sept7; Oct3'11; N Y Trust Co, 26 Broad with Fanny Gruen, 401 E 52. mAv B, 8-12, (2:357) es, 37.2 s 3d, runs e70 vs18.11xe20xs37.2xw90 to av, xn56.1 to beg Oct4'11, due & cas per bond; Louis Schaf-fler, 8-12 Av D to Margt Muh, 1515 Glover & ano. mAv D, S-12, (2:357) pr mtg \$62,000; Oct4'11; 11; 3y6%; Same to Welz & Zerweck a corpn cor Myrtle & Wyckoff avs, Bklyn. 20,000 mAv D, S-12; pr mtg \$82,000; Oct4'11; 3y

20,6 Av D, S-12; pr mtg\$82,000; Oct4'11; %; Same to Adolf Mandel, 56 E 87.

THE GEORGE A. JUST CO. **IRON WORK** 239 VERNON AVENUE BUILDINGS NEW YORK LONG ISLAND CITY

"Amsterdam av, 1812, (7:2081) ws, 26 s 150th, 27x100; Oct3'11; 5y4½%; Edmund A Hurry to Seamens Bank for Savings, 150th, 27x100; Contents Bank 101 6,000 A Hurry to Seamens Bank 101 6,000 76 Wall. 600 (\$:2129) nwc 172d (No 501), 41x100; ext of \$50,000 mtg to Nov1'14 at 5%; Sept28; Sept30'11; Louis Rosenberg & Saml Young with Met Life Ins Co, 1 Mad av. nom av. 2266, (\$:2129); sobrn ^mAmsterdam av. 2266, (8:2129); sobr agmt; Sept26; Oct2'11; Conrad Saue Louis Rosenberg & Saml Young wit Lawyers Mtg Co, 59 Liberty. not with nom Lawyers Mtg Co, 59 Liberty. hom **mAmsterdam av, 2141**, (8:2111) es, 25 n 166th, 25x100; Sept29; Sept30'11, 5y5%; Matilda H Deckler to Frederic de P Fos-ter, Tuxedo Park, NY. 12,000 **mAudubon av**, (8:2130) swc 174th, 100x55; bldg loan; Oct5'11, demand, 6%; Stratford Bldg Impt Co to City Mtg Co, 15 Wall. 72,000

Audubon av, (8:2130); same prop; cens to above mtg; Oct5'11; same to same. certf

^mAudubon av, 79-83, (8:2126) nec 169th, 6.7x95; Oct3; Oct4'11; 3y5%; Geo A. Fisher to to Eliza Dunham, 19 W 81 & ano, extrx feo H Dunham. 68,000 56.7x95; Oct3; Oct Co to Eliza Dunh Geo H Dunham.

Co to Eliza Dunham, 10000 Geo H Dunham, 68,000 ^mAudubon av, 79-S3; Certf as to above mtg; Oct3; Oct4'11; Same to same. — ^mAudubon av, S5-7, (8:2126) es, 56.7 n 169th, 45x95; Oct4'11; 5y5%; Geo A Fisher Co to Lawyers Mtg Co, 59 Liberty. 40,000 **mAudubon av, S5-7;** Certf as to above mgt; Oct4'11; Same to same. ^mBradhurst av, (7:2046) sec 151st (Nos 308-10) 49.11x85; PM; pr mtg\$50,000; Oct 2; Oct4'11; installs; 6%; Placid Realty Co 35 Nassau to Abr N Leventhal, 2100 5 av. 5,000

Broadway, 387, (1:193) ws, 100.11 s
Walker, 30.5x82.8x30.8x83.8; Oct5'11, due
Oct1'16, 44%; Frederic G Goodridge to
Annie F Hyde, 11 E 40, & Jas H Hyde, at
Islip, LI, trstes Henry B Hyde. 60,000
mBradhurst av, 86, (7:2045) es, 49.11 n.
146th, 25x75; receipt for payment of \$1,200
on account of mtg of \$1,700; Oct3; Oct4'11;
Saml Kaufman to Jno H Fahrenholz.
mBroadway, (7:1896) swe 115th (No 600),
100.11x75; ext of \$400,000 mtg to Oct4'16
at 5%; Oct4'11; Lawyers Mtg Co to Paterno Bros, a corpn.
mBradhurst av, 120, see Lenox av, 517.

no Bros, a corpn. **mBradhurst av, 120**, see Lenox av, 517. **mBroadway, 3409-11**, (7:2087) ws, 79.11 s 139th, 40x100; Sept29; Sept30'11, 5y4½%; Ellis Lord, of Bklyn, to Eliz L Cook, 4a de Lucerna 55, City of Mexico, Mexico. 60,000

^mBroadway, 3409-11; sobrn agmt; Sept28; Sept30'11; Harry Rosenthal with same. nom

"Convent av. (7:2058) nwc 142d, 99.11x 125; pr mtg \$____; Oct4; Oct5'11, 1y6'%; Benclare Constn Co to State Realty & Mtg 20, 11 Pine. 110,000 125; pr mt Benclare Co Co, 11 Pine.

mConvent av, (7:2058); same prop; ce as to above mtg; Oct4; Oct5'11; same same. to

mConvent av. (7:2058); same prop; PM; pr mtg \$110,000; Oct4; Oct5'11, 1y6%; same to same. 39,250

^{39,250} ^mLenox av. 517, (7:1923) ws. 24.11 s 136th, 16.8x75; also 148TH ST, 309 W, (7:2045) nec Bradhurst av (No 120), 75x 24.11; pr mtg \$____; Sept28; Sept29'11, in-stalls without interest; Saml Desowitz to Minnie Regenstein, 203 W 111. 1,300 ^mLevincton av. 517, (5:1202); col. Lev. 0.4 Minnie Regenstein, 203 W 111. 1,300 **mLexington av, 517.** (5:1303); sal Ls; Oct 2'11; Sept28; demand 6%; Wm & Dietrich H Kulze to Lion Bwy, 104 W 108. 10,000 **mLexington av, 1010.** (5:1407) nwc 72d (No 139), 102.2x30; Sept22; Sept30'11. 5y 5%; 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 n 97th, 25x135; Oct2; Oct3'11, due &c as per bond; Otto T Bertschinger to Wm Bertschinger, 232 E 12. 4,000 ^mMadison av, 1302, (5:1504) ws, 60.4 n 92d, 20x73; Sept29; Sept30'11, due, &c, as per bond; Eliz F Chamberlin to Title Guarantee & Trust Co, 176 Bway. 18,000 ^mManhattan av, sec 123, see Manhattan av, nec 122.

 ^mManhattan av, see 123, see Manhattan av, nec 122.
 ^mManhattan av, (7:1949) nec 122d, runs e100xn100.11xe62.2 to St Nicholas av xnw 18.5 to 123d xw100.3 to av xs201.10 to beg PM; pr mtg \$97,500; Sept15; Sept29'11, 2y 6%; Jumel Realty & Constn Co to Suther-land Realty Co, 505 5 av. 15,000
 ^mMadison av, 1541, (6:1610) es, 84.3 n 104th, 16.8x70; pr mtg \$_; Sept30; Oct5 '11, 1y6%; Alex Block to Otto Hirsh, 100 W 118.
 ^mMadison av, (5:1494) nec 82d, 95x85; 7 118. Madison av, (5:1494) nec 82d, 95x85; ldg Loan; pr mtg\$164,250; Oct3; Oct4 1, due Apr3'13; 6%; Alpha Constn Co to ew York Mtg & Security Co, 135 Bway. 217,003 Bld New

mMndison av, (5:1494) nec 82d, same prop Certf as to above mty; Same with same; Oct3; Oct4'11. mMndison av, (5:1494) nec 82d; Same prop; pr mtg\$217,000; Oct3; Oct4'11, due Jan1'15; 6%; Same to Allenel Constn Co, 135 Bway. 135 Bway.
 ^mMadison av, (5:1494) sec 83d, 109.4x85;
 bldg loan; pr mtg\$175,000; Oct3; Oct4'1;
 due Apr3'13; 6%; Mansad Constn Co to
 N Y Mtg & Security Co, 135 Bway. 260,750

"Madison av, (5:1494) sec 83d Same prop Certf as to above mtg; Oct3; Oct4'11; Same to same

^mMadison av, (5:1494) sec 83d; same prop pr mtg\$260,750; Oct3; Oct4'11, due Jan1 15; 6%; Same to Allenel Constn Co, 135 3way. 92,440 15; 5%, 5and to 52,140 Bway. **mPleasant av. 379,** (6:1807) swc 120th (Nos 450-2) 20.5x85; Oct3'11, due May20 14; 4½%; Aug Schluter of Mt Vernon, NY to Bowery Savings Bank, 128 Bowery. 1,000

^mRiverside Drive, 46S, (7:1990) sec 119th, 100x100; pr mtg \$376,000; supplemental to mtg recorded Dec17'08; Oct4; Oct5'11, due as per said mtg; N Y Real Estate Security Co, 42 Bway to Empire Trust Co, 42 Bway. 119th, ntal to due

nee

v, nec 122. St Nicholas av, swc 123, see Manhattan v, nec 122.

^mSherman av, (8:2228) nwc Isham, 100x 100; certf as to mtg for \$25,000; Aug14; Sept29'11; Washington Heights Realty Co to Dennis J Dwyer.

^{mWadsworth} av, (8:2170) nws, 685.4 ne 190th, 113.2x98; Oct4'11; 3y5%; Jno Robert-son & Wm Gammie to Harlem Savings Bank, 124 E 125. 135,000

^{m1ST} av, 176, (2:438); ext of \$12,000 mtg to Aug17'14 at 5½%; Aug25; Sept30'11; Trust Co of America with Carmela De Benedictis. nom

m1ST av, 1207, (5:1440); ext of mtg for \$6,000 to June27'15; 6%; Sept28; Sept29 '11; Elisa Moses, 19 E 89, & Bertha Lew-itus, 509 W. 161, with Wm Klapper, 400 E nom

75. nom ^{m1}ST av, 1610, (5:1563) es, 76.7 s 84th, 25.7x100; pr mtg \$5,500; Sept29'11, due as per bond; Alice Merritt to German Savgs Bank, 100 E 14. 4,000 ^{m2}D av, (2:448) nec 6th; agmt as to pay-ment of \$500 on the 15th of each month until mtg of \$16,000 is paid; Nov23'08; Sept30'11; State Bank with Abr Rosen. nom

^{m2D} av, 703, (3:918) ws, 20.1 s 38th, 19.6 x80; Sept29; Sept30'11, 5y4%; Katharina Holm, of Bklyn, to Chas Dorn, 361 3 av, & ano. 8,000

& ano. 8,000 ^{m2d} av, 1567. (5:1527) ws, 62.2 n 81st, 20x 80; Sept28; Sept29'11, due as per bond; Stefanie Fulop, 1567 2 av, to Emanuel M Maas, 344 E 49. 600 ^{m2D} av, 845, (5:1319) ws, 25.5 n 45th, 25 x100; 1-5 part; pr mtg\$_; June11'10; Oct3'11; 1y6%; Abr Baer to Edw Baer. 500

⁵⁰⁰ ^{m2D} av, 87-9, (2:461) nwc 5th (Nos 239-41), 48.6x100; pr mtg \$100,000; Oct1; Oct5 '11, 2y6%; Alfred Hahn, 1242 Mad av, to Fannie H Tobias, 16 E 87. 10,000 ^{m2D} av, 851, (5:1319) ws, 75.5 s 46th, 25x 100; Oct4'11; 5y5%; Marie L wife Rudolph V Kern to Seamens Bank for Savings, 76 Wall. 13,000

Wall. ^{m2D} av, S22, (5:1336) sec 44th, (Nos 300 & 300½) 20x82; PM; pr mtg \$-----; Oct4 '11; 2y5%; Henry L Liebmann & Jos Obermeyer to Michl Cantwell, 313 E 51. 6,000

^{m2}D av, 1322. (5:1444) es, 50.5 s 70th, 25 x74; pr mtg\$14,000; Ext of mtg for \$6,000 to Oct15'16; 5½%; Oct3; Henrietta Gold-berg, 53 E 97 with Isidor Kempner, 127 E 81; Oct5'11. nom

81; Oct5'11. nom ^{m3}D av, 1275, (5:1428) es, 51.1 n 73d, 25.6 x80: Ext of \$2,500 mtg to Dec31'17 at 5½%; Sept27; Oct2'11; Karolin Herrmann with Henrietta Knoll, 1275 3 av. nom ^{m3}D av, 1339, (5:1431); sal Ls; Sept30; Oct2'11, demand, 6%; Jno E Hepenstall to Geo Ehret, 1197 Park av. 1,000 ^{m4}TH av, 251-5, (3:876) nec 20th (No 101), 69x90; pr mtg \$_; Oct2'11, 1y6%; Chas Brogan, Inc, to State Realty & Mtg Co, 11 Pine. 15,000

^{m4}**TH av, 251-5;** certf as to above mtg; Oct2'11; same to same.

m5TH av, 592-4, (5:1263) swc 48th (No 2), runs w125xs100.5xe25xn55xe100 to 5 av xn45.5 to beg; bldg loan; Oct2'11, 5y 4½%; Black, Starr & Frost, a corpn, to Equitable Life Assurance Society of the U S, 120 Bway. 1,000,000

Equitable Life Aberline 1,000,000 U S, 120 Bway. 1,000,000 m5TH av, 592-4; certf as to above mtg; Oct2'11; same to same. m6TH av, 50, (2:552) es, 57.6 s West Washington pl, —x74.1x19x75.4; equal lien with mtg recorded May11'11; Sept29 '11, 3y % as per bond; Maria L Donnelly to Greenwich Savgs Bank, 246 5 av. 1,000

"7TH av, 2522, (7:2032); sal Ls; Sept29; Oct3'11; demand; 6%; Annie O'Brien, 220 E 33 to Henry Elias Brewing Co, 403 E 54. 500

"7TH av, 2193. (7:1914); ext of mtg for \$3,000 to Mar27'13, 6%; Sept27; Oct5'11; G W E Atkins, 331 Convent av, with Jos Oussani, 217 W 110. nom Oussani, 217 W 110. nom ^mSTH av, 343, (3:751); sal Ls; Sept26; Oct 5'11, demand, 6%; Fredk C Cruger to Lion Brewery, 104 W 108. 6,780.91 ^mSTH av, 2517, (7:1959) ws, 74.11 n 134th, 25x75; Oct2'11, 3y442%; Caroline Straube to German Savgs Bank, 157 4 av. 13,000 **"STH av, 2785,** (7:2045), —x—; sal Ls; Sept26; Sept30'11, demand, 6%; Lawrence Lyons & Bernard Tucker to Central Bwg Co, 533 E 68. 3,500

FOR

Bronx

Co, 533 E 68. 3,500 ^{mSTH} av, 2496, (7:1939) es, 75 n 133d, 24.11x100; PM; pr mtg \$----; Sept1; Oct4 '11; 3y6%; Josephine Sussmann to Wm Corcoran, 222 Franklin, L I City. 6,500 ^{m9TH} av, 189, (3:719) ws, 116 s 22d, 18.6x 65; pr mtg \$3,500; Sept28; Sept29'11, 1y 4%; Emily O wife J S Rogers, 2776 Briggs av, to Geo E Gartland, 28 W 26. 500 ^{m0TH} av, 507 62 (4:1057) awa 58th (New

^{m9}**TH av, 887-93**, (4:1067) swc 58th (Nos 400-6), 100.5x100; Oct2'11, 3y4½%; Robt W Tailer, of Richfield Springs, NY, to U S Trust Co, 45 Wall. 123,000 **"9TH av, 659,** (4:1055) ws, 44.1 s 46th, 28.4x75; pr mtg\$20,000; Oct2; Oct3'11; 3y 6%; Wm Shoemaker, 261 W 44 to Adam Muller, 44 E 87. 7,000

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

"Certf as to mtg for \$1,000 covering land in Richmond Co, NY; Sept12; Sept29'11; Staten Island Homes Co to Geo J Con-saul.

^mCertf as to mtg for \$35,000 covering land at Nassau Co, NY; Sept20; Sept29'11; Carrollton Realty Co to Title Guarantee & Trust Co.

^mConsent of stockholders to mtg for \$100,000; Sept26; Sept30'11; Larchmont Gardens Co to N Y Trust Co of NY. ______ ^mPacific st, 564-6, Bklyn (miscl); certf as to mtg for \$6,250; Sept27; Oct2'11; 55 W 36th St Co to Wm B Shafer, Jr. _____

MORTGAGES

Borough of the Bronx.

^mBelden Point Lane, (*) ns, adj land for-merly Stephen D Horton & now or late Vaughan Dexter, runs n120.6xe270xs152 to lane xw173 to beg, City Island; Oct3; Oct 4'11, 5y6%; Georgia A Lawrence to Jas G Lock, 1937 Anthony av. 6,500 ^mBristow st, (11:2964) es, 125 n 170th, runs n112.9 to Boston rd xe227.5 to Steb-bins av xs138.2xw100xs75xw100 to beg; Oct4; Oct5'11, 5y5½%; Sellwell Realty Co to Edgar S & Jno S Appleby, Glen Cove, LI. 35,000

"Bristow st, (11:2964); same prop; certf s to above mtg; Sept29; Oct5'11; same to as to same.

Bristow st, sec Boston rd, see Bristow , 125 n 17). es

es, 125 n 173. **"Cemetery lane.** (*) ss, 222.6 w Lafayette av, 100x94.2x100x93.10, City Island; PM; Oct4; Oct5'11, 3y5%; Wm T Flanagan, 1051 Boston rd, to Fannie Runkel, 917 Long-wood av. 2,000

mCatherine st (*) ws, lots 98 to 100 map 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. 4,000

^mCedar st (*) ws, 225 s Kingston av, 25 x100; Sept30; Oct3'11, 3y6%; Andw Sie-fermann to Albt E De Mott, 347 Lafayette av, Bklyn. 3,000

^mFox st, (10:2684, ns, 272.6 e Av St John, ^mSox st, (10:2684) ns, 272.6 e Av St John, l'11; same to same.

"Garden st, nec Prospect av, see Prospect v, nec Garden.

"Hall pl, 1039, (10:2691 ws, 528 s 167th, 28.1x102.9x18.7x105.6; PM; Sept30; Oct2 '11, due &c as per bond; Wilgus Realty Co, 120 Westchester sq toThos Farry, 1039 Hall pl. 2,750

mHome st, 969, (11:2979) nwc Hoe av, (No 1205) 25.2x94x25x91.2; Ext of mtg for \$10,000 to July8'17; 5%; July27; Sept29'11; Jere J Moriarty, 224 Franklin st, Elmira, NY with Emma Ahrens, EXTRX, Eliz Baumann decd & ano. nom ^mHome st, nec Simpson, see Simpson, 1200-8.

1200-8. **mHome st, 969,** see Hoe av, 1205. **mJessup pl.** (11:2872). ws, at nes Boscobel av, 168.6x100x98.1x122.3; pr mtg \$12,000; Sept25; Oct3'11; installs; 6%; Jos H Davis to Jno Alexander, 540 W 165. 5,000 ^mKelly st, es at ses Intervale av, see In-tervale av, ses at es Kelly.

Mervale av, ses at es Kelly.
^mKelly st, 1060, (10:2716) es, 400.3 n 165th, 60x100; Sept28, Sept29'11; 5y5%; Kelly St Impt Co to Chas E Rushmore, 9 E 39, trste for Alice C Salomon will Wald-emar Caspary.

mKelly st, 1060, (10:2716) Certf as to above mtg; Sept28; Sept29'11; Same to same.

^mMain st (*) nec Westchester av, see Westchester av (*) nec Main.

^mOakland pl, nec Crotona av, see Crotona av, 2062.

527

HECLA IRON WORKS North 10th, 11th, 12th and 13th Streets BROOKLYN. **NEW YORK**

"Simpson st, 1200-S, (11:2975) nec Home, 97.11x46.11x92.2x50.8; pr mtg \$____; Sept 29'11; 2y6%; Annie wife of & Henry Schmidt to Charlotte Keil, 1653 Topping 7,000

av. **Tiffany st, 996,** (10:2714) es, 95.3 s West-chester av, 40x103.1x40x102.11; PM; pr mtg\$24,000; Sept29'11, 5y6%; Chas I Sta-ger to Usona Constn Co, 989 So Boulevard. 5,000

"13TH st, (*) ns, 305 e Av E, 25x108, Unionport; bldg loan; Sept30; Oct4'11, 3y 5½%; Eliz C Fonda to Chas A Laumeis-ter, 1047 Jackson av. 5,000

ter, 1047 Jackson av. 5,000 **m135TH st, 685**, (9:2280) ns, 275 e Willis av, 20x100; Ext of \$9,000 mtg to Mar31'17 at % as per bond; Oct2'11; Gottlieb Maier, 496 2 av with Frank Weitenkampf, 225 6th. nom

m135TH st, (10:2547) ss, 275 w Cypress av, 25x100; pr mtg \$11,000; Sept19; Oct4'11, 3 y6%; Jacob Cohen Constn Co to Constan-tine Wagner, 695 E 132. 2,500 m135TH st, (10:2547), same prop; certf as to above mtg; Sept3; Oct4'11; same to same.

same. ^{m139TH} st, (10:2567) ss, 80 e Cypress av, 40x100; pr mtg^{\$}—; Oct2; Oct3'11, due &c as per bond; Hennion Constn Co to Manhattan Mtg Co, 200 Bway. 25,000 ^{m139TH} st, (10:2567) Same prop; Certf as to above mtg; Oct2; Oct3'11; Same to same.

m139TH st, nee Brook av, see Brook av,

^{m150TH} st, (9:2338) ss, 475.3 w Morris av, 24.9x10); May4; Oct5'11, 5y4%; An-gelo Petrello to Emilia G Petrello, 2874 Park av. 2,000

Park av. 2,000 **m152D st.** (*) ns, 50 e Tompkins, 25x 100; PM; Sept16; Oct4'11, 3y5½%; Gio-vanni Cermoli, 303 E 148, to Hudson P Rose Co, 32 W 45. 300 **m156TH st.** (9:2416) ns, 150.2 w Court-landt av, 24.2x102.2; Oct4'11, due, &c, as per bond; Kunigunda Karl to Title Guar-antee & Trust Co, 176 Bway. 4,000 **m158TH st. 569**, see St Ann's av, nwc 158. **m161ST st.** (10:2657) ss. 47 c Union on 52.

m163TH st, 569, see St Ann's av, nwc 158. **m161ST st**, (10:2677) ss, 47 e Union av, 53 x96.1; ext of \$45,000 mtg to Sept29'16 at 5%; Sept29; Oct4'11; Lawyers Mtg Co with Spear Constn Co. nom **m162D st**, 301 E, (9:2422); ext of mtg for \$8,000 to Oct31'13, 5½%; Oct17'10; Oct5'11; Chas M Cauldwell with Jno C Lankenau. nom

"164TH st, (9:2368) ss, 101.6 e Washing-ton av, 40x100; pr mtg\$28,000; Oct2; Oct3 '11; 3y6%; Kingsley Contracting Co to Wm Scholz, 465 E 143. 4,500 **m164TH st,** (9:2368); same prop; certf as to above mtg; Oct2; Oct3'11; Same to same.

m164TH st, see Ogden av, see Ogden av, 998.

****165TH st, 878,** (10:2698) ss, 80 e Steb-bins av, 20x77.5; pr mtg\$3,700; Sept28; Sept29'11, due as per bond; Louis Koenig to Jos Jettner, 641 1 av. 1,000 "166TH st, swc Tinton av, see Tinton av,

SWO swc 166.
m167TH st, (9:2389) ns, 152 e Park av, runs n140xel7xs40xe3xs100 to st xw20 to beg; pr mtg \$2,500; Oct4; Oct5'11, due, &c, as per bond; Minnie C Kenny to Knicker-bocker Trust Co, 358 5 av.
m170TH st, nwc 3 av, see 3 av, nwc 170.

^{m172D} st, 530, see 3 av, sec 172. ^{m173D} st, swc Clay av, see Clay av, swc 173.

m173D st, sec Weekes av, see Weekes av,

^{m173D} st, see Weekes av, see weekes av, sec 173. ^{m174TH} st, nee Washington av, see Wash-ington av, nec 174. ^{m175TH} st, (11:2825 & 2826) ns, 129.1 e Walton av, runs n 78.11xse91.10 to st xw 46.10 to beg; PM; pr mtg \$4,000; Oct4; Oct 5'11, due, &c, as per bond; Francis O'Con-nor, 331 E 173, to Geo E Buckbee, 1941 Grand Blvd & Concourse. 1,100 ^{m17CTH} et ns 35.4 w Morris Park av,

^{m175TH} st, ns, 35.4 w Morris Park av, 50x100; Sept29; Sept30'11, due Decl'12, 5½%; Ferdinand W Frankenberg to Chas H Baechler, 1762 Walker av. 6,000 ^m1787TH st, nec Mapes av, see Mapes av, 2000.

^m17STH st, sec Bathgate av, see Bathgate v, sec 178. av

m179TH st, swe Mapes av, see Mapes av, wc 179.

179TH st, sec Park av, see Park av,

4296. ^m179TH st, (11:3107) ss, 114.2 w Marmion av, 36x75.3; Ext of \$16,500 mtg to Sept29 ^{'14} at 5%; Sept29; Oct5'11; Isaac L Kip & Philip Rhinelander exrs &c Cornelia B Kip with C K Realty Co. nom ^m179TH st, (11:3107) ss, 78.2 w Marmion av, 36x75.2; Ext of \$16,500 mtg to Sept29 ^{'14} at 5%; Sept29; Oct5'11; Isaac L Kip & Philip Rhinelander exrs &c Cornelia B Kip with C K Realty Co. nom ^m179TH st, swc Marmion av, see Marmion av swc 179. ^m180TH st, (11:3127) ss, 91.8 e Daly av.

av swc 179. **m180TH st**, (11:3127) ss, 91.8 e Daly av, runs e40xs110xw14.9xn10xw25.3xn100 to beg; pr mtg \$28,000; June28; Oct5'11, 3y 6%; Krabo-Ernst Realty Co, 1009 E 180, to Ellen Johnston, 2359 Lorrilard pl. 5,000

^m182D st, 770-2 E, (11:3112) 50x100, ex-cept part for st; pr mtg\$600; Sept30; Oct 2'11; due &c as per bond; Kosmus Gum-binger to Konrad A Muller, 753 E 180. 3,000

^m1S2D st, nec Washington av, see Wash-ngton av, nec 182. ^m204TH st or Potter pl, (12:3311) ns, 75 Villa av, 26x98.7, except part for 204th; PM; Sept29; Sept30'11; 3y6%; Pasquale Fusco, 3124 Jerome av to E Geo Rode, 61 Ford. 4.000 e Villa av PM; Sep Fusco, 31 361 Ford.

m2157H st (*) ns, 352 w 4 av, 43x irreg x108x164, Wmsbridge; Ext of \$6,000 mtg to Junel'14 at % as per bond; May11; Oct 2'11; Carmine Perillo with Michl Bren-nan, 649 E 220. nom

m224TH st (*) ns, 305 e Barnes av, see 225th (*) ss, 205 e Barnes av.

^{225th} (*) ss, 205 e Barnes av. ^{225th} (*) ss, 205 e Barnes av. runs e300xs114xe100xs114 to 224th, xw300xn114 xw100xn114 to beg; Sept28; Sept29'11, due as per bond; Fanny Johnston to Title Guar & Trust Co, 176 Bway. 15,000 ^{m236TH} st, (*) ss, 105 e Carpenter av, 100 x114, Wakefield; PM; pr mtg \$----; Sept 27; Ocf5'11, due as per bond; J B & G Constn Co to G & S Realty Co, 406 E 149. 2,500

2,500 **"Aqueduct av,** (11:3212) es, abt 340 s Fordham rd, 41.8x101.10x41.8x101.6; PN; pr mtg\$21,000; Sept30; Oct5'11 due &c as per bond; Aug H Sievers, 2406 Morris av, to Evans Realty Co, 2348 Aqueduct av. 4,500 **"Aqueduct av, 2332,** (11:3212) es, 863.7 n 183d, 43.9x103.9x43.9x103; PM; pr mtg \$24,-000; Sept30; Oct5'11, due, &c, as per bond; same to same. 4,500

same to same. 4,500 **mAqueduct av, 2336,** (11:3212) es, 907.4 n 183d, 43.9x102.5x43.9xx102.9; PM; pr mtg \$24,000; Sept30; Oct5'11, due, &c, as per bond; same to same. 4,500 **mBainbridge av,** (12:3292) es, 100 n Bed-ford Park Blvd, 24.8x118; Oct5'11, 3y4½%; Wenceslas W Pribyl to German Savgs Bank, 157 4 av. 5,500 **mBatherate** av. (12:042) are 1500 ^mBathgate av, (11:3043) sec 178th, 60.6x 93.5x60.6x91.3; bldg loan; Oct5'11, demand, 6%; Reliable Constn Co, Inc, to City Mtg Co, 15 Wall. 60,000

"Bathgate av, (11:3043); same prop; certf as to above mtg; Oct5'11; same to same.

"Bathgate (Madison) av, (11:2913) w 260 s 172d, 50x120; except part for Bath gate av; PM; pr mtg\$800; Sept30; Oct2'1 due as per bogd; Hannah McGrath, 147 Crotona pl to Mary E Maguire, 124 E 112

"Beaumont av. (11:3103) es, 112.6 n 183d, 37.6x100; pr mtg\$20,250; Sept29; Sept30'11, due Jan29'12; 6%; Montefiore Bldg Co, a corpn to Tessie E Moss, 17 E 97 & ano. 2,500

"Beaumont av, ^(11:3103) same prop Certf as to above mtg; Sept29; Sept30'11; Certf as to ab Same to same.

Same to same.
"Bailey av, (11:3239) es, 559.5 s from s tangent pt in curve at sec Bailey av & Kingsbridge runs el30xs100xs100xn100xn100; July1; Sept29'11; 3y6%; Attorneys Realty Co to Park Mtg Co, 41 Park Row. 6,000
"Bailey av, (11:3239) same prop; Certf as to above mtg; Aug23; Sept29'11; Same to same. as to ab to same.

^mBoston rd, 1323, see Clinton av, es, 295.3 n McKinley sq. n

n McKinley sq. ^mBainbridge av. 2654, (12:3287) es, 654 s 196th, 29.2x125.6x33.8x125.5; pr mtg\$8 000; Oct2; Oct3'11; due as per bond; Ov valdo Ros to Mary L Fowler, Newburg NY. 3,00

^mBoscobel av, nes at ws Jessup pl, see Jessup pl, ws, at nes Boscobel av.

Jessup pl, ws, at nes Boscobel av. **"Brook av.** (9:2267) nec 139th, 25.11x100x 25x97.8; AT; pr mtg\$25,000; Sept26; Oct3 '11; 1y6%;Bridget, Jno A, Kath C, Lawr-ence J, Wm L & Helen B Lynch & Mary ence J, Wm L & Helen B Lynch & Mary E McKinney to City Equity Co, 165 Bway. 536.18

"Burke av (*), nec Wallace av, 25x100; bldg loan; Oct4'11, 3y5½%; Madison Constn Co, 132 Nassau, to Mary E Thomp-son, 827 E 233. 5,000 827 E 200. **rke av (*), ns, 25** e Wallace av, 25x bldg loan; Oct4'11, 3y5½%; same to 4,500 Burke 100 same

^mBarke av (*), ns, 50 e Wallace av, 25x 100; bldg loan; Oct4'11, 3y5½%; same to Agnes L Kimberly, at S Nyack, NY, & ano, trstes Chas H Kimberly. 4,500 **^mBurke av** (*), ns, 75 e Wallace av, 00; bldg loan; Oct4'11, 3y5½%; same 25x100; same. 4.500

^mBurke av (*), nec Wallace av, 100x100; certf as to 4 mtgs aggregating \$18,500; Oct4'11; same to Geo McCauslan & ano.

"Boston rd, sec Bristow, see Bristow, es, 125 n 170.

^mBoston rd. swc Stebbins av, see Bristow es. 125 n 170.

IRON WORK ^mCedar av (*), ns, 306 w Corsa av, 100x 100; 2 certfs as to 2 mtgs for \$850 each; Sept28; Sept29'11; Melrose Realty Co to Nell Buckingham.

Architectural Bronze

^mCrotona av, 1899, (11:2946) ws, 217.8 n 176th, 50x116.3; pr mtg \$____; Oct4'11, 3y 5%; Eva W Bailey to Chas Reichman, 44 Manhattan av. 7,500

Manhattan av. 7,500 mCedar av. (11:2882) ws, 405.1 s 177th; two lots, ea 18.9x82.4; two mtgs, ea \$1,000; two pr mtgs \$4,300 ea; Sept29; Oct2'11; due &c as per bond; Plympton Constn Co, 60 W 129 to Geo E Buckbee, 1941 Grand Boulevard & Concourse. 2,000 mCedar av, (11:2882) ws, 442.7 s 177th, 18.9x82.4; pr mtg\$4,400; Sept29; Sept2'11, due &c as per bond; Same to same. 1,000 mCedar av, (11:2882) ws, 405.1 s 177th

^mCedar st, 1793-7, (11:2882) ws, 405.1 177th, 56.3x82.4; Certf as to three mt aggregating \$13,000; Sept27; Sept29'; Same to same.

^mCedar av, 1793-7, (11:2882); sobrn agmt; Sept28; Sept29'11; Geo E Buckbee with same. nom ^mClay av. (11:279)) ave 1724 100 0755

same. nom "Clay av, (11:2790) swc 173d, 106.6x75.7x 107.5x65.8; ext of \$43,000 mtg to Sept26'16 at 5%; Sept26; Sept29'11; Lawyers Title Ins & Trust Co with Friedman Constn Co.

^mClinton av, (11:2934) es, 295.3 n Mc-Kinley sq, 40x20.6 to ws Eoston rd (No 1323) x41x186.11; Sept29; Sept30'11, due &c as per bond; Wm Steinberg to Title Guar & Trust Co, 176 Bway. 30,000 ^mCrotona av, 1934, (11:2950) es, 100.3 s 177th or Tremont av, 16.8x70; pr mtg \$3,000; Sept26; Sept29'11, due, &c, as per bond; Sarah McGowan to Wm E Rabell, 1824 Arthur av. 1,000 ^mCauldwell av, 750-2, (10:2620): axt of

1824 Arthur av. 1,000 ^mCauldwell av, 750-2, (10:2629); ext of \$27,000 mtg to Sept30'14 at 5%; Sept30; Oct5'11; N Y Life Ins & Trust Co with Harrisetta Holding Co, 37 Liberty. nom ^mCrotona av, 2062, (11:3095) nec Oakland pl, 16x100; PM; Oct4', Oct5'11, due, &c, as per bond; Kosmus Gumbinger to Henry Molitor, 2062 Crotona av. 6,000 ^mCedar av, 1799, (11:2882) ws, 386.4 s 177th, 18.9x82.4; pr mtg \$; Oct5'11, 5y $5'/_2$ %; Plymton Constn Co to Annie C Haley, 540 E 142. 4,500

5½%; Plymton constit 6. 4,500 Haley, 540 E 142. 4,500 "Cedar av, 1799, (11:2882); certf as to above mtg; Oct5'11; same to same. — "Cedar av, 1799, (11:2882); sobrn agmt; Oct5'11; Geo E Buckbee with same. nom "Clinton av, (11:2934) es, 193.2 n McKin-ley sq. 102.1x186.11x101.7x153; pr. mtg \$____; July19; Oct5'11, 3y6%; Wm H Weis-sager to Hattie G Sprey, 625 W 156. 25,000

^mDecatur av, 2664, (12:3277) es, 330.10 n 194th, 24x100; Sept29; Sept30'11, due &c as per bond; Wm R Nevins to Title Guar & Trust Co, 176 Bway. 5,000
 mDecatur av, (12:3355) es, 380.8 s Gun

 Hill rd, 100x100; Oct4'11, 3y6%; Seitz

 Realty Co to Title Insurance Co of NY,

 135 Bway.

^mDecatur av, (12:3355); same prop; ce as to above mtg; Oct4'11; same to same

^mDecatur av, (12:3355) es, 536.11 s Gun Hill rd, 50x100; Oct4'11, 3y5½%; same to same. 6,000

^mDecatur av, (12:3355); same prop; cen as to above mtg; Oct4'11; same to same. certf as

^mFairmount av (*), ss, 25 w Dean av, 100 x100; Oct2; Oct3'11, 3y6%; Frances H wife of & Geo W Heiland to Susan Murray, 366 E 156. 2,000

^mFulton av, ws, 153.10 s 16S, see Fulton v, ws, 103.11 s 168. av

av, ws. 103.11 s 168. **"Fulton av.** 10:2609) ws. 103.11 s 168th, 49.11x194.5; also FULTON AV. (10:2609) ws. 153.10 s 168th, 49.11x185.5x irreg x 194.5; Ext of 2 mtgs for 38.00) ea to Sept22'16 at 5%; Sept22; Oct5'11; Lawyers Title Ins & Trust Co with Wahlig & Son-sin Co.

Title Ins & Trust Co with Wahlig & Son-nom mGrand av late Edenwood av, (11:3203) cl, 300.6 n Fordham rd late Fordham Landing rd, 80x125, except pt for sts; PM; pr mig \$19,500; Oct2; Oct5'11, 2y6%; Henry Acker, 901 Prospect av, to Evans Realty Co, 2348 Aqueduct av, 5,000 mHoe av, 1205, see Home 969. mHughes av, 2312, (11:3087) es, 200 n 183d, 25x100; except pt for av; pr mtg \$---; Sept16; Oct2'11, due &c as per bond; Mauro Lamparelli, 2367 Hughes av to Vir-ginia Sutera, 3728 Paulding av. 250 mHughes av, 2312; July31; Oct2'11, due as per bond; Virginia Sutera to Vincenzo Laporta, 586 Morris av. 2,800 mHeath av, (12:3257) es, 211.6 n Boston av, 33.4x63.33.4x63.7; PM; Sept28; Sept 30'11; 3y5½%; Peter Donahue, 261 W 21 to Geo L Lucas, — Earle pl, Yonkers, NY. 3,300

JOHN C. ORR CO., India, Java and Huron Sts., and East River City of New York, Borough of Brooklyn SASH, DOORS, BLINDS LUMBER OF ALL KINDS FOR BUILDERS "Telephone AND HOUSE TRIM LUMBER OF ALL KINDS FOR BUILDERS

^mHeath av. (12,3257) same prop; PM; pi mtg\$3,000; Sept28; Sept30'11; installs; 6% Same to same. 500

Mortgages

Same to same. 500 ^mHeath av, (11:3240) es, 845.3 s Kings-bridge, runs s94.6xe26.6x—120.6xw86.11 to beg; Sept28; Sept29'11, due &c as per bond; Chas A Cappello to Friedericka Gusenburger, 1509 2 av. 3,000 ^mHoe av, 1205 (11:2979) nwc Home (No 969) 91.2x25x94x25.2; PM; pr mtg \$10,003; Sept28; Sept29'11; due, &c, as per bond; Chas Geoghegan to Jeremiah J Moriarty, 224 Franklin, Elmira, NY. 25,000 ^mHeath av, 3050, (12:3257) es, 178.2 n Bos-ton av, 33.4x63.7x33.4x64; PM; Sept27; Oct4 '11, 5y5½%; Dickran N Pehlivanian, 3050 Heath av, to Geo L Lucas, — Earle pl, Yonkers, NY. 2,600 ^mIntervale av, (10:2706) ses at es Kelly

Fonkers, N.I. 2,000 **mIntervale av.** (10:2706) ses at es Kelly
57.5x72.1x89.11x20.3; Sept29; Sept30'11;
5y5%; Christian E Burckel, 1323 Chisholm
to Stephen G Roach, 701 Madison av.
23,500

23,500 "Intervale av, (10:2706) Same prop; sobrn agmt; Sept29; Sept30'11; Same & Jacob Ruppert, a corpn with same. nom "Lafontaine av, (11:3061) ws, 112.6 n 178th, 37.6x100; Ext of \$5,200 mtg to July 29'12 at 6%; Sept29; Sept30'11; Richd Collins with Weller Meeker Realty Co, 2163 Crotona av. nom "Macfontaine av. (11:2061) ws 112.6 n

^mLafontaine av. (11:3061) ws, 112.6 n 178th, 37.6x100; sobrn agmt ;Sept29'11; Abr Saffir with Prospect Investing Co, 65 Wall. nom

65 Wall. norm "Lafontaine av, (11:3061) ws, 112.6 n 178th, 37.6x100; Bldg loan; July20; Sept 29'11, due Febl'12, 6%; Weller-Meeker Realty Co to Prospect Investing Co at Purchase, NY. 22,000

"Lafontaine av, (11:3061) Same prop; Certf as to above mtg; July20; Sept29'11; Same to same

^m**Mapes av.** (11:3106) swc 179th, 35x100; pr mtg\$30,000; Sept29; Oct2'11; 3y6%; Chas Schaefer Jr Co to Dora Schwenk, 3200 3 av. 4,500

^mMapes av, (11:3106) Same prop; Ce as to above mtg; Sept29; Oct2'11; Same Certf as to same nom

^mMapes av, (11:3106) swc 179th, 35x100; Sept29; Sept30'11; 5y5%; Chas Schaefer Jr Co, 401 Tremont av to Francis K Pen-dleton, 7 E 86 & ano trste Thos E Davis. 30,000 Davis. 30,000

^mMapes av, (11:3106) Same prop; Certf is to above mtg; Sept29; Sept30'11; Same to ab same.

^mMapes av, (11:3106) ws, 35 s 179th, 40x 100; Sept29; Sept30'11; 5y5%; Same to same. 26,500

^mMapes av, (11:3106); Same prop; Certf as to above mtg; Sept29; Sept30'11; Same to same.

^mMapes av, (11:3106) Same prop; pr mtg \$26,500; Sept29; Sept30'11; 3y6%; Same to Dora Schwenk, 3200 3 av. ^mMapes av, (11:3106) Same prop; Certf as to above mtg; Sept29; Sept30'11; Same to same.

⁷⁰Mapes av, 2000, (11:3107) nec 178th, 48.6x145.2x48.8x145.2; also MAPES AV, (11:3107) es, 48.6 n 178th, 66x145.2; PM; or mtg\$10,000; Sept29; Sept30'11; due &c us per bond; Jos Diamond to Saml Bit-erman, 122 W 114. 3,000 terman.

terman, 122 W 114. 3,000 **mMorris Park av (*), sec Taylor av,** 25x 95; Oct4'11, 5y5%; Chas Nissen to German Savgs Bank, 157 4 av. 5,000 **mMarmion av,** (11:3107) swc 179th, 39x 78.2; Ext of \$23,000 mtg to Sept29'14 at 5%; Sept29; Oct5'11; Isaac L Kip & Philip Rhinelander exrs &c Cornelia B Kip with C K Realty Co. nom **mMarmion 20**, (11:2107) wg 20 c 170th

"Marmion av, (11:3107) ws, 39 s 179th, 36x78.2x39.2x78.2; Ext of \$17,000 mtg to Sept29'14 at 5%; Sept29; Oct5'11; Isaac L Kip & Philip Rhinelander exrs & C Cor-nelia B Kip with C K Realty Co. nom

Kip & Philip Rhinelander exrs &c Cor-nelia B Kip with C K Realty Co. nom $\mathbf{m}\mathbf{Ogden}$ av, 998, (9:2511) sec 164th, 25x95; Sept29; Sept30'11, due, &c, as per bond; Francis P Kenney to Title Guar & Trust Co, 176 Bway. 9,500 \mathbf{m} Prospect av, (11:3100) nec Garden, 80.11 x50x75x10.8; July1; Oct2'11; 3y6%; Joseph-ine Myers, 118 Elm, Yonkers, NY to Fran-cis T Holder, 40 Locust Hill av, Yonkers, NY. 2,250 \mathbf{m} Prospect av, 2106, (11:3110) es, 77.2 n 180th, 40x100; pr mtg\$32,000; Sept28; Sept 29'11; 2y6%; Auguste Artlich, 1147 Spring-wood av, Asbury Park, NJ to Mary W Lewis, 609 W 127. 2,500 \mathbf{m} Prospect av, 2106 (11:3035) sec 179th, 85x 50; pr mtg\$35,000; Sept28; Sept29'11; 2y 6%; Godfrey W Rautenberg to Noble & Gauss Constn Co, 406 E 149. 2,000 \mathbf{m} Prospect av, (10:2690) es, 414 s 165th, 75.4 x 219.10 x 78.6 x 197.7; Oct4'11, 5y5%; Friedman Constn Co to Lawyers Mtg Co, 59 Liberty. 120,000 ⁵⁹ Laberty. **"Prospect av.** (10:2690); same prop; certf as to above mtg; Oct4'11; same to same.

"Pelham av late Union av, (11:3091) ss, abt65.9 e Cambreleng av, 25x120.1x25x 119.4; Sept28; Sept29'11, 3y5%; Bernard Halpin to Ellen Connor, 1230 Tinton av. 4,000

"Parker av, (*) ws, 125 n Rose pl, 25x100, except pt for av; pr mtg \$----; Oct5'11, due, &c, as per bond; Vincenzo Verro to Manhattan Mtg Co, 200 Bway. 4,000

^mSt Anns av, 598, (10:2616) es, 402.10 s Westchester av, 25x121.8x25x117.11; Oct2 '11, due Apr2'13, 5½%; Otto Ehrenhardt to Walter B Brown, 108 W 76. 2,000 ^mSo Boulevard, (10:2735) es, 325 n Bar-retto, 75x100; also SO BOULEVARD, (10-2735) es, 400 n Barretto, 76.11x100; Oct2; Oct3'11; 3y6%; Columbia Constn Co to Richd H Jaeger at Monticello, NY. 6,000 ^mSo Boulevard (10:2735) same nuor.

"So Boulevard, (10:2735) same prop; certf as to above mtg; Oct2; Oct3'11; Same to same. ^mSo Boulevard, es. 400 n Barretto, see So Boulevard, es. 325 n Barretto. So

"So Boulevard, 174 & 176, (10:2564) ses, 28.11 sw 136th, 57.9x114.2x50x85.3; pr mtg \$19,000; Oct3; Oct4'11, 3y6%; Anna C wife of Jno H Sehlmeyer to Martin Breden, 5)2 W 145. 2,000

W 145. 2,000 "St Ann's av, (9:2360), nwc 158th (No 569), 48.2x100; PM; pr mtg \$40,000; Oct4 '11, 3y6%; Carrie J Weil, 61 Hamilton pl, to Ezekiel Fixman, 230 W 97. 6,000 "So Boulevard, (10:2729) es, 150 s Long-wood av, runs s50xe200 to ws Whitlock av xn25xw100xn25xw100 to beg; pr mtg \$13,-500; Oct2; Oct5'11, 3y6%; Herman D Eller-brock & Dietrich Wendelken to Dietrich Wendelken, 1420 Crotona av. 5,887 "So Boulevard, es, 188.7 n West Farms rd. "So Boulevard, (10:2744) es 188.7 n West

"So Boulevard. (10:2744) es, 188.7 n West Farms rd, 40x100; also SO BOULEVARD, (10:2744) es, 348.7 n West Farms rd, 40x 100; Ext of two mtgs for \$30,000 ea to Sept29'16 at 5%; Sept29; Oct5'11; Lawyers Title Ins & Trust Co with Reville-Seisel nom

^{mSo} Boulevard, (10:2744) es, 228.7 n West Farms rd, 3 lots ea 40x100; Ext of three mtgs for \$30,000 ea to Sept29'16 at 5%; Sept29; Oct5'11; Lawyers Title Ins & Trust Co with Reville-Siesel Co. nom ^{mStebbins} av, swc Boston rd, see Bristow st, es, 125 n 170.

st, es, 125 n 170. **Teller av.** (11:2782) es, 174.1 n 169th, 25x 80; ext of mtg for \$4,000 to June29'14, 6%; July1; Oct4'11; Willie L Brown et al, exrs Jno J Brown with Henry C Smith. nom **Trinity av. 702.** (10:2635) es, 343.9 s 156th, 18.9x80.2x18.9x80.11; ext of \$3,000 mtg to May1'14 at 5%; Apr26; Oct4'11; Martha Kommer with Elise Eggert. nom **Trinity av.** (10:2660) swc 166th 100x6610 ^mTinton av, (10:2660) swc 166th, 100x66.10 x100x66.9; PM; Oct4; Oct5'11, due, &c, as per bond; Interne Constn Co, 320 Bway to Fredk T Hoffman, sec 192d & Grand Blvd & Concourse. 10,000

Tinton av, (10:2660); same prop; certf as to above mtg; Oct 3; Oct5'11; same to

 mTaylor av (*), sec Morris Park av, see Morris Park av (*), sec Taylor av.
 mTinton av, 775, (10:2655) ws, 152.8 s 158th, 26.4x135x25.2x135; pr mtg\$7,000; Sept28; Sept30'11; 3y6%; Ida Brantman to Alex Selkin, 882 Prospect av. 3,000 [™]Tinton av, 775, (10:2655) ws, 152.8 s 58th, 26.4x135x25.2x135; Sept28; Sept29 11, due as per bond; Ida Brantman & aml B Steinmetz to Fredk Haas, 1019 So

Boulevard. 000

^mUnion av, (10:2671) ws, 200.3 n 166th, 49.10x130.7x49.11x130.6; Oct5'11, 5y5½%; Polatschek-Spencer Realty Co to Eliza Dunham, 19 W 81, & ano, extrx Geo H Dunham.

^m**Union av**, (10:2671); same prop; certf as to above mtg; Oct4; Oct5'11; same to to same

same. **Willa av.** (12:3311) es. 271.6 s Van Cort-landt av. 25x124.6x25x124.1; Sept29'11; 5y 6%: Fulimena wife of & Michl Bufano, 3178 Villa av to Nicholas Wapler, 2394 7 4,000

av. 4,000 ^mVilla av. (12:3311) Same prop; pr mtg \$4,000; Sept29'11; 5y6%; Same to Warren B Sammis, Huntington, LI. 500 ^mVilla av. (12-3311) es. 350 n 204th, 25x 100; Sept25; Sept33'1; 3y5'2%; Giuseppe Liso to Wm W Niles, 205th & Woodlawn rd, trste Annie R Warren. 3,000

"Westchester av (*) nec Main, -x-; leasehold; pr mtg\$4,000; Sept26; Sept29'11; 50 mos, due as per 50 notes; --%; Harry A Holocher to Neil A Flannery, 52 Kings-bridge rd. 3,000

"Webster av. 2784, (12:3273) es. 528.2 s Bedford Park Blvd, 15x64.11; pr mtg\$-June26; Sept29'11; 1v5%; Geo & Henrietta Cohn of B of R, NY & Abr Cohn, 351 Av St Nich to Geo Cohn at Southfield Blvd nr Gt Kills rd, Gt Kills, NY, et al exrs Emanuel Cohn. 4,000

Emanuel Cohn. 4,000 ^mWestchester av (*) ses 91 sw Parker, 45.6x100; PM; July31; Sept30'11; 3y5%; Gustave H & Carl Tappert to Jno A Hol-zapfel, 119 Covert, Bklyn. 4,800 ^mWebster av, (12:3277) ws, 100 s 195th, 51x98.4x51x99.10; Oct3'11; 5y6%; Fredk P Fox, Bedford Park Blvd & Perry av to Met Savgs Bank, 59-61 Cooper sq E. 15,000 ^mWeekes av, (11:2793) sec 173d, being lot 14 on tax map, transfer of tax lien for yrs 1905 to 1907 assessed to Unknown; Apr10; Oct3'11; 3y87%; City of NY to Henry Neugass, 415 W 145. 1,284.22 ^mWillis av, 219, (9:2299); asn Ls as col-"Willis av, 219, (9:2299); asn Ls as col-lateral for \$6,000; Sept25; Oct4'11; Chris-topher P Byrne to Consumers Bwg Co, 1011 Av A. nom ^mWashington av, (11:2916) nec 174th, 50x 95, except pt for av; also WASHINGTON AV, (11:2916) nec 174th, 0.5x84.8x0.9x84.8; pr mtg \$49,000; Oct3; Oct4'11, due, &c, as per bond; Ettar Realty Co to Max Cohen, 1185 Fulton av. 2,000

Bronz

"Washington av, (11:2916); same prop; certf as to above mtg; Oct3; Oct4'11; same certf same

"Washington av. (11:3043) ses, 173 ne Tremont av, 50x100, 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, (11:3043; same prop; Sept25; Oct4'11, due as per bond; same to Sarah R Hallock, 343 Willis av. 2,000 ^mWhite Plains rd, (*) nec 215th, 140.2x46 x131x56.9; Sept30; Oct4'11, due as per bond; Adelaide Burlando to Mamie Rey-nolds, 3900 White Plains rd. 600 ^mWallace av (*), nec Burka en son Public

mWallace av (*), nec Burke av, see Burke av (*), nec Wallace av.
mWashington av, (11:3050) nec 182d, 150.5 x65.8x148x93; pr mtg \$____; Sept29; Oct5
'11, due Aprl'12, 6%; Nora Constn Co to Gustav Possehl, 230 E 15. 5,500
mWashington av, (11:3050); some prop.

"Washington av, (11:3050); same prop; certf as to above mtg; Sept29; Oct5'11; same to same.

Twebb av (Tee Taw), (11:3219) es, 105 n 188th, 30x100; PM; Oct5'11, 3y5%; Frida wife of & Jno P von Janinski, 227 E 58, to Chas P Buckley, trste for Jno P von Janinski will Johanna Janinski, at Tena-fly, NJ.

fly, NJ. 11,000 **"Webb av (Tee Taw)**, (11:3219); same prop; pr mtg \$11,000; Oct5'11, 3y5%; same to Chas P Buckley, Tenafly, NJ. 2,000 **"Whitlock av, ws. 175 s Longwood av**, see So Boulevard, es, 150 s Longwood av. **"Westchester av**, (*) ns, 127 e former La-fayette, 20x164,10; PM: Oct4; Oct5'11, 3y 5½%; Wm Buhl to Eliz K Dooling, 179 E 80. 6,200

80. 0,200
 ^{m3}D av, (9:2321) ws, 25 s 140th, 25x100; Oct5'11, due as per bond, 6%; Wm Kling-ler, 424 E 141, to Fredk Gebhard, 317 E 141. 2,000

141. 2,000
 ^m3D av, 3462, (10:2609) es, 69.6 n 167th, 25x110.8x26x110.8; Sept28; Sept29'11, due as per bond; Benj Moses to Elise Boyd, Larchmont, NY. 6,800
 ^m3D av, (11:2929) es, 50 s 172d, 42x100x 51.11x100.6; PM; pr mtg\$38,000; Sept28; Sept29'11; 3y6%; Martin H Cohen, 322 W 100. 5,000
 ^m3D av, (11:2911) nwc 170th, 57.10x91.7x -x87.9; pr mtg\$50,000; Sept28; Sept30'11, due as per bond; Wendover Bronx Co to Jas A Noonan, 1144 Franklin av. 5,000
 ^m3D av, (11:2911); Same prop; Certf as to above mtg; Sept28; Sept30'11; Same to same.
 ^m3D av, (11:2929) sec 172d (No 530) 50x

same. ^{m3D} av. (11:2929) sec 172d (No 530) 50x 100.6; PM; pr mtg\$50,000; Sept28; Sept 29'11; 3y6%; Martin H Cohen, 322 W 100 to Herman Cohen, 322 W 100. 7,500 ^{m3D} av. 3783-5, (11:2911) ws, 50.1 s 171st, 50x94.6x50x97.3; PM; Oct2: Oct4'11, 5y5%; Terrain Realty Co, 111 Bway, to Teresa Wallach, 10 E 80. 16,000

"6TH av (*) ns, w ½ lot 532 map Wake-field, 50x114; Sept30; Oct2'11, due as per bond; Filomena Cipolla, 3615 Bronx Blvd to Sarah G Higgs trste Henry Lloyd, — Clason Point rd. 4,000

mPlot (*) begins 740 e White Plains rd at point 120 n along same from Morris Park av, runs e100xn25xw100xs25 to beg with right of way over strip to Morris Park av; PM; pr mtg\$2,500; Sept28; Sept 29'11, due as per bond; Ralph & Anthony Sapatella to Anna C Nugent, 327 E 58. 900 nthony E 58. 900

"Plot. (*) begins 240 e White Plains at point 475 n along same from Morn Park av, runs e100xn25xw100xs25 to be with right of way over strip to Morn Park av; Sept27; Oct4'11, 3y5%; Francis Healy to Peter Carroll, 1945 Clinton av av. 3.500

"Plot (*); same prop; sobrn agmt; S 26; Oct4'11; Michl J Sullivan with same Sept nom

JUDGMENTS IN FORECLOSURE FORECLOSURE SUITS. SEPT. 28.

118TH st, 106-108 E; Susan S Edwards agt Marv McCarthy; Frank T Warburton, atty; Alexander Wolf, ref. (Amt due, \$15,679.17.)

SEPT. 29.

105TH st, ss, 217.10 e 2 av, 39.3x125; Gor-don L Burnham agt Israel Lippmann; Jo-line, Larkin & Rathbone, attys; Jno E Brady, ref. (Amt due, \$41,840.)

Washington av, sec 188th, 100x96.10; Marie L Mead agt Fairfax Building Co et al; Man & Man, attys; Jas Kearney, ref. (Amt due, \$23,803.12.)

97TH st. 313 E; Rector, Churchwardens, &c, of Protestant Episcopal Church of St Marks in the Bowery agt Annie Berkin-son et al; Albt H Atterbury, atty; Harry A Goidel, ref. (Amt due, \$8,300.)

RECORD AND GUIDE

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Grant av, es, 275.6 n 163d, 20x95; Wm E Diller agt Rosa Holde et al; Fettretch & Seybel, attys; Geo H Engelhard, ref. (Amt due, \$996.58.) 18STH st, ns, 33.10 e Tee Taw av, 374.3 x120.2; Chas A Christman agt Richard M Montgomery et al; B H Stern, atty; Ar-thur W Barber, ref. (Amt due, \$18,813.)

SEPT. 30. SEPT. 30. 1847H st, ns, 170 e Audubon av, 50x100; Alphonse Hogenauer et al agt Van Or-den Construction Co; Davis & Kaufmann, attys; Reuben L Maynard, ref. (Amt due, \$7,799.08.)

OCT. 2.

No Judgments in Foreclosure Suits filed this day.

OCT. 3. **188TH st,** ss, 92 w Bathgate av, 20x95; Ella H Holgate agt Mountain Construction Co; Madison J H Ferris, atty; Wilbur Lar-remore, ref. (Amt due, \$7,878.12.)

OCT. 4.

Bathgate av, es, 164 s 176th, 25x102; David F Butcher agt Tessie Redmond et al; Woodford, Bovee & Butcher, attys; Jos F Daly, ref. (Amt due, \$8,019.79.)

LIS PENDENS.

SEPT. 30. 91ST st, ss, 96 e Park av, 54x108; Sterl-ing Park Inc agt Sarah Manheimer; ac-counting; I W Goodhue, atty. Seabury pl, sec 172d, 50x100; Borough Cut Stone Co agt V B Constn Co et al; action to foreclos mechanic lien; M Mayer, atty. 222D st. ss. 2055

Mayer, atty. **222D st.**, ss, 305.9 e Barnes av, 100x89; Interborough Sash & Door Co agt Brill Contracting Co et al; action to fore-close mechanics lien; Simon & Weinstein, attys

13STH st, 614 E; Adelia A Crawford agt Duncan A Dobie et al; action to set aside will, &c; C W Ridway, atty.

OCT. 2.

OCT. 2.
33D st, swc 5 av, 28x100; Wheeler H Pecham agi John S Tooker et al; parition; W P Dixon, atty. **4STH st, 329 W**; Geo J Mehler agt Addien M Martin; action to declare equitable declare equitable declare equitable declare equitable declare declare equitable declare declare declare attys. **Jackson st, 79-S1;** Teddy Connolly agt Roman Catholic Church of St Mary; action to foreclose mechanic's lien; J H Rogan, atty. **Gun Hill Road Station & Baychester Ay** Rogan, atty. **Gun Hill Road Station & Baychester Ay** Rogan, atty. **Terston av**, es, bet 180th & 181st sts; foreclosure of transfer of tax lien; Simpson, attys. **Martin St**, so 25 e 6 av, 23x98.8; also flow AFD ST, ss, 266.8 e 4 av, 16.8 (10011; also MADISON AV, ws, 80 n 634, 20051; also MADISON AV, ws, 80 n 634, 20552; Wheeler H Peckham agt Union to declare lien.

OCT. 3.

Hoe av, es, between Freeman & Jen-nings; 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 Michael J Mcguire et al; specific perform-ance; J E Duross, atty.

OCT. 4.

9TH st, sec Av D, 80x47.11; also 12TH ST, ns, 360 w 2 av, 25x103.3; also 10TH ST, nc Dry Dock, 22x75; also 10TH ST, sec Av D, 80.3x23.3; 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 & Vining, attys. Cooper st, ss, 150 w Isham. 25x100:

Cooper st, ss, 150 w Isham, 25x100; Henry D Brady agt Thos C Millard et al; partition; F J Sullivan, atty.

partition; F J Sullivan, atty. Lenox av, 504-510; Louis H Perlman agt David E Alexander et al; action to re-strain, &c; Davis & Dworsky, attys. 14TH st, 126 130 E & 13TH, 123-27 E; H G Vogel Co agt Timothy D Sullivan et al; action to foreclose mechanics lien; D Bernstein, atty. Weekes av, swc 173d, 34x95; Henry Neu-gass agt Herman Hunger et al; foreclo-sure of tax lien; J A Whitehorn, atty.

OCT. 5.

4TH st, swc 6 av, 9.2x115.5; Charles Schmidt agt Sixth Avenue & Fourth Street Realty Co; foreclosure of mort-gage; Otterbourg, Steindler & Houston, attys.

Reed's Mill Lane, es, at dividing line land Geo Faile & Jno Morrison, runs se266 xse258xse40xse86 x se124 x se250 x ne329 to East Chester Landing road, xse17.6xse87x se263xsw230xsw577xnw345 to head water of Branch of East Chester Creek, x se 241xsw103xse121xsw164xsw351xsw131 x sw97xsw40xnw84xnw115xnw251xne42 x ne 96xnw59xne12xnw97xnme84xne101 x ne111x ne176 x ne129xne113xnw82xnw192xnw197x nw367xnw67xne133xne108.3xne145xne78 to beg, containing 41 42-1000 acres; People of the State of N Y agt Como Realty Co; notice of attachment; atty not given. 121ST st, ns, 325 w Ams av, 25x100.11; Isidore Jackson agt Emma G Townsend et al; amended foreclosure of tax lien; A Stern, atty. 16TH st, 11S W; Nathan Lazarus agt

16TH st, 118 W; Nathan Lazarus ag Florence Folser et al; specific perform-ance; H D Sears, atty.

OCT. 6.

157TH st, ss, 200 e Bway, 75x99.11; also EDGECOMBE AV, ws, 100 s 159th, —x 111.6x89.10x108.10; also ST NICHOLAS AV, nec 158th, 40.5x106.4; except parts re-leased; Ridaback & Co agt Sun Construc-tion Co; notice of levy; atty not given.

Same property; Kenney Mfg Co agt same; notice of levy; atty not given. Same property; Tompkins Kiel Marble Co agt same; notice of levy; atty not given.

Same agt se ame property; Parshelsky Bros, Inc, same; notice of levy; atty not given.

Perry st, 161-165; Igoe Bros agt Mc-Sweeney Realty Co; notice of levy; W E Lowther, atty.

FORECLOSURE SUITS.

SEPT. 30.

110TH st, ss, 26 w Park av, 41x100; Louisa Backhaus et al agt David I Shap-iro et al; A Hutter, atty.

OCT. 2.

1987H st, swc Marion av, 50x100.5; An-tonio Santaella agt Latham Realty Co et al; amended; H Swain, atty. 62D st, ss, 200 w 10 av, 25x100.5; Alice S Baldwin agt Friedland Realty Co et al; Lyon & Smith, attys. Catharine Slip, 17 to 25; Wm W Apple-ton et al agt Martin Garone et al; J H Dougherty, atty.

Washington av, swc 182d, 62.2x85; Hop-kins G Barrett agt Susan C Steers et al; Strang, Sawyer & Taylor, attys.

OCT. 3. Morris av, nwc 150th, 59.2x100; Julia Friedlander et al agt Alliegro & Spallone Construction Co et al; Strouse & Strauss, attys.

Faile st, ws, 125 n Randall av, 75x100; three actions; Hunts Points Estates agt West Mount Vernon Realty Co; S T Stern, atty.

14STH st. ns, 375 w Morris av, 25x106.6; Isabella Hart agt Eric Borkstrom et al; S Wechsler, atty.

OCT. 4.

Hoffman st, sws, lot 10, map of Powell Estate, 25x100; Hebrew Mutual Benefit Society in the City of N Y agt Moses Kinstler et al; Kantrowitz & Esberg, attys.

Park av. sec 106th, 50x100.11; Danl Buckley agt Mary A Loeffler et al; R & E J O'Gorman, attys.

Madison av, 2023; Abraham Zadek et al gt De Witt Van Buren et al; Kantrowitz Esberg, attys. agt De Wi & Esberg,

Woodycrest av, es, 348.10 s 168th, 100; Jessie C McBride agt Michael McDermott et al; N A McBride, atty. 102D st, ns, 266.8 w Columbus av, 5 100.11; Wm N Cromwell et al agt G trude Stearns et al; Sullivan & Cro well, attys. s av, 25x agt Ger-& Crom-

178TH st, swc Boone, 25x100; Gustav Haacke agt Viau Land Co et al; J H Hil-dreth, atty.

Webster av, es, 175 n 170th, 25x180; Al-exander Herzog agt Antonio Sidoti et al; amended; Arens & Pawell, attys.

SSTH st, 443-445 E; Esther Rosenberg agt Israel Berkowitz et al; Wesselman & Kraus, attys. OCT.

OCT. 5. **120TH st, 43S-46** E; also 119TH ST, 441-49 E; Helen C Zurich agt Max Epstein et al; Eisman, Levy, Corn & Lewine, attys. **11STH st,** ss, 110 w 2 av, 50x100.10; Dor-etha S Warsawer agt Louis Epstein et al; Eisman, Levy, Corn & Lewine, attys. **Park av,** nwc 112th, 100.11x70.10; Susan Van Praag agt Epstein-Cohen Co et al; Eisman, Levy, Corn & Lewine, attys. **Chery st 306**: Jacob Larchan et al agt

Cherry st, 306; Jacob Larchan et al agt Rosen Realty Co et al; Engel Bros, attys. Fulton av, ws, 96.11 n 174th, 195.2x334.6 xirreg; Wm D Faris et al agt Otto Kunst-man et al; M G Faris, atty.

Lewis st, 123; Rose Sobel et al agt Ig-natz Weissberger et al; Keller & Klein, attys.

Lexington av, 1890; M.ry C Stewart agt Henry R Gabay et al; Butts & Vining, attys.

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Marion st, 19; Josiah H De Witt agt Michael Brigante et al; Cary & Carroll,

520

Villa av. ws, 230.7 n 204th, 75x100; also VILLA AV, es, 71.6 s Van Cortlandt av, 50x100; also 206TH ST, ns, part of lot 604, map of property of Geo F & Henry B Opdyke, 26x92.9; Saml Keeler agt Annie D'Ambra et al; S Keeler, atty.

Plot 510, map of Arden prop. Bro Chas F Hickey agt Chas C Watkins Ji al; J T Smith, atty.

121ST st, 226 W; Julius Lobenstein agt Llewellyn Realty Co et al; Mandelbaum Bros, attys.

OCT. 6.

OCT. 6. Essex st, 10S; Wm Friedman agt Abra-ham Landsman et al; H Silverman, atty. Lots 1, 2, 67 & 68, map of Hudson Park, Bronx; Geo Rueckel agt Eugene Buckley; E A Hartman, atty. 39TH st. ns. 78 w Lex av, 19.7x98.9; Jno H Henshaw agt Ida Douglas et al; J H Henshaw, atty.

Ludlow av, ss, & Houghton av, ns, lot 103, map of Unionport, Bronx; Thos Flem-ing agt Emma Feulner et al; N H W Schutt, atty.

95TH st, 307-319 E; Meyer Jarmulowsky gt Jacob Cohen et al; B Alexander, atty.

JUDGMENTS.

In these lists of Judgments the names alpha-betically arranged and which are first on each line are those of the judgment debtor. The let-ter (D) means judgment for deficiency. (*) means not summoned. (†) Signifies that the first name is fictitious, real names being unknown. Judgments entered during the week and satisfied before day of publication do not appear in this column, but in list of Satisfied Judgments. The Judgments filed against corporations, etc., will be found at the end of the list.

 Adler, Sidney M et al—W Kornahrens et al 96.80
 Archibaid, Frank D—H Spear et al 101.87
 Attwell, John et al—M H Kahn et al 201 92

Attweil, John et al—M H Kahn et al 268,92
Aspinwall, Frank A—M A Aspinwall 4 Allen, Katharine—V D Cane...1,140,00
Adams, Helen—Renard Co, Inc...164,75
Alesker, Marie—Kahn & Frank...77,75
Alesker, Marie—Kahn & Frank...77,75
Applebaum, Isaac W—M Berkman. 4 Arendstein, Max—S Kaufmann...35,00
Ackerman, Louis—B Schnitzer...60,65
Alchodef, Alegra by gdn—A H Joline 5 Abrahams, Wm—A Josephson...452,30
Aronson, Saml H et al—M Bell.....60,70
Althoff, Conrad—N Y Telephone Co.

6 Abraham, Samuer et al-Geo Ringler 30 Broderick, Alex et al-Geo Ringler 281.57

Brown, Arthur S—J Hewitt et al. 92.75 Bogad, Morris—F Carmack.....120.40 Bassert, Fred—Hall's Safe Co....74.67 Bennett, Anna E—John Forsythe.547.51 Blake, Lawrence E et al—L J Grant

Construction of the second s

3 Baron, Louis-C F Rumpp & Sons

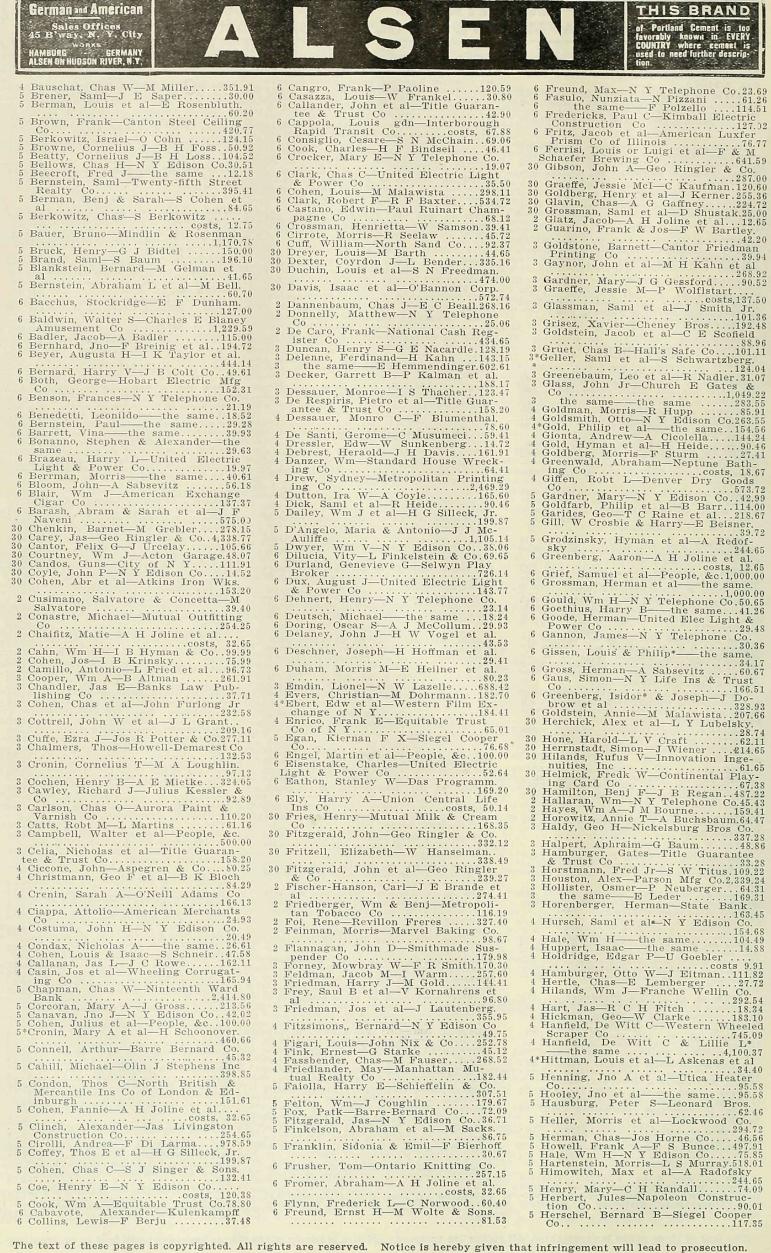
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RECORD AND GUIDE

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October 7, 1911.

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October 7, 1910.

RECORD AND GUIDE

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PORTLAND CEMENT NEW YORK STREET, 30 BROAD Landau, Dolfie——the same10.68 Lento, Tony—Francis Draz & Co.266.37 Lindheimer, Philip—N Y Edison Co.... 61 82 6 Holden, Edward-N Y Telephone 6 Lubbitzky, Nathan—the same......costs, 32.65
6 Lowenthal, Philip et al—People, &c. 100.00
6 Levy, Saml—N Y Telephone Co...26.47
6 Levy, Camp Comp Provide Act Decomposition 4 Napolle, Dominick et al-People, &c 2,000,00 6 La Frak, Louis—D Sreinberg et al
6 Linch, Geo W, recr—J Mariniello.279.22
30 McCarty, Thos—E Lauritano51.43
30 Moskowitz, Abr et al—S N Friedman 474.00 5 Oshinsky, Abraham—M Finkelstein. 145.26 00 00 00 Otis, Elita P—J Cummings......158,91 Parsons, Lawrence S—N Y Edison Co 11.31 30 Praglin, Julius et al-Tinsley Bro 3 Prickett, Henry—Howell-Demarest Co
4 Perinciaro, Jos—B Goldberg et al
28.75
4 Parker, Terry—J D Grazader
155.55
4 Price, Gabriel—Bennett Sloan & Co
4 Parker, Frederick—A Bruder
39.67
4 Phillips, Isaac—B A Dobbins
264.40
5 Pesch, Isador—Curtis Blaisdell Co.27.31
5 Ptaschnik, Isaac—L Kaplan et al.490.01
5 Pecora, Chas A et al—R Kalmus.
6 Pohl, Victor—B Rosenthal
8420.50
6 Pohl, Victor—B Rosenthal 72.20 Mulford, Sophia M—Thos Stokes & Sons, Inc 73.45
 Menschel, Benj—H Cohen5,494.58
 McCoun, Sidney—Washburn Crosby Contemport of the store of the s ^a Co ³ Masch, Kathie et al—Dwyer & Carey 120.42 6 Pohl, Victor-B Rosenthal 6 Post, Saml W—A M De Harde.....76,65 6 Peck, Louis C—G W Martin & Bro. 4 Mottenthal, Ethel K—R J Dickson. 159.65 Mottenthal, Ethel K—R J 159.65 MacLean, Chas V—Equitable Trust Co Co of N Y 93.04 McDougal, Avery—M Mayers et al 107.39 4 4 45 5 Kaufman, Louis G et al 50.98 5*Karp, Davis et al-Lockwood Co..294.72 5 Kapasehinski, Theodore-J Meurer. 374.06 2 Rosenthal, Sarah—N Y Telephone (6 49.41 4 Reed, May—L Polak 49.41 4 Rosenbaum, Saml—H Koehler & Co. 85.92 Co...... 5 Manera, Augusta et al—H Schoonover 460.88 5 Russey, Geo W-Runa 5 Rubano, Jos exr et al-R Kalmus. 8,420,50 W Knabe....713.13 The text of these pages is copyrighted. All rights are reserved. Notice is hereby given that infringement will lead to prosecution.

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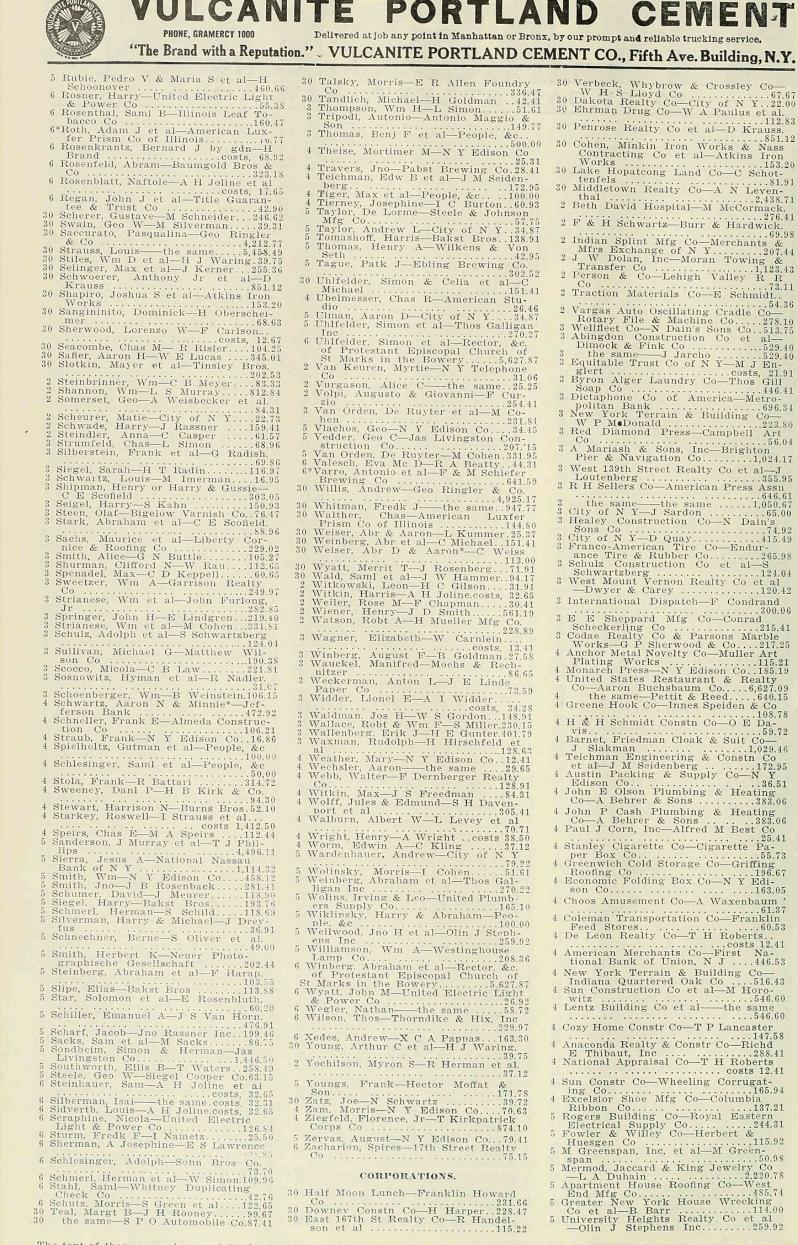
PORTLAND

532

VULCANITE

69.98

163.05



RECORD AND GUIDE

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6 Buchner & Shea—N Y Telephone Co. 6 Arizona Cananea Mines Corp—the same 6 Beck Bros Brewing Co-Whitney Du-plicating Check Co

SATISFIED JUDGMENTS.

SEPT. 29, 30; OCT. 2, 3, 4 & 5. Adams, Albert J, Jr-B H Tyrell. 1903 $.34.85 \\ 963.62$ Fassler, Julius—L Dashew; 1910..... Gatto, Ferdinando—S S Steiner & C Co. 206.79 .47 Konheim, Sydney-F Singer et al; 19 Konheim, Sydney—F Singer et al; 1911 Kroke, Pauline—L Leavitt; 1906. 162.16 Lechner, Alfred—H Ostendorf; 1910.331.41 Leischen, Nick M—Hoburt Electric Mfg Co. 1911. 133.41 36.18 Levitt, Max & Sam-M Davidson, 190 ⁶Liebowitz, Morris—I Miller; 1911.... McCauley, John A-R Naegeli. 1911 Millar, Hugh—Thos Maddocks Sons Co. 1911

Nandignac, Chas-Boggs & Stevens Co; 133.05

CORPORATIONS.

¹Vacated by order of Court. ²Satisfied of ap-cal. ³Released. ⁴Reversed. ⁵Satisfied by exe-ation. ⁶Annulled and void. peal. cution,

MECHANICS' LIENS. SEPT. 30.

178TH st, n & ss, whole front bet Haven & Northern avs, —x—; Antonio Castro-vince agt Wm B Somerville, John B Dev-lin, Pasquale Trctta & Donato Alteri. 31.50 (298.) Same prop; Michael D'Amelio agt same. (299.) 32.80

Brondway, 1700; Eugene J Reid agt Jos L Scott, Edw Griffiths, John J Emery, Thos J Emery & Gerard Trust Co trstes & Mercantile Construction Co. (300.) 166.71 **Same prop;** Walter B Griffiths agt same. (301.) 204.00 (301. 7TH av, 164; Moses Asen agt Beatrice Schavrien & Walen & Baumgarten. (302.) 140.00

4TH st. 276 to 286 E; Max Balik agt H Walker & Siegel Rosenberg Co. (303.) 125.00

222D st, ss, 305.9 e Barnes av, 100x100; Graff Furnace Co agt Brill Contracting Co, Abr Garmaize & Max L Rohman. (304.) 138.00

184TH st, 515 W; Olaf Hylow agt Stan-ley W Hand & Florence T Hand. (305.) 154.50

154.50 Broadway, 704-6; Fred L Whritner agt Rudolph Boskowitz & Morton S Stevens. (306). 1,232.00 Essex st. 71; Nathan Alperin agt Louis Pollack, Max Kazamirsky & Jos Krook. (307.) 388.17

4TH av, 239-43; Herman Glasser agt Julius Melancon & Emil Lieberman. (308.) 150.00

222D st, ss, 305.9 e Barnes av, 100x89; Robt H Sheil agt Brill Contracting Co. (309.) 90.00

OCT. 2.

171ST st. ns, 100 e 3 av, 55x120; Thos C Edmonds & Co agt Chas Bjorkegren, Inc. (1.) 300.00

(1.) 300.00
5TH av, 724; Nathan Wise Co agt Jessie Farquharsen & Margt Wheelock & Mercantile Constn Co. (2.) 257.45
Riverside Drive, 334; Hull, Grippen & Co agt Caroline Takamine & J Harry Nicholson & Co. (3.) 18.05
222D st, ss, 305.9 e Barnes av, 100x89; Empire Roofing Co agt Brill Contracting Co & Louis Brill. (4.) 100.00
Road hed tract yards & stations of

Co & Louis Brill. (4.) 100.00 **Road bed.** tract, yards & stations of the New York, Westchester & Boston R R lying within the City & County of New York bet the Bronx River at West Farms and north line of the City of N Y; A P Dienst Co agt New York, Westchester & Boston R R & City & County Contract Co & Murray Bros Co. (5.) 341.45 **199TH st.** ns, 100 w Grand Blvd & Con-course, 50x120; G B Raymond & Co agt D'Ambra Constn Co & Raffael Luongo. (6.) 130.60 Marmion ax. swc 179th 75x150: Las B

Marmion av, swc 179th, 75x150; Jas B rooks agt C K Realty Co. (7.) 400,00 OCT. 3.

Jackson st, 79-81; Salagona & Co agt The Church of St Mary & Patrick Walsh Co. (8) 220.00

 Co. (8)
 220.00

 Jackson st, 79-81;
 White, Van Glahn &

 Co agt same. (9)
 405.00

 Bathgate av, es, 25 n 184th, 25x96;

 Henry G Silleck, Jr, agt Special Building Co. (10)
 183.60

Ng Co. (10) Webster av, es, 158.6 n 169th, 75x100; Noonan & Price Co agt Bernard Con-struction Co & John Lamborghini. (11) 1,084.35

23D st. 34 E; Porsth Electric Co ag fred E Schermerhorn & Mercantile struction Co. (12)

struction Co. (12) **23D st, 36 E:** Same agt Alfred E Scher-merhorn & Mercantile Construction Co. 18.00

Ft Washington av. sec 181st, 173.9x140.9 xirreg; Lee Marble Works agt Fort Wash-ington Construction Co & Wm H Strian-ese. (14) 880.00

72D st, 166 W; Hull, Grippen & Co agt Brown Bros, Inc, & J Harry Nicholson & Co. (15)

Co. (15) 16.70 **23D st, 36 E;** Radley Steel Construction Co agt John Doe & Mercantile Construc-tion Co. (16) 90.00 **23D st, 34 E;** Same agt same. (17) 97.00

Lexington av, 2170-2184; J F Keating b agt Theodore & Henry Rockmore, Max Kramer, Henry Rockmore & Geo Del-n. (18) (renewal) 620.00 lon

(18) (renewal) 620.00
 (19TH st 610 E; Sanitary Fire Proofing & Contracting Co agt D H Spring Realty Co & D H Spring. (19) 34.90
 Av B, nec 6th, 20.2x93; Thos Gallligan.
 Inc, agt Hugo Realty Co & Julius M Schwartzk. (20) 110.75

OCT. 4.

Baychester av. ws, 200 s Boston rd R R Station; Edw E Buhler Co agt New York, Westchester & Boston Ry Co, City & County Contract Co & Murray Bros Co, (21)

(21) 295.07 **Gun Hill rd**, ws, 500 n East Chester rd, R R Station; Same agt New York, West-chester & Boston R R Co, City & County Contract Co & Murray Bros Co. (22) 247.99

Madison st. 254; Benj Werdinger agt non Juffe & John Lipshitz. (23) 40.00 222D st, ss, 305.9 e Barnes av, 100x98; Robt F Sheil et al agt Brill Construction Co & Louis Regola. (24) 60.00

Robt F Sheil et al age bill 60.00 Co & Louis Regola. (24) 60.00 Marmion av, swc 179th, 75x150; Hop-wood & Lieberum agt C K Realty Co & Jas Lenardi. (25) 194.62 Bathgate av, es. 26 n 184th, 25x96; Bronx Roofing & Water Proofing Co agt Special Building Co. (26) 40.00 **7TH av, 164;** Max Shanker agt Beatrice Schavrien & Wallen & Baumgarten. (27) 135.00

Park av, ws, 25.11 s 122d, 25x80; Max Pollak agt Mary Barteld & Max Pollak. (28) 15.00

(28) 15.00 Baychester av, —s, roadbed, tracks, &c, of the New York, Westchester & Boston Railroad; Hudson Wood Working Co agt New York, Westchester & Boston R R, City & County Contract Co & Murray Bros. (29) 952.50

171ST st, ns, 100 e 3 av, 55x120; Same agt Chas Bjorkgren, Inc. (30) 136.10

OCT. 5.

119TH st, 451 E; Newport Sash & Door Co agt Richard W Horner, Sigmund Fox, & Jos Kissell. (31) 103.00 Westchester Square, 31; Bartelstone Bros agt W S Clare, D Picinlo, Alexander Anderson. (32) 55.00

Anderson.(32)55.00Webster av, 1326-28;Charles Shapiroagt Bernard Construction Co.(33)95.173D av, nwc170th, 57.10x91.7;DuncanThompson agtWendover-BronxCo &Abraham Silverson.(34)135.00

October 7, 1911.

The Building Department of the City of New York permits the use of PLASTER BOARDS on Elevator and Dumbwaiter Shafts in order to make them fireproof. Why not make King's Fibrous Plaster Boards on the walls and ceil-the entire house fireproof by using King's Fibrous Plaster Boards ings and plastering with King's Windsor Cement ? J. B. KING & CO., 17 State Street, N. Y. Manufacturers of King's Windsor Cement and King's Fibrous Plaster Boards

Fulton av, ws, 175.4 s_171st, 100x100; Louis Zimmerman agt Bethel Construc-tion Co, Morris Frankel & Harry Brown (35) 140.00

140.00**5TH av, 724;** McDougall & Potter Co agtJessie Farquharson, Margaret Wheelock& Mercantile Construction Co. (36) 802.50**6TH av, 454;** Church E Gates & Co agtThos Morgan, Jno H Deeves & Bro, Nas-sau Fireproof Construction Co & SigmundKirsch. (37)367.54

Cruger av, 1667; A Mark agt David & nnie Dain. (38) 130.00 Annie Annie Dain. (38) 130.00 Unionport rd, 1733; Nicholas Mascio agt R Tisdale & Charles Schratt. (39) 140.00 222D st, ss, 305.9 e Barnes av, 100x89; Edmund D Vock agt Abraham Gar-maize, Brill Constracting Co & Louis Brill (40) 360.00

(40) 300.00 **Tiffany st**, ws. 118.3 n 165th, 58X100; Cerussi Marble Works agt East 182d St Realty Co. (41) 1,600.00 **Bathgate av**, es, 26 n 184th, 25x99; Jos De Nigris et al agt Special Building Co. (42) 37.00 De 1 (42)

OCT. 6.

6TH av, 484-486; Herringbone Metal Lath Co agt Thos Morgan, Sigmund Kirsch & Nassau Fireproofing & Construc-tion Co. (43) 335.94

6TH av, 484; Hull, Grippen & C Thos Morgan & Nassau Fireproof struction Co. (44) Co agt f Con-61.16

struction Co. (44) 61.16 **Baychester av,** ws, 200 s Boston rd, —x —; W A Mallett Co agt New York, West-chester & Boston R R Co & Murray Bros. (45) 740.05

Av A, 58, & 4th st. 187 E; Newport Sash & Door Co agt Adolph Deutsch & Jos Deutsch, Sigmund Fox & Jos Bernstein. (46) 105.00

(46) 105.00 **4TH st, 276-200 E;** Miller & Co agt Benj R, Eliza A C, Egerton L & Neilson Won-throp; also Eliza S Kernochan, Annie N Curtis & Siegel Rosenberg Co. (47) 644.10 **Gun Hill rd**, ws. 500 n Eastchester rd, $-\mathbf{x}$ -; W A Mallett Co agt New York, Westchester & Boston R R Co & Murray Bros. (48) 453.15

BUILDING LOAN CONTRACTS.

OCT. 2.

230TH st, ss, 330 e Barnes av, 25x114; T Emory Clocke loans Vincenzo Avarello; to erect a 2-sty & basement dwelling; 4 pay-ments. 4,500

 ments.
 4,500

 Beaumont av, nec 187th, 100x50; Jas G

 Wentz loans Scalzo Realty Co; to erect a

 5-sty apartment; 8 payments.
 37,000

 5TH av, swc 48th, 45.5x125; Equitable

 Life Assurance Society of the United

 States loans Black, Starr & Frost; to erect a

 6-sty store & loft; — payments.

 1,000,000

OCT. 3.

139TH st, ss, 80 e Cypress av, 40x100; Manhattan Mortgage Co loans Hennion Construction Co to erect a 5-sty apart-ment; 12 payments. 25,000 Tieman av, ws, 225 s Givan av, 25x100; Albt E De Mott loans Andrew & Marga-ret Sieferman to erect a —sty bldg; _____ payments. 3,000

OCT. 4.

13TH st, ns, 305 e Av E, 25x108, Union-port; Chas A Laumeister loans Elizabeth C Fonda to erect a—sty bldg; — pay-ments. pay-5,000 Madison av. sec 83d, 109.4x85; N Y Mtg & Security Co loans Mansad Constn Co; to erect a —sty bldg; — payments. 260,750 Madison av. sec 83d, 109.4x85; Same loans Alpha Construction Co to erect a —sty bldg; — payments. 217,000 OCT. 5.

Convent av, nwc 142d, 99.11x125; State Realty & Mortgage Co loans Benclare Construction Co to erect a 6-sty apart-ment; 14 payments. 110,000 **Pinchurst av,** nwc 180th, 100.10x106.9; City Mortgage Co loans Solow Construc-tion Co to erect a — sty bldg; — pay-ments. 5,000

Macombs pl. nec 150th, 56.10x137; City Mortgage Co loans Belrose Realty Co to erect a 6-sty apartment; 10 payments. 65,000

Fox st, ns, 272.6 e Av St John, 81.3x125; Title Guarantee & Trust Co loans Maze Realty Co of N Y to erect two 5-sty apart-ments; — payments. 46,000

OCT. 6.

OCT. 6. So Boulevard, es. 200 n Jennings, 100x 100; Title Guarantee & Trust Co loans Sonsin Wahlig Construction Co to erect two 5-sty apartments; 8 payments...60,000 Adams av, see Morris Park av, 25x100; Elias H August loans Mary Childs to erect a 3½-sty bldg; — payments...5,000 142D st, ss, 100 e 7 av, 150x99.11; also 141ST ST, ns, 100 e 7 av, 125x99.11; chel-sea Realty Co loans Kramer Contracting Co to erect two 6-sty apartments; 11 pay-ments. 352,500

SATISFIED MECHANICS LIENS. SEPT. 30.

Vandewater st, 24-26; Chas Herrmann & Co agt Henrietta E Munro et al; Aug4 '11. 1,100.00

 11.
 1,100.00

 4TH av, 239-43; Herman Glasser agt

 Eldridge T Gerry et al; Sept20'11.

 150.00

 ²42D st, 259 W; Janusch Mfg Co agt Jno

 Doe et al; Sept26'11.

 625.02

OCT. 2.

Bathgate av, es, 25 n 184th; Jas Halpin Jr agt Special Building Co et al; Aug24'11. 143.00

Bathgate av, same prop; same agt me; Aug24'11. 44.60 Bathgate av, same prop; Abr Pierce et al agt same; Aug11'11. 1,025.00

at agt same; Adg1111. 1,023.00 **Bathgate av**, same prop; Grant L Grey agt same; July21'11. 150.00 **Bathgate av**, same prop; Hudson Wood Working Co agt same; Sept19'11. 1,500.00

OCT. 3.

OCT. 3. 11TH av, 210-216; Galway & Co agt Zinn Bros et al; Sept5'11. 200.00 ³134TH st, 539 E; Kratenstein & Wein-stein agt One Hundred & Thirty-Fourth St Co et al; June19'11. 950.00 ²Pinehurst av, nwc 180th, 100x106.9; Wm Buess agt Solow Construction Co et al; Sept22'11. 880.00 239TH st, ss, 220 e Keppler av; Jas Martinelli agt Annie Cobban et al; Sept 13'11. 55.00

OCT. 4.

S4TH st, 209 W; Annie Wersay agt Edi-son Electrical Co et al; July29'11. 152.93 ²Av D, 8-10; Fredk Adler agt Louis Schaffler et al; Sept9'11. 175.00

OCT. Bryant av, 913; Raffable Di Lazia Co t Otto H Bell et al; Dec29'10. 50.00 ¹Bryant av, 913; Jno Droge agt same: Dec26'08. 71.30

Dec26'08. Jennings av, swc Vyse av,; Indelli & Conforti Co agt Crispi Construction Co et al; Aug9'11. ²Intervale av, nec 167th: Jas Cullo et al agt O'Connor Construction Co et al; July 13'11. 390.00 ²Intervale av, nec 167th; Schlesinger & Gilman agt same; July15'11. 300.00

OCT. 6. Crotona av, nwc 183d; S Siegel, Inc, agt Max Marx; Aug30'11. 353.75 ²West End av, 600; L Kantor & Co agt West End Construction Co et al; Aug31'11. 5,405.00 OCT. 6.

Haven av, ws, opposite 170th; McGov-ern & Wright agt C A Springer et al; March11'11. 10.00

¹Discharged by deposit. ²Discharged by bond. ³Discharged by order of Court.

ATTACHMENTS.

SEPT. 28. Brilla, Julius et al; Geo A Knobloch; \$1,-990; O J Kalt. N Y Finance & Securities Co; Thos S Huff; \$1,162.35; Kindelberger & Robinson. SEPT. 29.

No Attachments filed this day.

SEPT. 30. Greenwood, Wm M; Wm A Ulman; \$4,-122.38; A W Dennen. The Consolidated Pioche Mining Co; John W Griggs; \$1,000; Griggs, Baldwin & Baldwin. Baldwin.

OCT. 2, 3 & 4. No Attachments filed these days.

CHATTEL MORTGAGES

CHATTEL MORTGAGES SEPT. 28, 29, 30, OCT. 2, 3 and 4. AFFECTING REAL ESTATE. Bristow Construction Co & Irving Rob-erts. 944-946 East 165th. .H Hisiger. Gas Fixtures. 488 Brill Contracting Co. 222d st, ss, 305.9 e Barnes av., Lincoln M Co. Consols. 130 Belland Realty Co. W side of Audubon av bet 187th & 188th sts..Otis Eleva-tor Co. Elevator. 788 C K Realty Co. S w cor 179th st & Marmion av..Columbia Gas Fixture Co. Gas Fixtures. 1,025 Duffy & Sons. S West cor Morningside av..Fitzgibbons Boiler Co. Boilers. 2794 Frankel Bros. 165th st, ss, Teller to Findlay av..Robinson Dumb Waiter Co. Dumbwaiters. 275 Isear, Jos. Grand av & 164th st..Con-solidated Chandelier Co. Chandeliers & Fixtures. 75 Karnack Realty Co. S side 156th st, bet Bway & Amsterdam av, & 570 W 156th st..Consolidated Chandelier Co. Chandeliers. 2,400 Levine, S. 5th av, s w cor 138th st. W McFnby, Ranges. 1,104 Ryan, Patrick. 1767 Gleason av..Leon Mayer & Co. Gas & Electric Fixtures. 95 Sharp & Gunn. W side Intervale av, 375 south of 169th st..Jacob Streifler Co. Plumbing & Gas Fitting. 2,250

Sharp & Gunn. W side Intervale av, 375 south of 169th st. Jacob Streifler Co. Plumbing & Gas Fitting. 2,250

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