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# INFLATED ASSESSMENTS AND THE RISING BUDGET. 

City Expenditures Grow Unavoidably in Geometrical Ratio, Compared with Population-Tax Resources Already Exhausted-Other Means of Income.


#### Abstract

$\mathrm{T}^{\mathrm{H}}$HE Record and Guide publishes this week a number of shich the price obtained was lower than the tax assessment. These instances of over-assessment have reference only to Manhattan, the borough which pays the largest share of in a more or less haphazard way. Indeed, most of them have been supplied by certain brokers, who, alarmed by the asked the Record and Guide to urge the present high assessments and the diminished current earning power of real $\epsilon$ State as compelling reasons for economy in the city administration. The list of examples of over-assessment here brought together is therefore by no means com- plete. Yet is leaves no room to doubt plete. Yet is leaves no room to doubt hat the time has come for a readjust The Record and Guide of the city. The Record and Guide is too wh Thced of the general efficiency of the ax Department, which has been of late ent Purdy, to asume that so many instances of, to as-assessment in so many tancent tor districts as ine many corded can be the result of bungling appraisals. On the contrary there is reasin a believe that the majority of the properties in question receded in value between the time the assessments were laid and the time the sales took place. If this assumption is correct, the conclusion is unavoidable that tax assessments in all but the growing sections of town are inor the decline in values normal to afterpanic years. The Tax Department, as a matter of fact, is not responsible for the existing high level of assessments. The responsibility belongs to the Board of Estimate. The Board of Estimate fixes the expenditures of the city and it is the business of the Tax Department, after ascertaining what proportion of the expenditures must be raised by taxation, to base the tax levy on this calculation. The department has only two ways of increasing the lev-by advancing the tax rate and by fiscal as well as political hens. the bulk of the y arly increases met through advancereases have city's borrowing power has for years ben so nearly exhausted under the cars been tional limitation which restricts its debt to 10 per cent. of its total assessed real estate valuation that annual increases of the total assessment has been indispen-


## Emercency Assessments

Ever since the Greater City came into existence, the assessment increases have been extremely heavy, necessitated, on one hand, by an expanding debt, and, on increases have been out of bull prot. to the growth of population. preperthe less, they have not been sufficient to meet the city's debt creating requirements, and the State constitution has been modified several times to enable the city to borrow in excess of 10 per cent. of the tax valuation on real estate. How far we have advanced in the way of inflating assessments may be seen from a brief survey of the city's fiscal history since consolidation.
The report of the commission of 1896, Which framed the Greater New York Charter, declared that the constitutional cities then in the debt creating power of large to be in itself the State was "too lionge, to be in itself an adequate restriccontained in Section 10 question was of the State constitution Article VIII. that no county or city should It provided to become indebted for any burpose all in any manner to an amount which or cluding existing indebtedness, should inceed 10 per cent. of the assessed real extate of the county or city subject to tax-
ation as it appeared by the assessment rolls of the county or city on the last assessment for State or county taxes. To provision the commission "devised and imposed a number of additional "checks upon the debt creating power of the Greater City.
However, the charter revision commission of 1900 found it necessary to recommend a change in the constitution, excluding from the 10 per cent. restriction indebtedness herearter to be incurred by the city of New York for purposes of water supply in exception the The amendment of the water supply. bonds issued since included in the debt as computed with reference to the borrowing power of the city.
But before any relief could be obtained from this source, the borrowing power Low in 1902 was constrained to advocat assessing real estate at "full value." If this were done, he said, "the city will have to raise less money by taxation than now, and at the same time it will be able to carry forward its public work as the needs of the hour require. That is to say, the city ought to have and can have at same time a smaller tax levy and a larger working capital. Unless this policy is pursued, the city must either ic improveme time being the great pubtinue to pineh that demands or conits current needs." Accordingly the as sessed valuation was raised a year later by $\$ 1,400,000,000$.

## Budget Tendencies.

Nevertheless, the charter revision commission of 1907 found it necessary to recommend that the "constitution of the he be so amended as to exclude from all bonds ssued for purposes which produce revenues in excess of their maintenance charges." Acting on this recommendation, the Legislature exempted rapid transit and other "self-sustaining" bonds under a law which went into effect in
During the first decade of its existence, valuation 146 city advanced its real estate valuation 146 per cent., as against a tion. mate put into effect, through the Tax Department, another through the Tax ment increase of nearly a billion dollars in 1911.
Compared with the extraordinary assessment increase of this year, the increase for 1912 is moderate. As the ax ras not yet been made However it is coming ye higher than that for 1911, and if the budget turns out to ibe as large as some members of the Board of Estimate have intimated, the It is evident that per cent.
It is evident that the budget will be very considerably increased. Sound finance requires the insertion of important tems which have heretofore been provided or issues or corporate stock and the public debt. Under the system of ookkeeping recently introduced it is posBoard of Estimate to Committee of the ing and maintenance expenses from pay ments on account of capital assets in the demands for appropriations submitted by department heads. The Budget Committee this year consists of Borough President McAneny, Comptroller Prendergast and President Mitchel of the Board of Aldermen. Each of these gentlemen is known to be in favor of carrying out the principles of the new system of municipal ookkeeping and of putting an end to the folly of defraying any part of the current
expenses with borrowed money.

It is understood, for example, that nex eral millions for contain an item of sev ments in Manhattan. Such repairs were under the old system of bookkeeping ran for to corporate stock. The stock years. The average life of a street pave ment in Manhattan, however, is only ten ing paving ears. The practice of charg responsible repairs to corporate stock is huge public ior no small share of our terest on and are reducing the principa of the accumulated loans incurred during half a century of paving work, the bulk of which has disappeared through the ordinary wear of traffic
Budget advance of any statement by the Budget Committee it is impossible to say how many new items of this kind will be expenditure they will call for but ther expenditure they will call for, but ther the budget materially. The new will enlarg bookkeeping will also require some merely apparent additions to the some merely the Borough Presidents will be call. Thus to pay over to the Department of Water Supply, Gas and Electricity a good-sized sum in the aggregate for water used in public buildings. This practice, though introduced in the interest of proper accounting, means only that the city will take money out of one pocket and put it in another
There remain two important sources of increase in the budget, namely, mandatory legislation and the natural growth of the city. It is too early to attempt to esti-
mate what the increase will be from these sources. The purpose of this article is served by explaining in a general way the effect which the new system of account ing will have on the budget and by mak ing clear the fact that the growth of the city demands a disproportionately large
budget increase. There was
ing of disappointment last less general feeling of disappointment last October among troduction of an improved system the in counting had not improved system of ac tion in the budget The disappoineduc has not been allayed by the knowledge that the coming budget is likely to exceed this year's by a wide margin. As a matter of fact, the new accounting has af fected all that was reasonably expected of it. One thing it has done is to transfer to the budget items of expenditure that were formerly charged to the public been If this method of charging had have had in the budget for 1911 an item of some $\$ 29,400,000$ for interest an the city debt and another item of $\$ 17,300,000$ for redemption of debt. These two items constituted nearly one-third of the entire budget and a very large part of the taxe services their the present generation for taxpayers has not prioyed generation of

## Ability to Pay.

That the growth of the city requires a disproportionately heavy increase of ex-
penditure is another fact which should be borne in mind. It is not uncommon to hear criticisms of the budget on the ground that its percentage of increase has been larger than that of the population budget has increased faster than the abil ity of the population to pay taxes. However, the growth of population is not a property, notably real estate. The value of real estate depends upon the purchas ing power of the population. But there Every budget expenditure must therefore be judged on its individual merIt is not difficult to see why the budget should increase in We have a good illustration just now in
the effect on the budget of the disastrous Frequently the need of a municipal function demanded by growth, or rather, perhaps, congestion of population is not recognized until something occurs to
shock the public conscience, but in that shock the public conscience, but in that tion is generally all the more onerous to city had had for a generation past an efficient corps of inspectors to prevent un-
sate conditions in factories, there would not now be any demand for costly structural alterations in loft buildings. We
shall have, hereafter, not only the delayed budget appropriation for inspection but a great many owners will have to
make private expenditures to remedy conditions which they were not originally responsible for and which should never have been permitted to arise.
The bulk of the
The bulk of the budget increase of recent years, not counting items relating
to the city debt, has been for new munito the city debt, has been for new munipartments, like the Health and the Fire Department or to specially created de partments, like the Tenement House De with sanitation and fire prevention. We have only just begun to recognize the need of wider streets and better stree largest single charge which a merchant nowadays has to meet is cartage, a
charge inflated by the loss of time in sending trucks through congested streets The rapid growth of population and business have rendered our narrow streets with their existing sewers and water
mains, obsolete. There is, in a word, bound to be increasing outlay for struc tural improvements to city property, as
well as for new social activities on the well as for ney
part of the city.

It will be seen that any substantia check on the rising budget is quite un likely for years to come. How is the city to find the money for its growing expenditures? The tax levy is drawn from
these several classes of property, named these several classes of property, named
in the order of their importance as sources in the order of their importance as sources of revenue to special franchises, personality, and real estate of corporations. The share o erty has for years declined both absolute ly and relatively.
It is unlikely that personal property will ever become a large source of mu-
policy of separating State from local tax tangible wealth of the community is betangible wealth of the community is betaxation. The main reliance as a fiscal support of the municipal government is real property, comprising ordinary real estate, special franchises, which are defined by law as real estate for the purpose of taxation, and real estate or corporations. These schedules now levy, and in addition serve as the sole basis for computing the city's debt-creating power. However, the fiscal support Which they provide appears incapable city's growing debt and budgetary expen ditures.
There is reason to believe that no
further substantial advance in the assessment on ordinary real estate will be possible for some time. The Hudson River tunnels are making vast tracts of cheap land availabse for factory and tenerising taxes in New York cannot be rerising taxes in New York cannot be reup rents. Heretofore the housing competition from New Jersey has been practically a negligible factor, but with the transportation facilities now offered, a readjustment of rents in New York is certain to take place. In any event, our realty assessments cannot be materially increased until another period of general industrial prosperity shall have given a fresh upward turn to freehold values. Besides, any future increase will be moderate, compared with that of the last ten years, for the starting point of the increase during the last decade was an as-
sessment of 40 per cent. under the market sessment of 40 per cent. under the market Real estate of corporations is not an important item in the tax levy. Special franchises, however, rank next to ordirevenue, but in recent assessments these have undergone a marked depreciation, lating the lating the cost and the quality of the ser
tions. What has been said in the foregoing paragraphs must lead to the conclusions that the rise in budget expenditures is not likely to be arrested soon and that the existing sources of taxation are incapable of yielding in the next few years any very much larger income than they are had. These conclusions, it would seen, some time ago, he appointed a commis-
sion to inquire into the possibilities of enlarging the city's income, although he said this week in signing the teachers' equal pay bill, which will add $\$ 3,500,000$ is relatively far that taxation in this city is relatively lar lower than in other citthough submitted to the Board of Estimate, has not yet been published. It is understood, however, that it recommends developing the possibilities of sources of income apart from taxation; for example, franchises, rents for vault space and space in public buildings, parks and other public places, fees, licenses and so on.

## Taxpayers' Associations.

It is probable that a considerable revenue may be obtained from sources hereficient to mate much impression be suftax levy. If this is to be prevented from becoming unduly swollen, the taxpayers must see to it that the money appropriated under pressure of public apinion is economically spent. A surveillance over municipal expenditures is made possible by the new system of accounting. It is a notable fact that many philanthropic associations, maintained by voluntary subseriptions, engage recognized scholars rersed in the science and theory of municipal government as permanent secretaries at high salaries to watch the activities of the city in so far as these bear on matters of interest to the associations in questions, while none of the numerous taxpayers associations, made up presumably of well-to-do property owners, has adopted a imilar course. What secretary of a taxpayers association has done work corresponding in value with that Bureau of Municipal Research Mr VeilBur has as secretary of various asseciltions, had more influence on the sovernment of this town than have all the prop erty orners' associations together, and he has exercised it because of thorough knowledge of the subjects which he has advocated.
What has any taxpayers' association done to investigate the expenditure of the millions that are going into the Catskill Nater supply? If the taxpayers' associhens wish to make themselves felt on budget of educating public opinion on expenditure of insuring an eopriations, they must take a leaf out of the book of the philanthropic associations, the representatives of which are listened to with deference by the Board of Estimate.

## OVER ASSESSMENT AS SHOWN BY RECENT SALES.

## Sales During the Current Year in Which the Purchase Price Was Less than the Assessed Value-Views of a Downtown Realty Dealer.

I T is claimed that never before have so many sales been recorded as during the present year in which the price obtained
was under the assessed tax valuation. was under the assessed tax valuation. A large number of the examples given in the following table were furnished by
brokers who feel that the city is in many brokers who feel that the city is in many
cases placing an unjust burden on Mancases placing an unjust
The prevailing opinion among brokers The prevailing opinion among brokers
seems to be that real estate will be unable to compete with other forms of investment if it is to continue to labor under an enormous burden of overesti mated values for purposes of taxation. The following interview from a promi nent downtown dealer in real estate furnishes an excellent summary of the many protests which have been made to the
Record and Guide by owners, operators and brokers
"In 1909
'In 1909 and 1910, when Mayor Gaynor's policy of increasing tax values on
real estate to the futll value of the property was suggested, many opposed the plan on the basis that it was a danger-
ous one to put in operation as it would be ous one to put in operation as it would be
almost impossible to fairly assess propalmost impossible to fairly assess prop-
erty for its full value so that property in the various sections of the city would pointed out that any increased load upon realty, over what it was then carrying, Would possibly prove such a burden that
values would crumble and the market become stagnant, at least in many sections. In theory the Tax Department is absolutely correct in its effort to equalize
valuations and to put all on a $100 \%$ basis, and the Department is managed along absolutely honest lines. Every one admits this. Nearly every owner or dealer in
real estate is also willing to admit that in Commissioner Lawson Purdy the city has one of the best students of real es-
tate that could possibly be secured, yet
practically all of these same judges are frank in stating that it is impossible for any man to attempt to assess all property at its full value without dang a great many owners and

Over Assessed 20 Per Cent.
"I have no records at my disposal in talking with you regarding this matter, but I believe in of possible to compile ing the past two years since the taxes were so radically increased over the year 1910, it would then become apparent that the city was taxing the property for at least $20 \%$ more than it actually sold for. If so, the city has been taking from the people $20 \%$ more than

Another interesting phase of this situition to my mind is the fact that there has always been rather an artificial valuation placed on property, if you may term it by that name. This is particularly
true of downtown property, or property in active uptown sections one reason for this artificial yet actual value basis has heretyore been the fact that, comparaproperty for sal in was not very much as long as the owners of such property as long as the owners of such property
could eke out therefrom $4 \%$ to $5 \%$ they were satisfied with that return and maintained their prices. Conditions covering such property, however, have suddenly hole in this income and this in addition to the activity of the various State and municipal departments calling for large expenditures to be made whether by the partment or the Fire Department, has had a tendency to disgust some owners of New York City real estate and prop-
erty to-day cannot be sold to anywhere
near as good advantage as if these conditions had not been injected. These facts, particularly the increased assessment by making, many property the tendency with real estate as an invers disgusted this has taken from the market the logihis has taken from the market the logiputting his money into other torms of putting his money into other forms of estate market the usual investment is the bond of a railroad or industrial corporation, or of a city; not even a mortgage investment in New York City real estate. There is no question but what the action of the Tax Department has made hundreds of owners of real estate disgruntled and has taken them out of the market. Withdraw the demand for real estate, kill off the logical market for property, keep on adding additional burdens and there will be but one result; prices will fall tremendously and when they once commence to crumble in districts or in neighborhoods, where heretofore there has been to a certain extent an be that the city will secure much less by attempting to assess property on the attempting to assess property on the secured had it attempted to assess property on the basis of a general average of about 75 per cent. of actual selling price. Another strong point that I want to bring out is the fact that no one is qualified o absolutely impossible to do so, and if Commissioner Purdy fails we can definitely say that it cannot be done. Neighborhoods are constantly changing and we how see property which was worth a ceraccount enree years ago that has $25 \%$ within a very short time. Of course, it is true that the arbitrary increase of taxable valuations has pri-
marily been the cause of this, and when any assessor attempts to put property ways has great difficulty in getting the the new conditions.

## A. Target for Taxation

"Unfortunately for real estate it is a
mmodity that cannot disappear. It is always the target towards which taxation is aimed and its back is thoroughly weak ened by the additional burdens placed upon it. Real estate in this city is probably encumbered to at least two-thirds of its value, and whenever a mortgage is
placed on the property the recording tax placed on the property the re paid. A considerable portion of must be paid. A considerable portion of panies and these corporations notwith standing the fact that they pay a tax
on the mortgage, and a full tax to the city also pay a corporation tax to the State for the money they have invested, and New York City real estate. Thus in many instances our real estate is burdened by three different forms of taxation. Should not these various conditions be taken into consideration by the tax assessors? owners of New York City real estate are becoming disgusted, and I am only sur prised that more large estates have not
thrown their property on the market for thrown their property on the market for
sale for what it would bring, with a view to reinvesting the proceeds in investment where the income can be safely counted upon and cannot be suddenly diminished taxation
"As a business proposition the City of New York, if it gave real estate a fair property come into the market; would see values stimulated and subject to a air tax regulation, say $75 \%$ of selling more in taxes than it would by trying to foist upon the people a full assessment proposition which, while beautiful in theory, cannot be worked out in practise. "Commissioner Purdy has overshot the mark, his department has created hardShips to many owners, and as a fruit of their effort the department finds out that after one year's attempt property is selling at figures from $10 \%$
"I often wonder how the Tax Commissioner or the tax assessors would feel provided they owned real estate assessed subject to the present standard when if they went to sell they were confronted wreat deal less than their taxation values解 nad been legally robbed by their own dead been legally robbed their own de"There
strongly one other point that should Ne strongly brought out in this question. now neighborhoods should be watched that are being rapidly built up secure their tenants from the older section with the result that values rapidly enhance for the time being in the new districts but at the cost of the older sections, where values temporarily must decline; neighborhoods like Madison Square; Fourth avenue; 18th to 40 th streets, Broadway Fifth avenue, etc. In such zones as these, where speculation has been rampant and many new buildings have been erected, the properties should be assessed at the same average as in other parts of New York. Not only should the ground be assessed in the same proportion, but the buildings which house tistricts should be are taked on the same general average assessed on the same general average. property as well as the outlying sections.

Assessing at "Full Value" a Failure.
"We have attempted the $100 \%$ theory and the results have been disastrous. Hardships have been forced on many and investors are be
real estate market. a blessing it would be for the realty market if the city could see its mistake and put back valuations to the respond to such stimulation, values would again work towards a higher level and year in and year out the city would be a large winner."



## TAXES AND AŞSESSED VALUES.

## The Tax Department's Answer to the Criticism That Real Estate Is Overvalued for Assessment Purposes.

## By LAWSON PURDY

President of the Board of Tax Commissioners.

The theory advanced by the dealer in ard of assessment of teal estate is the standard fixed by law taxes are higher than if some unlawful lower standard is arbitrarily adopted. It seems that his real complaint is that the budget is too large. If assessments were lower the tax rate would be correspondingly higher. If all property were assessed at fifty per cent. of its value the tax rate would be twice as much as if all property were as-
sessed at one hundred per cent. of its sessed
The only relation between taxes and assessed values is the tax rate. The budget is fixed regardless of assessments and the
tax rate is determined by dividing the tax rate is determined by dividing the sum to be raised by taxation assessed value assessed value. As the assessed
falls the tax rate rises and vice versa.
The Tax Department is the distributor The Tax Department is the distrot determines the aggregate burden.
mines the ass guestion is as
The fursier question is as to whether equally by attempting to assess all property at full value or at a fraction of full value. Sales of real,, estate are only evidence of "full value." A single sale may be very good evidence or very poor eve sales are only the evidence of the extreme necessities of the seller which lead him to sacrifice his property, while other sales may be the evidence of the great need of the buyer for a particular parcel, or of his ignorance and improvidence

> Sales as Evidence of Value
> Complaint has recently been made of an assessment of $\$ 1,600$ for a lot purchased for $\$ 2,000$., The evidence shows that is $\$ 1,600$. On the other hand a lot was sold for about $\$ 85,000$ which was assessed for $\$ 110,000$. The fact was the seller needed money quickly when the market was poor and the sale was eviexceed the full value.
> In a certain case the average value testified to by four experts who differed widely, was fifteen per cent. higher than assessed value. They were expected and
desired to testify to a high value. The desired to testify to a high value. The assessed va
> If we were all creatures governed by strict logic it would make no difference at all whether we tried to assess at 100 per cent. or tull velue. The fact is, however that we are all imperfect human beings and not logical machines. It is bad for us to disregard the law and set up an arbitrary standard which we dare not proclaim officially, but more than that it would surely work badly to copy Chicago law provides that the full value shall
be set down in one column and 25 per cent. of the full value in another as the assessed value. What good could that possibly do? The full value must first can be determined.
Experience anply demonstrates that men are moved as much by feeling as by iogical reasoning and that men are much quicker to complain of an over-assessment when 100 per cent. is the average
than when 60 per cent. is the average than when 60 per cent. is the average
with a proportionately higher tax rate with a proportionately higher tax rate.
The present discussion is evidence of it If assessments average 100 per cent. an owner is generally quick to complain is he can prove that his property is assessed worth. He ought to complain and he does a service to the Tax Department by complaining. Usually his grievance can be remedied. On the other hand, if the average assessment is 60 per cent. of fuli value and some property is assessed at paying $331 / 3$ per cent. more than his share very often without realizing that he is injured. If he complains he used to be told that he was not injured because his property was not assessed for more than it his worth. It is hard for him to prove his case and yet he is paying one-third property is share while the man whose property is assessed 120 per cent. of its is only paying one-fifth more than his share.
It has been the universal experience that under-valuation is accompanied by much greater inequalities than a full value assessment. When assessments are
made at an arbitrary secret standard there is no standard at all by which to there is no standard at anm
test the fairness of assessments.

## Under-Valuations Worse

It is true and always will be true, that in districts where values are declining or stationary assessments tend to be higher in proportion than where values are rapfor a standard that is fixed by law, that everyone knows and that can be applied everyone kn
There must be a constant effort to advance assessments where values are rising and to reduce them where values are falling. The assessments in one section of 1912 and in many sections in all boroughs large reductions were made this year. The publication of the land value maps showing land assessments throughout the city were designed to make it easy for owners, brokers and appraisers to help the Department
of equalization.
The policy of assessing at full value was adopted in New York in 1903 and infin-
itely more has been done in these eight
years to make equal assessments than in all the previous history of the city. It would be easy for the Tax Department if the policy were to assess at 60 per cent. of rull value. The Department little criticism for the unfortunate people who were over taxed either would not
know or could not prove it, but when the Department tries honestly for 100 per cent. it must be that as many parcels will below it and the owners are sure to are tice over-valuation and keep the Depart ment keyed up to its work by their com plaints.

The absence of any complaint is deadly for the Tax Department. Honest, fair, eriticism gives life to its work and ment. ment.

The Department is -fortunate that its critics are charitable to its shortcomings and appreciative of its virtues..

## ASSESSMENTS BY SECTIONS FOR 1912.

Tables Show Present Assessed Values with the Tentative Figures for 1912. Plates on the Following Pages Give Tax Sections for All Boroughs.


*Decrease.

tax SECTIONS-MANHATTAN.
FIRE PREVENTION BUREAU.
Governor Dix Gives the Board of Estimate Authority to Establish It.
Fire Commissioner Joseph Johnson, after receiving word over the long-distance telephone Thursday afternoon that Governor Dix had signed the Hoey bill, amending the charter of the city and giving the Fire Commissioner summary powers in enforcing the laws governing unsafe buildings, gave out a statement in part as follows:
"The Fire Commissioner has been charged with heavy responsibilities in the amendments to the Greater New York charter contained in the act known as the Hoey bill. He is empoyvered to order the remedying of any inadequacy in the means of exit, whether in respect of structural conditions, fire-escapes or stairways; he can cause any building in which imminent peril exists to be vacated. This last power constitutes the vital difference between the old and the new law, and enables the Fire Commissioner to carry out his orders.
It is provided, however, that a person upon whom notice of violation is served action is final oxcept by review, of certiorari proceedings in the Supreme Court The present Bureau of Fire Marshal, the Bureau of Combustibles and the Bureau of Violations and auxiliary fire appliances are made subsidiary bureaus of the Bureau of Fire Prevention. These powers and responsibilities are drastic and revolutionary.
"It is important to remember, however that the actual establishment of this bureau devolves upon the Board of Estimate and Apportionment, and the bureau exists only on paper until such action is taken Without money and the men, no such bureau can exist in the Fire Department."
In the budget for 1912 is a tentative estimate for a Fire Prevention Bureau, consisting of 535 places, to cost annually $\$ 744,000$. It includes a chief of fire pre$\$ 5,000$ each, a chief inspector at $\$ 5,000$, civil engineer at $\$ 6,000$, and an inspecton force of 300 , to cost $\$ 385,000$. Statisticians, clerks and office force to take up the remainder of the money.


TAX SECTIONS-BRONX.


TAX 'SECTIONS-QUEENS.


TAX SECTIONS-BROOKLYN


TAX SECTIONS-RICHMOND.

## REMEDY FOR HIGH RENTS.

A Higher Tax on Land Recommended By Congestion Committee's Secretary.
Two addresses were delivered during the week which presented opposite views on the taxation proposition contained in defeated in the last Legislature, is expected to be introduced again. The bill provided that during the next five years a ten per cent. exemption from taxation should be granted in favor of improvements on land, and a corresponding increase made in the tax on the land itself. At the end of five years, buildings would have a fifty per cent. exemption and land would be taxed fifty per cent. more.
Benjamin C. Marsh, secretary of the Committee on Congestion, spoke on one Temple on Monday evening and Fdar Levey, president of the Title Insurance . Levey, president of the Title Insurance speech which he delivered on T'uesday evening at the Taxpayers' Convention.
At the forum meeting in the Metropolitan Temple, on Monday evening, held under the auspices of the Committee on Congestion of Population, Dr. Cornelius Donovan, president of the Tenants' Union, soke on the grievances of tenants in this city, and Benjamin C. Marsh, executive secretary of the Committee on Congestion of Population, spoke on "The Tenants' Remedy," which was, as he asserted, contained in the Sullivan-Shortt bill, a measare which would tend to moderate rents, as "well as lower the tax rate on buirdings. that the taves on buildings are paid by the tenants and not by the landowners. The taxes on buildings are shifted on to the tenant; but, on the other hand, if high taxes are levied on land, the owner of the land, not the tenant, will pay the increased tax on the land, since the higher rate of taxation on the land compels the owner to improve it with suitable buildings, or otherwise, so as to meet the carrying charges. More tenements means more competition for tenants, and that heans lower rents, so that the owner of and will have to pay all the taxes; he can't help himself.
"The owner of land with tenements will justly get a little more profit on values tenants create by being here and by paying for cly implovere of the values he has will get a ittle more or the valuer of the paid for, but of him.
"Naturally since tenants have the remedy for their grievances in their own hands, they should remedy their grievances themselves. The Lord and the Legislature will help the tenants if they will help themselves hard enough. Of course, the remedy, like all true remedies, must be gradual. The rate of taxation on buildings must be decreased gradually, the rate of taxation on land must be grad ually increased. The Sullivan-shortt bill to make the rate of taxation on buildings one-half the rate of taxation on all land by five equal reductions in five consecutive years, meets every requirement of justice and expediency."

## Queens Biggest Sewer.

The assessment rolls for the Myrtle avenue sewer have just been filed in the office of the Bureau of Assessments and Arrears in the Municipal Building, Court House Square, Long Island City. This is the biggest trunk sewer built in Queens since consolidation, and it drains the im portant Ridgewood section of the bor ough. The sewer extendirn borough Queens but also into Brookly, borough, and property owners there will have to
The total cost of the sewer is $\$ 1,100,000$ will have to pay $\$ 749,143.39$, and the residents of Brooklyn $\$ 350,856.71$. The as sessment is on an average of $\$ 2.10$ front foot, and hence every twenty-five foot lot will have to pay an assessment of $\$ 52$. The payments must be made by the property owners before Nov. 25 of this year in order to escape interest pen alties.

## For Seaside Parks.

As the first step toward spending $\$ 5$, 000,000 for seaside parks, the Board of Estimate put through the proposition for the acquisition of the sites of the proposed parks at isposing of $\$ 2,225,000$ of the city's money in a few minutes. The Rockaway Beach property is to be bought Rt private sale, and the Dreamland site acquired by condemnation. The former will cost about $\$ 1,225,000$, and the latter, it is estimated, about $\$ 1,000,000$.

## A TAXATION FALLACY.

## Edgar J. Levey Warns Taxpayers Convention Against the Sullivan-Shortt Bill.

THE Taxpayers' Convention, at the New York Turn Hall, Lexington avenue and 85th street, on Tuesday and
Wednesday evenings, was very successful in point of attendance and interest. Not the least bit of partisan politics could be discerned, and the chairman expressly discerned, and that the convention was not bound by the opinions of any speaker. The con-
vention was in a way a counter demonstration to the Budget Exhibit, now open, at which the city departments show the taxpayers where their money goes. The convention, on the other hand, undertook to show the city officials where public moneys ought not to go.
In other words; the convention was a protest against extravagant municipal expenditures. Men who have made a
study of different departments of the city study of different departments of the city pointed out instances of exvention and and in order not to be accused of being "destructive critics" merely, they also recommended public policies which they believed would insure economy while preserving efficiency
President Krekler, in calling the conthe meetings when he declared that his taxes were four times as much as when he inherited his property and the income less. Some of the thirteen associations represented by delegates in the convention had been in existence, he said, for many years. One is thirty-nine years old, another thirty-five. This fact was referred to
The chairman of the convention, Michael J. Horan, solemnly asked his hearers to read the sad story of the foreclosures of could not hope under existing conditions in Manhattan and the Bronx to become taxpayers, and taxpayers were lamenting that they ever became such. They were met together because they were struggling to keep what equity they had in their homes and places of business.
On Tuesday night, Edgar J. Levey spoke to a crowded house on "Unjust and Unfair Taxation on Real Estate"; Henry W. Berg, M.D., on the Department of Education; Louis Schrag on the Water Supply; and Ira J. Ettinger on the Tenement House Department. The programme called
permit.

## Political Vagaries.

Edgar J. Levey, in the course of his address on unfair taxation, expressed himself with regard to the Sullivan-Shortt bill n this wise:
"We, here in New York State, have generally held aloof from the political vagaries which have from time to time
afflicted some Western States, such as Greenbackism, Populism and the Free Silver heresy; but last year we witnessed an attempt to place upon our statute books a law which, if it had been passed, would inevitably have committed this State to a form of socialism peculiarly disastrous to real estate interests, viz., nothing less than the Single Tax confiscation advocated by Henry George.
"I refer, of course, to the SullivanShortt bill, which, while it did not pass the Legislature, is almost certain to be brought forward again next year. This bill provided that during each of the next five years a ten per cent. exe to the imtaxation shour brate so that provements on real estate, so that at half exempted from taxation while the tax on the land itself would be correspondingly increased. Of course, it is not intended that this discrimination between the tax on land and the tax on buildings should stop with this fifty per cent. exemption. It is proposed that the logical conclusion shall soon follow, of complete exemption of buildings, with the entire
burden of taxation running upon the burde
land. "This bill was fathered by the Commission on Congestion of Population, though it seems that there is considerable doubt as to whether a majority of that commay wonder what a tax measure like this has to do with the congestion of population. I certainly wonder at it. Experts on taxation who testified before the commission declared that such a law would not appreciably affect the distribution of the city's population, and, indeed, it would not be difficult to show that even a complete adoption of Henry George's ideas of confiscating private ownership in land would have but little influence on this subject.
"Nevertheless, the bill was presented to the Legislature as a congestion measure,
and the theory of its promotors was this: As you increase taxation on vacant land, you make it more difficult for the owners will be forced either to improve it themselves or to sell it to others for improvement at a reduced price. If you only increase taxation on vacant land high enough, you will force the owners to let it go for little or nothing, and in that way a large amount of cheap land will be furnished, upon which cheap houses for the poorer classes will be erected, and the
population thus drawn away from the population thus dr
tenement districts.

## Effect on Building Operations

"Now, in the first place, this beautiful theory ignores the effect upon building operations of the exemption of improve-
ments. This exemption constitutes a ments. This exemption constitutes a make the most intensive use possible of his land. In other words, if a man owned a lot worth, say, $\$ 3,000$, upon which, under existing laws, he would erect a $\$ 5,000$ two-family house, under this proposed law he would certainly erect a six-story tenement, costing, say, $\$ 20,000$. And, in the same way, in place of six-story elevator houses, structures of twelve stories would
be built. The result would inevitably be be built. The result would inevitably be to incre
ing it.
ing it.
When this obvious fact was brought to the attention of the advocates of this bill, they practically admitted its truth, but if only the Legislature would pass still another law limiting the height of buildings. Now, of course, if you carry retrictive legislation far enough, and the courts should lend themselves to the doctrine that land ownership has no rights which they are bound to respect, you can change the physical character of this great city to such an extent that it can be made to look like Timbuctoo, or some other one-storied village of Central Africa. But if this is the object, why not legislate directly to that purpose Why drag in an innocent-looking revenue
measure like the Sullivan-Shortt bill, which apparently grants only a partial exemption from taxation to the improve ments on land?
"Well, I think I can answer that conundrum. The people who are really behind that bill cared a great deal less for the question of congestion than they did else was the confiscation of all private else was the confiscation of the Henry ownership in land, through the Henry tion was to be the entering wedge. Some
of the excellent people who have advo-
cated this bill have undoubtedly been deceived as to its re undoubtedy been de ly, however, its chief advocate has re cently published a book, or printed briei, in its defense, and his utterances on the subject are so plain that there ought no longer to be the slightest doubt in any-
one's mind as to the real purpose of this measure.'
At Wednesday evening's session an address was delivered by Counselor Adolph Bloch on "Reduction of Taxation and Municipal Indebtedness," Other speak ers were. Chairman Michael J. Horan, Dr Demuth, Sigmund Feust and Harold Demuth, Sigmund Feust and Harold M gance in building unnecessary subways bridges, parks and playgrounds. Mr Phillips protested against discrimination in favor of personalty and against real estate in matters of taxation.
Resolutions were adopted setting forth Reso

Private capital should be encouraged to build subways; there should be no raising of assessed values for the purpose of increasing the debt limit; the Tenement House law infringes on the privacy of the people; any increase in
the budget will endanger the stability of real estate holdings; water supply should not be mete pave sor manufacturing or business purposes; education at the city's expense should consist chiefly of school education should only be proyide schoob educa showing superior proyided ness; the Board of Education should not interfere in the social or home life children; salaries paid school teachers ar liberal and should not be increased, and an investigation should be made of the workings of the Public Service Commission.
The associations represented by delegates in the convention were the following named: The United Real Estate Owners Associations, House and Real Estate Owners' Association of the 12th and 19th Wards. Taxpayers' Association of the 10th, 11th and 17 th Wards, West Side Taxpayer's Association, Real Estate 12th and 22d Wards, Harlem Property Owners' Association, Taxpayers' Association of the 1 Sth and 21 st Wards, Greater New York Taxpayers' Association, Taxpayers' Alliance, of the Bronx, High
Bridge Taxpayers' Alliance; South Bronx Property Owners' Association, East Tremont Taxpayers' Association, Central Bronx Real Estate Owners' Association, Bedford Park Taxpayers' Association.


Cross \& Cross
Israels \& Harde
NEW APARTMENTS EAST OF PARK AVENUE.
To be erected at 118 to 124 East 54 th Street, at a cost of $\$ 200,000$. It will represent a high grade achievement in this class of apartment house construction for this section.
One Hundred and Eighteen East Fifty-fourth Street Company is the owner,

## Buys ${ }^{\text {man }}$ Dwelling ${ }_{5}$ On Madison Ave.

John N. Golding has sold for Mrs. Helen N. Ballantine to Mary Pinchot 605 Madison av, a 4-sty dwelling, on is probable that the building will be used for business purposes.

## New Home for Friars.

Mark Rafalsky \& Co. have sold for the Countess Lena Mankowski to the Friars the property at 106 to 110 West 48 th st, three 3 -sty dwellings, on plot $61 \times 100.5$. A 12-sty clubhouse will be erected on the
site from plans by Henry Allen Jacobs site from plans by Henry Allen Jacobs at a cost of about $\$ 400,000$. The buildprice paid for the land was $\$ 125,000$.

## Buys Club House On Park Avenue.

Edgar A. Levy has bought from the Freundschaft Club its clubhouse property at the southeast corner of Park av and 72 d st, having frontages of 102 feet on the avenue and 130 feet in the street. The price paid was about $\$ 500,000$. No
plans for a new structure on the site plans for a new structure on the site
have been considered by the buyer. The club will remain in the present building until next spring and will then locate

## PRIVATE REALTY SALES.

## South of 59th Street.

GRAND ST.- Victor Muller sold the north-
west corner of Grand and Pitt sts, a 6 -sty tenewest corner of Grand and Pitt sts, a 6 -sty tene-
ment with stores, on lot $25 \times 100$, to Julius TishGOERCK ST.-Sugarman \& Kahn bought from Mrs. Hannah M. Nesenowitz, 102 Goerck st, a
5 -sty tenement, on lot $25 \times 100$. 12 TH ST.-Gustave Britt sold for Leroy
Goodrich, of South Cairo, N. Y., the 3-sty dwell ing at 304 West 12 m st, on lot $20 x 62.5 x i r r e g$. 14 TH ST.-The Duross Co. sold 202 West 14th st, a $31 / 2$-sty dwelling, on lot 2 xx 103.3 , adjoin-
ing the southwest corner of 7 th av. The buyer will extensively alter the building for stores and studios.
22D ST--Bradford W. Hitchcock, as attorney
for the Rufus C. Read estate, sold 110 East 22 d st, a 3 -sty dwelling on on lot 20 x 98.9 , to
22 D ST.-Bradford W. Hitchcock, as attorney
for the Rufus C. Read estate, sold, 116 East 22 d for the Rufus C. Read estate, sold 116 East 2 d
st, a 3 -sty dwelling, on lot $20 \times 98.9$, to Robert S .
Minturn for $\$ 30250$. 22 D ST.-Bradford W. Hitchcock, as attorney
for the Rufus C. Read estate, sold 128 East 22 d st, a a 3 -sty dwelling, on lot $20 x 98.9$, to Adolph A.
Hageman for $\$ 25$.
27 TH ST.-The H. M. Weill Co. and Webster
B. Mabie \& Co. sold for Jacob Wall to M. ManB. Mabie \& Co. sold for Jacob Wall to M. Man-
heimer the 3 -sty building at 149 West 27 th st, on plot t 2x98.9. The building has been occupiced
for a number of years by the Siegel-Cooper Co for a number of years by the siegel-Cooper co.
as a mattress factory, and when the lease ex-
pires the new owner will enlarge the building by adding three stories. The property has been
held at $\$ 75,000$.
In1., sold to Theresa Abelson 312 West 31st st, a , S-sty do delling, on lot $18.9 \times 98.9$, for $\$ \$ 0.000$.
The property is opposite the new post office building which is being erected in the rear of
the Pensylvania station the Pennsylvania station.
37TH ST.-Folsom Brothers, Inc., sord for the a 4-sty dwelling, on lot 14x98.9, to Helena W.
and Susanna H. A. Faber.
 4-sty residence at 28 East 38 th st. on lot 109.9 x
98.9 . The property is located 43.9 ft. east of the old South Church property at the southeast
corner of Madison av and 38th st. 42D ST.-A. C. \& L. A. Marks sold to Harry Lederer, and P. Chauncey Anderson, the Central
Baptist Church property at 220 to 226 West 42 d Batist Church property at 220 to 226 West 42 d
st. on a plot $78 \times 98.9$. The price paid was about
\$500 $\$ 500,00$. The buyer will erect a theatre on the
site which will be used by them. This was one of
. the first Baptist churches to be built uptown,
and the property has been owned by the church and the property has been owned by the church
corporation since 1811 . It is the last large site available for improvement on the south
side of 42 d st in this particular block. 46 TH
bought
STrom Mrs. Felix L. Reynolds \& Co. 64 West 46 th st, a 4 -sty
dwelling, on lot $16.8 x 100.5$, located about 153 ft . dwelling, on lot $16.8 \times 100.5$, located about 153 ft .
east of 6 th av. 49 TH ST.-Philip M. Britt, as executor of the
estate of Cornelia G. Britt, sold 43 West 49 th est, a 4 -sty dwelling, on lot $22 \times 100$, Columbia
stilege leasehold. 53D ST.-Henr
the estate of Frank S. Layng 14 East 53 d st a 6-sty. American basement dwelling, on lot William E. Diller in 1902, and was sold in
1903 to Mrs. Alice J. Hubbard, who sold it in
1907 to George S. Brewster ster resold the property to Mr. Layng. whose
ste ster resold the property to Mr. Layng whose
estate is now disposing of it All these transac-
tions were consummated through the same tions were
brokerage firm.
BROADWAY.-The Charles F. Noyes Co. re-
sold for the Douglas Robinson, Charles S. Brown sold for the Douglas Robinson, Charles S. Brown
Co. representing Lawrence Jacob, 507 Broad-
way, running through to 170 Mercer st, 5 -sty way, running through to 170 Mercer st, a 5 -sty
building, on lot $25 \times 2000$ The building is leased
to three tenants for $\$ 11,500$ a year. to three tenants for $\$ 11,500$ a year. The prop-
erty was offered at auction on Oct. 10 by Joseph
P. Day, and was purchased by parties in in-
and
PARK AV. - Moore \& Wyckoff sold for W. Emlen Roosevelt to the newly formed Park Avenue and $54 t \mathrm{Street}$ Co. the northeast cor-
ner of Park av and 54th st, a plot $100.5 \times 90$. ner of Park av and 54 ch st, a plot 10.
The buyers will build a 12 -sty apartment house
on the site, to be ready for ocupancy by Oct. 12 . on the site, to be ready for ocupaney by oct. 12 .
The entire transaction will involve about The entire transaction will involve about
$\$ 1,000,000$. J. ROMAINE BROWN \& CO. sold for Ernest Roeber and the Greene estate the leasehold on
$4971 / 26$ th av and 102 West 30 th st, southwest
coner correr. This was originally an elghty-two-yesr
lease, and the building on the property was one lease, and the building on the property was one
of the first erected on 6 th av. The lease has of the first erected on
ihirty-five years to run.
7 TH
4 AV.-Louis M . Simson sold 719 th av,
the corner of 48 th st.

## North of 59th Street

62 D ST.-Wilber C. Goodale sold for William
Teller 152 West 62 d st. a 5 -sty flat, on lot $25 \times 100$. The purchaser is a client of William H. Archibald.

73 D
STSty - - Henry
Desidence at
102 4-sty residence at 102 East 73 d st for Robert
I. Levy. The corner of Park av, immediately adjoining the house just sold, was rebuilt about a year ago by George E. Fahys. Immediately opposite, at the northeast correr, is the new
home of Oakley Thorne, now in course of conhome of
struction.
73D ST.-Emil Frank
sold the 4 -sty dwelling, on lot $16.8 \times 102.2$, at 116 East 73 d st. The prop-
erty was held at $\$ 00,000$. The buyer is William D. Dutton.
 executor, 159 East 78 th st, a 2 -sty dwelling, on lot 18xx100.5. The property had not been transfered in more than fifty years.
$96 T H$ ST.-The estate of Edward Moeller sold
o Mrs. Mary Youngman 50 West 96 th st, a 4 -sty dwelling, on lot $20 \times 100.8$, between Columbus av and Central Park West.
$\quad 97 \mathrm{TH}$ ST.-B. E. Freed bought from M. Weil through Sussman \& Heller.
104 TH ST. - Calder Nassoit \& Lanning sold for Joseph N. Francolini to the Bloomingdale dwelling. $19 \times 100$, to be used in plot of 4 other houses for improvement
143 D ST.-Solomon Stern sold the 5 -sty triple
tenement at 239 West 143 d st, on plot $25 \times 100$, to Irene Mary Brobst for about $\$ 30,000$.
118 TH ST.-Heller \& Sussman sold for the Strayer Realty Co. 17 West 118 sth a st, 5 -sty
tenement, on plot $25 \times 100$. In exchange, the tenement, on plot $25 x 100$. In exchange, the
buyer took 1998 Madison av, a 4 -sty 12 -room house, on lot $20 \times 40$.
124 TH ST. - D. H. Scully $\&$ Co. sold for the estate of Dramin Jones the 5-sty apartment on
a plot $30 \times 100$ known as the Eleonora, at 223 East 124th st.
143 DST .-Samuel D. Cohen sold for Dr. C. M. Hobilot $25 \times 100$, n 1 ST, wanted by negroes.
148 TH ST. - W. J. Hunston \& Son sold for ing, on lot 20x99.11. The same brokerage firm sold this property three times, Mr. Nash having
been its owner in 1902 . CENTRAL PARK WEST.-H. Reinheimer sold Tor the Maze Realty Co. to Frederick William ockel, 224 Central Park West, a 5 -sty single
apartment house, on lot $21 \times 100$, between 82 d and
and 83 d sts. The selling company recently ac-
auired the property from Mrs. Phillipine Wallquired the property from Mrs. Phillipene Wall-
bott in exchange for 673 to 677 Beck st, two 4bott in exchange for 673 to 677 ,
sty flat houses, on plot $66.8 \times 125$.
MADISON AV.-Edward W. Browning and D. H. Jackson sold 1497 and 1499 Madison av, a
6-sty apartment house, on lot $50 \times 100$, to Milton
M. Goldsmith. M . Goldsmith.

## Bronx.

KINGSBRIDGE TERRACE. - Ernst \& Cahn and J. J. Pittman sold for the Loring Realty bridge Terrace, about 140 ft . south of 230 th st. MINFORD PL-Leonard Weill bought from the Dwyer \& Carey Construction Co. the 5 -sty
flat in course of construction at the northeast corner of Minford pl and Jennings st, on lot
SOUTHERN BOULEVARD.-Shaw \& Co. sold for E. J. Casey the vacant plot, $50 \times 100$ on the
west side of Southern Boulevard, 122 ft . south of Home st.
TIFFANY ST.-The M. Morganthau, Jr., Co. eight lots at the southwest corner of Tiffany st and the right-of-way of the New York, New Embroidery Works, now located at 79 5th av. The property, which is $100 \times 200$ ft., will be improved by the selling company with a 2 -sty
building, to be occupicd by the purchasers. building, to be occupicd by the purchasers.
Buchanan \& ${ }^{\text {\& }}$ Fox, architects, are preparing Buchanan \& Fox, architects, are preparing
plans for the new structure. TIFFANY ST.-John F. Fetzer sold for Gross 165 th sts, a 5 -sty flat. In exchange the buyer gave the 5 -sty flat at 450 East 141st st.
MACLAY AV.-F. M. Weiss \& Co. sold for the
Wilgus Realty Co. to Emma Diemb the 2-sty Wilgus Realty Co to Emma Diemb the 2 -sty
two-family brick dwelling at 2523 Maclay av, two-family bri
on $\operatorname{lot} 25 \times 100$.
MORRIS AV.-Charles S. Ogden sold the plot, $115 x 85$, with a 2 -sty dwelling, at
corner of Morris av and 162 d st.
MACLAY AV.-F. M. Weiss \& Co. sold for
Anna M. Hoctor to the Wellman Finance and Realty Co. the northeast corner of Maclay av and Overing st, known as part of lot No. 69
Wm Adee Estate:

PROSPECT AV.-John F. Fetzer sold for a Mr. Ruechti 1985 to 1989 Prospect av, two 4 -sty a Mrs. Reitwein, who gave in exchange the three-family dwelling at 41 Furman av
STEBBINS AV. - Martin J. Cregan bought
from the Bellewood from the Bellewood Construction Co. the 5 -sty apartment house at the southwest corner of
Stebbins av and 170th st, on plot $28 \times 100$. In stebbins av and 10th st, on plot $2 s x 100$. In
part payment, the buyer gave the southeast
corner, diagonally selling company recently completed two the south side of 170 th st, be-
flat houses in then
tween Stebbins av and Bristow st tween. Stebbins av and Bristow st.
VYSE AV.-Shaw \& Co. sold 1165 and 1167
 WOODLAWN RD.-Clement H. Smith sold for lawn rd.
3D AV.-Alexander Selkin sold for Leo Charles
Dessar two lots, $50 \times 100$ Dessar two lots, $50 \times 100$, on 3 d av 89 ft. north
of 174 th st. to a builder, who will improve the property with stores
3D AV.-J. Clarence Davies sold for Alfred Kiersener 41713 d av, a 4 -sty flat, on lot $26 \times 98$,
located 30 ft . north of 176 th st.

## Recent Buyers.

JAMES J. GOODERIN is the buyer of 110 East 28th st, a dwelling
DR. LEONARD ADAIR is the buyer of the sold.
ANDREW J. COBE is the buyer of the plot at 2 Riverside
recently
Deported.

## Leases.

MARK RAFALSKY \& Co. leased a large part of the ground floor and basement in the former to Henry D. Morgan and John F. Keiser. The lease is for a term of twenty-one years, at an aggregate rental of over $\$ 1,000,000$. The lessees
were identified with the Folies Bergeres, and will carry out the restaurant features of that enterprise in the new location. The premises will be extensively altered and decorated.
JOHN R. \& OSCAR L. FOLEY leased for the Cornelius Ryan estate to James B. Regan, pro-
prietor of the Hotel Knickerbocker, the Ryan prietor of the Hotel Knickerbocker, the Ryan 25.6x100, adjoining the hotel on 42 d st. ${ }^{\text {s. }}$ The lease is for a term of twenty-one years, and
the building will be used as an annex to the hotel. D. \& W. Mullins acted for the lessee, e total rental is about $\$ 1,000,000$
ALBERT B. ASHFORTH leased to Homer T Broadway and 68th st; also to Ernest Tribelhorn space in the Bonwit, Teller building at
5th av and 38 th st ; also to Dr. N. M. Schaffer 5th av and 38th st; also to Dr. N. M. Schaffer
space in the Professional building at Madison space in the Professional building at Madison
av and 38th st, and a loft in the Arena buildav and $38 t h$ st, and a loft in the Arena build-
ing to the Colonial Hat Co. for a term of
S. OSGOOD PELL leased one-half of the fifth floor in 20 and 22 East 46th st for a term of THE CROSS \& BROWN CO. leased to the National Electrotype Co. part of the fourth floor
at the southeast corner of 22d st and 2 d av ;
berg. $\begin{gathered}\text { THE ESTATE OF PHOEBE ROBINSON }\end{gathered}$ leased 3 East 4th st, a 4-sty dwelling, on plot 27x10. ., adjoining Delmonico's, for a term of
years for business purposes. Pease \& Elliman years for business
were the brokers.
PEASE \& ELLIMAN leased the entire upper part of building at 447 Lexington av to a Mrs.
Eisenhauser: also the upper part of building excepting parlor floor, at 441 Lexington av, to a Mrs. Aikens.
SLAWSON \& HOBBS rented for Ranald H. Macdonald to John A. Proben, druggist, the
corner store in the new hotel about to be corner store in the new hotel about to be
erected at the southeast corner of Amsterdam
THE TWENTY-FIFTH CONSTRUCTION CO. leased from the plans in its new building, now in course of construction at 143 and 145 West
$29 \mathrm{th} \mathrm{st} 5,000 \mathrm{sq} . \mathrm{ft}$. of space to the Eagle Waist Co. for five years, at an aggregate rental of THE LOUIS BECKER CO. leased for the E. Bogner the store at the southeast 100th st and Columbus av to Charles Meyer. The lease, which is for fifteen years, involves n agsegate rencs
DENZER BROS. leased for the No. 30 East
23d Street Co., to Charles Knickrihm, the store, basement and first loft in the building under construction at 30 East 23 d st. The lease is for a long term of years, at a total rental of
$\$ 200,000$. The premises will be used for cafe and restaurant purposes
VASA K. BRACHER leased an office in 200
West 72 d st to William H. Murray. THE CROSS \& BROWN CO. leased for Cruikto John Michaels.
CORN \& CO. leased for Carstein \& Linnekin, as agents, the sec
to H. Loeb \& Co.
THE MCVICKAR. GAILLARD REALTY CO leased the fourth floor in 6345 th av to Thor sen Gray \& Smith.
THE CROSS \& BROWN CO. leased the entive building, at 1989 Broadway, between 67 th and
68 th sts, for Lewis Earle to the Hupp Corpora-

DENZER BROTHERS leased for Joseph Lib$\operatorname{man}_{\text {at }} 551$ to the 353 West Broadway, to $\begin{aligned} & \text { M. Wellen }\end{aligned}$
J. ROMAINE BROWN \& CO. leased the Yes-
taurant in the Normandie Hotel, at the corner taurant in the Normandie Hotel, at the corner
of Broadway and 38th st, to J. Amron for a erm of years.
THE LOUIS BECKER CO. leased for the es-
tate of C . G , Stone the two 3 -sty dwellings at tate of C. G. Stone the two 3-sty dwellings at
J08 and 510 West 159 .h st to Annie F. Ryan for a term of years.
FOLSOM BROTHERS, INC. leased for the
estate of Abbie L. Henshaw the house at the southwest corner of Lexington av and asth st o Elizabeth T. Doyle.
THE CROSS \& BROWN Co. leased for the National Cash Register Co office space on the
3d floor in the Johnston Building, at 1170 Broad-
way to way, to E. T. Schoonmaker.
FREDERICK P. CLARKE leased to Richard Hudnut, the perfumer, 20,000 sq. ft. of space
in the Bush Terminal Euilding, recently completed, at 327 to 333 East 29th st.
THE CROSS \& BROWN CO. has sublet for the Phillifs Publishing Co. the 10th and 11th
floors in 31 East 17th st to the Neale Publishing Co. and MacBride, East \& Co.
FUREY \& CO. leased for the Ransom Parker
estate to Mary A. Torey the dwelling at 224 este 11th st; also for the dowelling at 224
West toguet estate to ennie Keenan the dwelling,
THE LUDWIG SCHULTZE CO. sold the un-
expired term of the lease held by them at 429 expired term of the lease held by them at 429
Sth av, a 5 -sty building. between 38 tht and $39 t h$
sts, on a lot with a frontage of 16 ft. SLAWSON \& HOBBS leased for the Heimsoth estate to Bach Co. the 5 -sty building, on lot
$50 \times 100$, at the southwest corner of Amsterdam and 14 sth st, for a term or ten years. THE M. MORGENTHAU, JR., CO. leased, as
agents for the heirs of Jonas Stoltz, the front agents for the heirs of in thas 2 d av to Akerman
portion of the top loft
B Tush, manufacturers of coats, and the rear ortion of the same loft to Jacob Tiger, manufacturer of skirts. The leases complete the enire renting of the building.
THE M. MORGENTHAU, JR., CO. leased for that a portion of the basement in 141 and 143 1913, when all leases on these premises expire.
After the leases expire the owners will build a 12 -sty building on this and adjoining property. THE GEORGE BACKER CONSTRUCTION CO. which is erecting a 12 -sty store and loft lans seven of the floors to Bedlich \& Co sil versmiths: "Gaben," modiste, and Weiss ${ }^{\&}$ a
Engel. The structure will not be ready for occupancy until next January.
CHARLES S. KOHLER leased for a term Nephews Co., the south half store in 912 Co-
Numbus av to A. J. Smith: also for Jeannette Cumbus av to A. J. Smith; also for Jeannette
Welsh, for a term of three years to Minnie Martin, the 4 -sty dwelling at 120 West 85 th st; the 3 -sty dwelling at 105 Manhattan av to Mary THE CROSS $\&$ BROWN CO. leased for the
Clement Moore estate the plot at 548 to 554 Clement Moore estate the plot at 548 to 554
West 22d st, $100 \times 100$, for a long term of years, at an aggregate rental of $\$ 250,000$. The parcel
will be improved with a 4 -sty fireproot building, to be occupied by the Hopkins Manufacing.
turing Co., of of Hanover, Pa.., As a carriage fac-
tory. James N. Wells 'Sons were associated as brokers.
HEIL \& STERN leased for the estate of J. H. Mahony the building at 628 and 630 Broadway way the seventh loft to Max Goodman \& Co. alo for Solomon, Marquise \& Co. the eleventh loft in 636 and 638 Broadway; also in 682
Broadway the fourth loft to Levison Brothers \& Nevins; and for D. L. Newberg the eighth $\&$
I Nevins;
loft in 699 and for D.
Broadway.
THE DUROSS CO. leased 243 West 19th st, West 13th st, a 3 -sty dwelling, to John Hauck; also 147 West 15 sth st, a 3 -sty dwelling, to Lea
R. Grisel ; also 239 West 16 th st, a 3-sty dwelling, to Indalecio Lovez; also 203 West 30 th st 15 the st, a 4 4-sty dwelling, to John F. Kelly ; and
144 West 19th st to Sidney C. Harris \& Son. DENZER BROTHERS leased the store and basement in 46 to 50 Wooster st to Rottenberg,
Mendlovitz \& Co. a also to Barish \& Schwartz the ', H ' ' to loft in 315 and 317 Church st, with selmann \& Co. the top lott in 114 and 116 East
16th st; also to H. Trachtenberg the second loft in 113 and 115 Prince st, also to Herman Terr the sixth loft in 381 Broome st, and to
L. C. Baum the sixth loft in 27 East 21 st st. PEASE \& ELLIMAN leased the following pri-
vate dwellings: 130 West 71 st st to Mrs. M. G. Vich; 24 West 74 th st to st the to Mrs. M. Van
Reusen; 145 West 76 th st to Harold Nathan
He
 toth st to Eleanor. D. Clark; 866 West End av K. Root. 131 West 93 st st to Casimir Perier
152 West 76 th st to Frederick Wagner, and 352
West M. \& L. HESS leased the third loft in 127 in 40 and 42 West 17 th st to sochs \& Jalkut: Lyons Koffler Clothing Co ; the tenth loft in 12 and 14 West 32 d st to Jessie Shulman \&
Co. : the third loft in 12 West 17 th st to Hydeto the Rhinestone Product Co ; the third loft in
147 and 149 West 2 th st to Josenh Hamerslag,
and the third loft in 344 East 32 d st to W. M.
Latham.
L. J. PHILLIPS \& Co. leased for the Westcott intate and dhe roorowing cenants the store west corner of 110 th st and Broadway, with
the exception of the corner, and that part althe exception of the corner, and that part al-
ready leased to "Weisbeckers" for the Manready leased to "Weisbeckers" for the Man-
hattan Market Co, to the Hartford Co. a store in Broadway, Wavis. in connection with A. E.
to Jerome L. Davisaint; also to B. Blatek; and on the second
Tous.
floor offices to Dr. R. B. McNutt, to Jacob OmPOST \& REESE leased 135. East 61st st for R. M. Stuart Wortley to Rudolph Weld , also dolph Weld : also 248 Lexington av for George dolph Weld ; also 248 Lexington av for George
B. Post to Chalmers Wood; also 950 Lexington av for George B'. Post to Ford Huntington; also
131 East 7th st for Thomas E. Satterthwaite to Edwin Hewitt also 118 East soth st, with for Mary M. Hoffman, to Dres William Brown Dunning; also $10 \bar{y}$ East 81 st st for the es
Schyler Hamilton to Margaret Halloday
THE FREDERICK T. BARRY CO. leased 968 Lexington av to the Rev. William M. Fincke;
34 East 60 th st to Frank H. Kirmayer; 45 Eas 64th st ot Della Sternberger; 109 East 80th st Dr. Carl Pfister. also in 123 East 59th st store to Mrs. Schultz; 69 Madison av a store to
Mme. Selma: in 699 Madison av a store to Mme. Selma; in 699 Madison av a store to
Meyer Brown; in 581 Lexington av a store to Meyer Brown; in
the McDermott Dairy Lunch Co. ; in 589 Lexington av a store to S . Mannes; in 706 Madi -
son av a store to John V.-Donohue; in 140 East G0th st a store to Marius Pirolle : in 717 Madi-
son av an entire floor to Marie L. Fisher: the Son av an entire floor to Marie L. Fisher; the Rug Co.; and the dwelling, so the New York
to Lexington av, Frank.

## Suburban.

J. STERLING LRAKE sold for
Brown to Hugo A. Zigrosser, of
Newark farm of $1+0$ acres at St. Remy, Ulster County, hemlock, oak, chestnut and hickory timber, and hemlock, oak, chestnut and hickory t
a fine residence, with other buildings
MARK RAFALSKK \& CO. sold to Isaac Heyman for the Commercial and Realty Co. a tract Bergen and Jackson avs, Jersey City. It is the intention of the purchaser, a builder, to im-
prove this plot with high-class buildings for residential purposes. THE CROCKER ESTATE at Larchmont, better known as the home of Mrs. Jackson Gou-
raud, has been bought by Robert E. Robinson of the banking firm of Robinson \& Co., who has formed a syndicate for its development. The
sale involves the handsomely furnished. sion, together with the large stable and garage and twelve acres of land. The property is lo-
cated between Beach av and Pryer's point, and cated between Beach av and Pryer's point, and
has a water frontage of about 1,000 feet, including a private pier and bathing beach. The cluding a private pier and bathing beach. The
estate is known as La Hacienta. The price paid
was about $\$ 500,000$.

## Real Estate Notes,

pointed ERNESTUS GULICK CO. has been ap420 th av, southwest corner of 3sth 418 and of the Olsen Building at 252 to 258 West 290 th
st; and the Vosburgh Building at 273 to 281 st, and the Vosburgh Building a
State av, near Smith st, Brooklyn.
WM. PETERS \& CO. have been appointed agents for the apartments at the northwest corWebster av, and of 389 East 194th st.
HARRY K. SAVAGE has taken charge of the mortgage department of the Huston \& Spraker WORTHINGTON WHITEHOUSE has been appointed agent of the modern store and loft
building at 18 East 46 th st that Robert W . Goelet is constructing for John K. Fitch.
OGDEN \& CLARKSON have been appointed agents for the 12 -sty American Press Association Building at 225 to 229 West 39 th st; a!so
for the mercantile building at 375 th av.
THE TITLE GUARANTEE \& TRUST CO. View Land and Improvement $\$ 900,000$ on fore to the Sound unimproved property at Clason's Point. The mortgage is for 3 years at 6 per cent.
THE REAL ESTATE FIRM of F. R. Wood \& Co., composed of F. R. Wood and William Wood has formed a new partnership with W.
H. Dolson, which will hereafter he known the F. R. Wood, W. H. Dolson Company, with offices at the northeast corner of Broadway and Soth st. Mr. Dolson was associated with
Mr. Wood in the real estate business from his own business. The new firm will also have a branch office at Broadway and 144th st. COX SONS \& VINING are the lessees of the store and loft in 72 and 74 Madison av, recently
reported leased through Tucker, Speyers \& Co. GEORGE R. READ \& CO. report having placed $\$ 145,000$ for five years on 10 East 57 th st ; $\$ 110,000$ at five per cent. for five years on the northwest corner of Kenmare (Delancey) and Mulberry sts; $\$ 128,000$ for five years on 425 , 433 and 437 West 124th st.
WILLIAM P. MANGAM, real estate broker, formerly at 108 East 12 th st, has formed a partnership with Jacob R. Little under the firm at 160 Broadway

## MUNICIPAL FORECAST

## Hearings for the Coming Week at the Bureau of Street Openings 90-92 West Broadway.

 MONDAY, OCTOBER 2PUGSLEY AV--Opening, from McGraw av to
Clasons Point rd; CORNELL AV, from Clasons Point rd to Pugsley av; ELLIS AV, from TreROSEWO to White Plains rd, and from White Plains to White Plains
rd to Cruger av ; 2 p. m. m . from White Plains

UNNAMED ST,-Assessment, adjoining River-
side Drive on the east and extending from side Drive on the east and extending from
West 17 th st at Riverside Drive to West 181 st st at Buena vista av; 3.45 p. m.
TUNNEL ST.-Opening, from Broadway north
of Fairview av to the subway station at of Fairview av to the subway station at
West 191st st and St. Nicholas av; 10 a. m. BRONX BOULEVARD.-Opening, from Old
Boston Post rd to East 242 d st ; 10 a. m. TIBBETT AV.-Opening, from West 230th to West 240th sts; and of CORLEAR AV, from
West 230th to West 240 th sts ; 10.30 a . m.
 AV, from Virginia av to the bulkhead line of
Westchester Creek; and of WATSON AV, from Clasons Point rd to Havemeyer av, and from the Unnamed st west of Zerega av to the bulk-
head line of Westchester Creek; 3.30 p. m. BEACH AV.-Opening, between Gleason and
Bronx River avs; 3.30 p. m. AVT. ROSEDALENCE AV.-COMMONWEALTH AV; ROSEDALE AV; NOBLE AV; CROES
AV, and FTELEY AV; opening. from WestWADSWORTH TERRACE-Opening, from West 188th st to Fairview av; of BROADWAY
TERRACE, from West 193d st to Fairview ay of WEST 188TH ST ; of WEST 190TH ST, from Wadsworth av to Wadsworth Terrace; and
of WEST 193D ST, from Broadway to Broadway LACOMBE AV.-Opening, from the bulkhead of Westchester Creek; COMMONWEALTH AV, from Patterson to Lacombe avs; 1 p. m.

## Tuesday, October 24

WATERBURY AV-Opening, from Westches
ter to Zerega avs; NEWBOLD AV; ELLIS AV POWELL AV, from Virginia to Z Zerega avs and of GLEASON AV, from Metcalf to Zerega
avs $; 10.30 \mathrm{a} . \mathrm{m}$. OLMSTEAD
tory av and the bulening, between Protec Creek; ODELL ST, between Unionport rd and Protectory av; PURDY ST, between Westches
ter and Protect GARFIELD
rd to Morris Park av, and FILLMORE ST from Van Nest to Morris Park avs ; 3.15 p. m WHITE PLAINS ROAD.-Opening from West
Farms rd to the bulkhead line of the East Farms rd to th
River ; 10 a. m.
CITY ISLAND BRIDGE.-Opening, the East-
erly approach included in Parcels A and B; p. m. HAVEMEYER AV.-Opening, between La-
combe and Westchester avs; 2, m. HO UGHTON AV--Opening, from Bolton av to BY AV; STORY AV; HERMANY AV, and TURNBULL AV, from White Plains rd to the
bulkhead line of Westchester Creek; $10.30 \mathrm{a} . \mathrm{m}$ BUENA VISTA AV.-Opening, from its junction with Haven av at or near West 171s
st to West 176th st; WEST 172D ST; WEST
173 D ST, from Fort Washington to Buena Vist 173D S ST, from Fort Washington to Buena Vista

## Wednesday, October 25.

SEAMAN AV.-Opening, from Academy to Dyckman sts; and of an UNNAMED ST, north
easterly from. Dyckman st, from Seaman av WEST 231ST ST.-Opening, from Bailey to
Riverdale avs ; 1.30 . m . BOSTON ROAD.-Opening, between White
Plains rd and north line of the city; $2 \mathrm{p} . \mathrm{m}$ MCGRAW AV.-Opening, between Beach av
and Unionport rd; 3 p . m. WEST 207TH ST.-Widening, between 10th and Emen st, 1.30 p. m
METCALF AV.-Opening, from Bronx River av, near Bronx River to East 177th st; and
BRONX RIVER AV, from Lacombe to Metcalf

## Thursday, October 26

WEST 169TH ST.-Sewer, from Fort Wash
ington to Haven avs; 2 p. m.

## Local Board Calendars

WASHINGTON HEIGHTS DISTRICT.-TUES-
DAY, OCT. 17 , AT 11 A. M. 1. Acquiring title to public park bounded by
Edgecombe av, St. Nicholas av and 137 the st. The Consuiting Engineer reports, under dat of Oct. 2, that he sees no reason why this property should be taken for park purposes,
unless it is ceded by the present owners, as in his opinion, there is ample park space in the immediate vicinity. He further recom
mends that proceedings be instituted to remove mends that proceedings be instituted to re
this park from the city map. Approved. 2. Paving 176th st, between Nicholas and The report of the Bureau of Highways shows
that this street is without sewer, water or Lay over until subsurface structures have
YORKVILLE DISTRICT.-TUESDAY, OCT. 17,
Paving Exterior st, from 64th to 72 d sts.
Estimated cost
Essessed valuation of prop-
erty affected
Water mains have been aid from 64th to
oth sts, and from 74th to 75th sts only. The street is without sewer or gas. The Consultthat contract for the installation water mains is now in preparation, and will prob-
ably be advertised within two months. ably be advertised within two months. He
further reports that in all probability sewers diate action. No quorum.
2. Receiving basins at 7 th street between Exterior st and Av A.
The Consulting Engineer reports that he
owners at this location, and that, in all prob-
ability, these basins will be built by them under permit from this department.
Lay over pending further report from the Lay over pending further report from the
Consulting Engineer. No quorum. HARLEM DISTRICT,-TUESDAY, OCT. 17 , 1. Alteration and improvement to sewer in
112th st, between $2 d$ and 3d avs.

# Estimated cost $\ldots \ldots \ldots . . . . . . . . .13,000$ Assessed valuation of prop- erty affected 

 A protest against the rebuilding of thissewer has been filed by Theo. Tiedemann, of ${ }_{2}^{233-235}$ East 112 th st. Laid over. oncrete foundation 1422 st, from a point on
fis
leet east of Lenox av to the marginal street.

Estimated

- $\$ 4,340$
$\$ 230,000$

All subsurfacae
vided. Approved
3. Paving with sheet asphalt pavement on concrete foundation
ly to the marginal
Estimated

Estimated cost
sessed valuation of p..... $\$ 4,720$
erty affected ............ $\$ 200,000$ but the Chief Engineer of Sewers reports they can be built ender the sidewak. An in-
quiry addessed to the Water Department. under date of Oct. 4 , as to the necessity and
probable probable date of laying water mains, has not
yet been answered. Approved. 138th st at its junction with 5th av.
Estimated cost...........
 All subsurface structures have been proproperty is not yet in the city, but can be vested at any time. Approved.

Alteration and improvement to sewer in 1 st | t, between 1 st and 2 d avs. |
| :--- |
| Estimated cost $\ldots \ldots .$. |
| 1,900 | Assessed valuation of prop-

erty affected erty affected........
LOCAL BOARD OF MORRISANIA,
TRICT.-TUESDAY, OCT. 17,9 . ${ }^{22}$. M. ${ }^{\text {M }}$. DIS409. Constructing sewer in Barretto st, be-
ween Spofford av and Lafayette av. Estimated cost, $\$ 5,265$, involving an assessment of prob-
 foundation the roadway of Fox st, from Av St. John to Leggett av, setting curb where neces-
sary together with all work incidental thereto.
俍 S46 of the Laws of 1910 as Class "A". Ader Chapter tov. Reacating on the map of the City of New York Edgewater rd, approximately 000 feet
from the bulkhead line of the Bronx River, and
East River, between Seneca av and Manida st. East River, between Seneca av and Manida st. 453. Constructing. a sewer and appurtenances
in Austin pl, between East 144th st (St. Joseph's st) and East 147 th st, toget
work incidental thereto. Adopted.
LOCAL BOARD OF CROTONA, 24 TH DIS-
TRICT.-TUESDAY, OCT. $17,9.30$ P. M.
Laying out on city map and acquiring title to
emetery at the northwesterly corner of East cemetery at the northwesterly colne ark.
180th st and Bryant as as aublic Eark.
Referred to the President of the Borough by
 Plot to be acquired measures
190.87x155.56. ${ }^{180.09 \times 156.97 \mathrm{x}}$ (Correspondence
No. 26,270 ). 45t. Paving with asphalt blocks on a concrete
foundation the roadway of East 173d st, from 3d av to Fulton av, setting curb where neces-
sary, together with all work incidental thereto. Said pavement being designated under Chapter Adopted.
448. Rebuilding the sewers and appurtenances
in Tinton av, between East 156 th st and East in Tinton av, between East 156 th st and East av and Forest av, and in East 165 th st, between
Tinton av and Forest av, and in Forest av, be-
tween East 165 th st and Home st, and all work tween East 165 th st and Hom
incidental thereto. Adopted.
LOCAL BOARD OF CHESTER,
TUESDAY, ${ }^{23 D}$ DISTRICT. 17,8 P. M. 432. Constructing sewer and appurtenances
in White Prains rd, from 242 d st to the north-
erly line of the City of New York, together with erly line of the City of New York, together with
all work incidental thereto. Adopted.
377. Widening on map of city Adams st, between Van Nest av and New Haven Railroad,
from 50 to 60 feet, to be a 60 -foot street, 260. Acquiring title to Sacket av, from Bear
Swamp rd at Bronxdale av to Colden av. Petiion withdrawn. 360 . Acquiring title to Pierce av, from Bear
 known as Morris Park Station. Laid over.
S2-0S AND 13-0.-Acquiring title to lands necessary for Balcom av, from Eastern Boule-
vard to the junction of Pelham rd with the
causeway over. Westchester Creek, which is covcauseway over Westchester Creek, which is cov-
ered by the two petitions now before the Local
Board. Adopted. $60-1906$ Eronx. Park av, north of Walker
av.-Acquiring title. Some owners desire the av--Acquiring title. Some owners desire the
present commissioners to acquire the avenue at
a width of only 60 feet, instead of so feet, as
laid tout on the city map. Laid over. LOCAL BOARD OF VAN CORTLANDT. ${ }^{25 T H}$
DISTRICT.-TUESDAY, OCT. $17,8.30$ P. M. 410. Laying out on the map of the city an
extension to Kingsbridge av, from 230th st to
the southerly boundary line of the Borough of

building approaches, erecting fences where necessary in West 238th st, from Broadway to to West 242 d st; Waldo av, from Greystone av
to West 242 d st; also constructing steps and appurtenances in West 238th st, from Spuyten Duyvil rd to Waldo av. Adopted.
449. Constructing a sewer and appurtenances in Riverdale av, between West 259th st and improvement be combined with the petition for sewer on Liebig av, between West 259th and West 250 th sts, etc., known as Petition 437, and 1911. Adopted.
aying crosswalks, grading, curbing, flagging, fences where necessary and building steps and appurtenances where required in Summit pl, from Heath av to Bailey av.
343 . Harrison av.-Change grades between a point 200 feet south of Draingrades between a point 200 feet south of Drain-

## Board of Brokers Election.

At the annual election of the Real Estate Board of Brokers, held Tuesday, Oct. 17, the following were elected to serve as governors for three years: Warren Cruik-
shank, E. A. Tredwell, W. J. VanPelt. shank, E. A. Tredwell, W. J. VanPelt. For auditing committee: Hary Darling, Arthur Truslow. For nominating committee: David A. Clarkson, Joel S. DeSelding, Oscar L. Foley, The officers for 1911 and 1912 are as follows: Irving Ruland, president; E. A. Tredwell, vice-president; Elisha Sniffin, secretary; Alfred V. Amy, treasurer.

## Will the City Buy It ?

The Board of Estimate is being petiioned to take title to the little historic cemetery in East 180th street and Bryant rial park, in recognition of the patriotic ervices of the soldiers now buried there The old cemetery was saved, fenced and restored, and the monument erected, and is being maintained by private donations. The cannon and headstones are furnished by the United States Government as public property, free of charge. A govern ment stone for the unmarked grave of Captain John Butler 2d Light Dragoons, War of 1S12, has just been delivered by the War Department.
Supreme Court Justice Brady expresses the opinion that it would not cost the city anything to take title to this littie memorial park, as condemnation comithout in a patriotic matter of this kind and that there would practically be no claim made for damages-as very few if any of the old grave or plot owners would claim or would be in a position to claim damages, as the graves and stones would be left there, protected and cared for by the city, and the memory of those buried therein perpetuated. President Miller, to whom the petition has been referred, con curs in the opinion of Justice Brady.

## Lot Auction at the Bronx Exchange.

On November 6th, 1911, George Price Will sell at auction thirty lots bounded by St. Mary s av., St. Agnes av., Westester the first Brons auctioneer to hold a legal sale at the new Bronx sales room at 3156 Third avenue

## Edenwald Taxpayers.

The members of the Edenwald Tax payers Association will hold their regula meeting at their headquarters, 237th st October 21 st, 1911 , at 8 o'clock.

## Budget Hearing.

A further public hearing will be held next Friday morning in relation to de partment estimates for the Budget of 1912. Taxpayers are invited to appear to be made and included in the budget.
-In the iron and steel trade there is a fair degree of activity, but while the tions, price concessions have at leasit tions, price concessions have at least
served to stimulate orders.

## Railroad Purchases.

At the moment the railroads are very small purchasers of material, because of necessary retrenchment in expenses and new iss of the impossibility of placing tions. Me under existing financial condiroads Meantime, the needs of the rail question of time when they will be com pelled to enter the market as buyers up on a large scale.
-Expert opinion in most lines favors the view that the industrial situation is on the eve of improvement. -N . Y.
Tribune.

## FAVORS THE AMENDMENTS.

## President Miller Urges Bronx Electors

 to Vote for Excess CondemnationIn November two constitutional amendments will be voted on, relating to the purpose is to amend Sec. 6 of Article 1 "Excess Condemnation Amendment" Its purpose is to amend Sec. 6 of Article 1, of the Constitution by adding thereto a clause to read as follows:
'When private property shall be taken for public use by a municipal corboring, additional adjoining under conditions to be prescribed by the Legislature by general law. Property thus taken shall be deemed to be taken for public use.
It will be submitted as amendment to "Shall

Shall the proposed amendment to Section six of Article One of the connotice as Amendment Number four, in relation to taking private property for public use, be approved?"
At present only property actually needed for public use may be taken. In a street opening, for instance, it may happen that part of a lot is taken, for which practically the full value of the lot may pe given, leaving the rest for the owner. His neighbors may be assessed to pay him nearly the whole value and yet leave him a valuable property. On the other hand, sometimes the owner is left with a part of a lot which he canno use without loss. If the city takes the Whole lot, it may be able to combine the surplus with other similar property taken and sell it to such advantage as to reduce Also the street now may take nearly the whole lot leaving a narrow strip to cut off the frontag from another lot off the fro
Hon. Cyrus Miller, Borough President of excess condemnation. favors the policy week:
"If the law be amended so that the city may take the whole property and sell off what it does not need, after the improvement is made, it will result in a grea saving in many cases.
The policy of excess condemnation is followed very generally and with most satisfactory results in Europe. In Lon don, the first improvement made was the creation of Garrick street, in 1861, when 72 per cent. of the cost of the land and construction was recouped through the making of Southwark street in 1864, 37 making of southwark street in 1864, 3 pered and in the expense was veco street which was finished in 1871 the recoupment amounted to 53 per cent. In the construction of Northumberland ave nue, which was completed in 1876, the amount realized from the sale of the sur plusage was nearly $\$ 600,000$ greater than the original cost of the land and improve-
" second amendment may be called ondemnat with or without a Jury" amendment. I amends Sec. 7, of Article 1, of the Con stitution, by changing it to read as follows:
"Sec. 7. When private property shall be taken for any public use, the compensation to be made therefor, when State shall be ascertained by jury by the Suprem ascertained by a jury a jury or by not less than three com missioners appointed by a court of record, as shall be prescribed by law" It provides that the Legislature may prescribe that condemnation damages may be ascertained by the Supreme Court thrh or without a jury, instead will commissioners, as at present. ment No. 7, and will be submitted as fol lows: "Shall the proposed amendment to Section 7 of Article one of the Consti tution, designated in the election notice as Amendment Number Seven, authorizing the Supreme Court, with or with out a jury, to ascertain the compensa is to be mad when pensation is not made by the State, be pensation is not made, be approved
is amend President Miller also favors his amendment, saying
ondemnation cases were placed that if alendar of the Supreme Court like any other cases, and tried by a judge under uniform rules or procedure, it would re sult in a very great saving over the pres sent slow, cumbersome and expensive method.
"I urge you, for your own benefit, to vote in favor of both of these constitutional amendments and see to it that your
neighbors do likewise."

## NEW YORK'S FIRST SKYSCRAPER AND ITS ARCHITECT

$I^{T}$ is doubtulu if there was ever a achievement was more derided than was that of the man who, by his courage and ture that was the parent of the tall commercial buildings whose upper stories now punctuate the skyline of the metropThe full significance of Mr. Gilbert's foresight and gift to the building world
can hardly be appreciated unless referred can hardly be appreciated unless referred to in detail. Through the courtesy of his
widow, who was seen at her home in Brooklyn, the writer was permitted to obtain something of the history of the projection and erection of the Tower
Building at No. 50 Broadway, the strucBuilding at No. 0 Broadway, the struc-
ture which so completely revolutionized building operations in this city and country.
"My husband, when he first announced his plan for the erection of the Tower terms by both lay friends and those of his own profession," said Mrs. Gilbert. "On one occasion, in particular, he was
met by a celebrated engineer, who in-


[^0]THE TOWER BUILDING, 50 Broadway.
formed him that the building would come down about his heels, and that if Mr.
Gilbert persisted in putting it up he Gilbert persisted in putting it up he
would write the owner. This he did, but the her, Jad asked Mr. Gilbert what he could do with the lot, and, believing in him, he had determined to let him go ahead.
On another occasion, when the skelea friend living in the same house expressed himself skeptically about its being able to stand the required strain. It happened that it was on a Sunday and a gale was blowing. Together they visited and mounted the structure. Not a particle of vibration was felt. The friend,
being thus convinced, they descended to


BRADFORD LEE GILBERT
Broadway, and much to the wonderment of the emerging congregation from old Trinity, passed by singing the Doxology "Some years their vices.
some years later, upon the termination of a speech at the Republican Club, a asked to be forgiven for the references he had made to his mental condition at the time No. 50 Broadway was being erected. He said that he had felt so convinced that the building would blow over that he had removed his offices from across the street. Subsequently finding that the building was still intact, he had moved back again, and now appreciated the privilege of shaking hands with its Plans were filed in the Building Department on April 17, 1888, By Bradford Lee Building at 50 Broadway, setting forth that the structure was to be eleven stories, or 129 feet in height from the side-
corresponded in lengths with the heights together. A line of wrought-iron girders was placed on top of the seventh story columns, and upwards from that point were used solid brick walls, twenty inches thick, for a height of three stories about 32 feet and 16 inches for the bal ance of the height, or about 25 feet
Rolled beam girders were placed tween the columns and connected theret at the level of each floor, up to and in cluding the seventh floor, and includin up to the roof, to support both the floor and to carry the panels of brickwork pressure was provided for by diagona pressure was provided for by diagona the vertical columns, and so constructed as to transfer to the foundations a pos sible 116 tons of wind pressure when the wind should blow at a rate of approxi mately 70 miles an hour. difficulties at the start, because no lav existed by which the construction could be approved. He was not discouraged after patient negotiations with the Boar of Examiners of the Building Depart ment, managed to get his plans approved in April, 1888 . When completed, th Tower Building was the earliest exampl tion in which the entire weight of wall and floors was borne and transmitted $t$ the foundations by a framework of me tallic posts and beams. Although ther were great possibilities involved in the invention, Mr. Gilbert decided not $t$ patent his ideas, which resulted in th immediate following of the plans of the Tower Building by others, and whic culminated in the skyscraper of to-day. it has been rumored repeatedly within the past two years that the building wa going to be demolished, and would give n its site and the two to be erecte Amso site and the two adjoining lots. by Mr. Gilbert are the Ridings designe ing Club Gert are the Riding and Drix Terminus at Chicaso which was pleted in nine months for the Warl Fleted in ${ }^{\text {Fair }}$ e ratic the remp ing of the old Grand Central Station 42 d street, the Union Station Concord H., Northern Pacific general offices at Paul, terminal of the Intercolonial

|  |
| :---: |

of 21 feet 6 inches and a depth in the narrow part of about 108 feet. The object of this narrow and tall building was to give a Broadway connection to a building of considerable greater area sitof the in New structure was evidenced by the use of vertical lines of cast-iron columns, instead of solid brick walls. These columns were placed at varying distances up to about eighteen feet apart, and had at the foot of each line a cast-iron shoe resting on the foundation walls at the basement floor level. They extended in part up to the level of the eighth story,
and also in part to the roof level. They

Railroad at Halifax, general offices and Mexico, and there is building now from Mexico, and there is building now from Mr. Gilbert was also supervising architect of the Atlanta Internationial and cotton States Exposition in 1895, chie of the South Carolina Interstate and West 1901 Exposition at Charleston during 101. He was awarded a gold medal at type olumbian Exposition other at the Atlanta Exposition for "the designing and building of principal structures within the limit time and appropriation

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(Telephone, Madison Square, 8900.)
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Newark has entered upon a campaign for city beautification, and is looking for a man capable of making a new city plan that will be a guide for the future in opening new streets and widening old ones. The city plan commission has the new work in charge.

The subject of street paving is receiving a great deal of intelligent attention at the present time. A great deal of money has been spent for pavements now declared to be the worst known and it is hoped for the sake of overburdened taxpayers that the local government boards have at last found the right kind.

Yonkers is steadily coming to be a fair field for apartment house construction for families from New York City. Recent experiments there with a good quality of multi-family housing have proved successful. Commuters seem to be willing to put up with a little inconvenience in traveling in order to live in a community possessing so many civic conveniences as the fine city of Yonkers.
The political economy of city streets was brought in evidence before the Supreme Court this week in order to establish the value of a lease on Broadway. Testimony to the effect that the number of persons passing a given spot is the basis of rental values at that point and that, therefore, the west side of an avenue is always more valuable than the east was the main contention in the case.

The Fire Department, speaking through an accredited representative, promulgates the statement that it is unqualifiedly in favor of an outside line of escape on all classes of buildings, "without exception" whether there be fireproof stair lines inside or not. Old New York would be so wound around with red tape if all its public servants had their way that it would not be able to grow at all. Imagine an outside fire-escape on the Metropolitan Tower!

The Legislative bill which reorganizes the Fire Department and institutes a fire prevention bureau has received the Governor's signature. The Governor had a long time to consider the measure and evidently found it difficult to make up his mind in regard to it. While the legislative act is less objectionable to property interests than were the provisions in the late Charter bill which had the same object in view, it still confers upon the Fire Commissioner a high degree of arbitrary authority, which the building interests at least contend should not be entrusted to any single individual. An appeal may be taken from a decision of any of the superintendents of buildings to the Board of Examiners, but the only appeal from an order of the Fire Commissioner would be to a special board of survey and thence to the Supreme Court, a proceeding which would involve some expense to the owner and serve to deter him from standing on his rights if he considered the Commissioner's order unjustified.

## Surplus Office Space.

The decision of the management of the Union Pacific Railroad Company to move a larger proportion of its executive staff to New York is an interesting illustration of a tendency which of late years has become complaratively rare. During the abounding days of 1901 and 1902 almost every morning newspaper chronicled the leasing of a large group of offices in New York to some Western corporation which had decided to move its executive staff to New York; but at the present time those days seem very remote. The concentration of the administrative machinery of large corporations in New York was the natural result of the process of centralized business organization, which culminated a decade ago and which is now on the decline. That process of centralization, whatever its benefits to the rest of the United States, was certainly beneficial to its largest city.
It tended to make New York the center of the interstate commerce of the whole country. It was more convenient for the management of the "trusts" to transact their "big business" in a city which offered the most abundant financial resources, and in which it was easier to confer with the heads of other larger corporations and with the bankers. The consequence was that a large number of new office buildings had to be erected in order to accommodate this increasing business. The price of real estate in the financial district went up by leaps and bounds; and as a part of the same process, a large demand was created for lots on Fifth avenue adapted to the residence of multimillionaires. But these consequences did not persist. After 1903 the process of centralized business organization practically stood still for some time. The years 1905 and 1906 were, of course, characterized by very active and profitable business, from which the financial district profited; but there were fewer evidences that New York was gaining at the expense of the rest of the country.
It is possible that hereafter a process of decentralization may set in . which will result in an actual loss by New York of some of its previous gains. The dissolution of the Standard Oil Company and the American Tobacco Company may, for instance, bring with them the dispersal of the executive staffs of the new corporations. Indeed, it would seem as if some such dispersal must necessarily follow, in case the orders of the Supreme Court are to be carried out in good faith. The business property of the new corporations will be localized, and the tendency will necessarily be to localize their management.
That the process of dissolving the "trusts" will ever be carried far enough to make a substantial difference in the demand for office space in and about the financial district may be doubted; but in all probability the work of centralizing business management in the United States has been finally checked. Even the financial primacy of New York, as compared to the other cities of the country, may well decrease, rather than increase. If, for instance, the Aldrich plan is adopted, there will follow a certain decentralization of the banking facilities of the country; and any reform of the credit system of the United States will be aimed chiefly at the accomplishment of some such result. Of course, no other American city will supersede New York as the financial center of the country; but as time goes on it may well become less rather than more of a center.
It is wholly improbable that hereafter conditions will favor as much speculation in stocks as was characteristic of previous periods of prosperity. The brokers of Wall Street have lived chiefly, not on the purchase and sale of securities for investors, but on the accounts of customers who were buying and selling on a margin.

Speculation in stocks will continue in considerable volume, but the regulation of the railways and of "big business" will diminish the range of speculation in actual business, and will, consequently, diminish the opportunity for speculation in stocks. After the level has been reached and the business of the country has discovered where it stands, fluctuations in prices are likely to be less violent, and the profits derived from successful stock speculation will be smaller. The owners of office buildings in the financial district are more likely to suffer from this change than from any other prospective loss of tenants. Many brokers have, during the past year or more, been running their offices either at a loss or with a very small profit, in the expectation of a revival of stock speculation.
Such a revival may follow upon or anticipate the next period of business prosperity, but the volume of speculation will be smaller, even at the best, and the brokerage houses are likely in the long run to need less rather than more space in the office buildings. It is no wonder, consequently, that the construction of these buildings by speculative companies has ceased. Of late years it has been banks, insurance buildings or individual investors like Mr. Woolworth who have been erecting the skyscrapers; and inasmuch as they can afford to accept a smaller return on their investment, they are making the operations of speculative real estate companies in this field increasingly difficult. It is no wonder that the president of the United States Realty Company finds cause for complaint in the existing condition of this branch of the real estate market.
In no other part of the city are profounder readjustments taking place than in the financial district, and this process of readjustment may well continue a number of years, during which time very few new skyscrapers will be erected in and about Wall Street.

## Two Active Sections.

The two parts of Manhattan which continue to show the most real estate vitality are Long Acre Square and Park avenue. During the past week announcement has been made of the construction of another theatre in 42 d street and of the prospective opening of another large restaurant in the same vicinity. Inasmuch as the restaurant and theatre proprietors claim that there are already too many places of amusement in Manhattan, their multiplication must remain a matter of wonder. It should be remembered, however, that the improvements in means of communication which distribute the population of the city are beneficial to its shops, theatres and restaurants. The population of New Jersey and Long Island will be able hereafter to spend their money in Manhattan much more conveniently than they formerly could.
There is, consequently, a steady increase in business for retail trade and places of amusement, which encourages new enterprises, even when many of these enterprises do not in the beginning pay particularly well. Of course, in the future the tendency for the inhabitants of the other boroughs to spend their money in Manhattan will obtain still greater volume. The Long Island Road is only beginning to develop the traffic which will be tributary to its lines. The effect of an express service from Greeley Square to Newark is only beginning to be felt. Most important of all, the BroadwaySeventh avenue subway, with its connections in Queens and Brooklyn, will enormously increase the interborough traffic.
The benefit of all these transit improvements will be felt chiefly in the district between 59 th and 23 d streets; and that district will remain for the next iten years the most interesting part of New York, from the real estate point of view.

The space it contains is far too small for the multitude of business enterprises which are being centralized in this neighborhood. When the existing period of inactivity in real estate building comes to an end, the revival will be more noticeable in this particular district than in any other part of Manhattan.
Apparently the area immediately north of the Grand Central Station is to be occupied chiefly by apartment houses. The railroad company is, indeed, seeking to build places of amusement and semipublic buildings over its train sheds; but the only kind of improvement which hitherto has commended itself to builders on or near this part of Park avenue is, as we have said, apartment houses. The eonstruction of two of these buildings has been recently announced. One cannot help wondering, however, whether the use of this part of Park avenue for apartment houses will not prove to be a mistake, and whether within five years business will not begin to invade the blocks on Park avenue between 59th and 49th streets. Builders are tempted to erect apartment houses on this avenue because its width enables them to go up several stories higher than they can on Lexington and Madison avenues, and because the absence of trolley cars makes it desirable for residential purposes.
North of 59th street these advantages will be sufficient to make the avenue more valuable for residence than for business. But between 59th street and the station it looks as if some kind of business would eventually prevail. After the station is completed, Park avenue will become one of the great thoroughfares of Manhattan -a thoroughfare which will have the advantage of escaping the delays attendant upon the worst street crossing in the borough. It will, consequently, become a very convenient place for the location of the best class of retail trade, which is already being crowded on Fifth avenue north of 42d street. For the two chief approaches to the busiest railroad station in the city to be lined with residential buildings would be unnatural. The Record and Guide has already insisted that the private houses between 34th street and the station will surely be superseded, and similar conditions make the same result probable north of the station. Business will work down from 59th street and up from the 49th, and the efforts now being made by the railroad company to secure the erection of semi-public buildings over the train shed will accelerate and intensify the tendency.
A good deal of retail trade will be situated on Madison and Lexington avenues also, but the trolley cars on these avenues diminishes their ability for the better class of shops. The overflow from Fifth avenue, which will within the next five years attain considerable volume, is more likely to settle on Park avenue than in any other place.

## The Week in Real Estate.

A slight improvement in the volume of Manhattan sales was in evidence this week, and several of the transactions were far enough removed from the commonplace to attract considerable interest. The market is far from being in a satisfactory condition for this season of the year, but considering the poor appearance of business in general and the disquieting features of overproduction and overassessment, which are combining to make the possible buyer somewhat wary, the showing for the week is fairly good. The trading was somewhat distributed throughout the various sections, but certain districts, such as the extreme lower part of the Island, the middle West side and Harlem, continued very inactive.
One of the most interesting transactions of the week was the purchase by
two theatrical managers of the property of the Central Baptist Church on 42 d street. This church, one of the first Baptist edifices to be erected uptown, has been in the hands of the church corporation since 1841. For several years the property has been more or less in the market and on several different occasions it has been reported sold. The price has always been the stumbling block, heretofore, and if the present reported price of $\$ 500,000$ is correct it indicates a strong feeling of confidence in the productive power of this block, at least from the theatrical standpoint. There are already about eight theatres in the block and this sale disposes of the last large plot on the south side of the street suitable for an improvement of any size.
Another sale which is of interest in that it indicates the future upbuilding of a section of Park avenue now almost entirely unimproved, was the purchase by the Park Avenue and 54th Street Co. of the northeast corner of Park avenue and 54th street. The Record and Guide has pointed out on several occasions of late, that Park avenue between 50 th and 56 th streets is one section of the city that is not overbuilt, and that owing to the extensive improvements which are being made on this thoroughfare in connection with the new terminal of the New York Central railroad, well constructed apartment houses of a good grade are extremely likely to prove themselves profitable investments. There are many people of wealth and social position who would greatly prefer to live south of 59th street but who have heretofore been unable to find proper accommodations except in private houses or hotels. The same company which bought this plot is also building an apartment house on 54th street, near Park avenue, and it is understood that nine tenants have already been found for this house, notwithstanding the fact that it will not be ready for occupancy for some time to come. Property values in this part of Park avenue have not yet reached a prohibitive figure and it will not be surprising if several other similar projects are announced before long.
Another deal which was somewhat out of the ordinary, was the lease by the proprietor of the Hotel Knickerbocker of the adjoining building on 42 d street. This is a ten-story mercantile structure and it so happens that the floors are about on the same level as those of the hotel. The intervening walls will be cut through and the floors turned into sleeping quarters. This will give the hotel about 100 additional rooms. This acquisition of additional room would indicate that good hotels in this section were not suffering from lack of business.
A further illustration of over-assessment was furnished this week by the sale of the Lorillard estate holdings at public auction. The properties were all located south of 14th street and in a number of cases the amounts realized were noticeably under the assessor's values.
Longacre Square is soon to have another restaurant of the class calculated to attract the pleasure seeking crowds of that remarkable amusement neighborhood. Several of those interested in the vaudeville-while-you-eat plan, first tried out at the Folies Bergere, have taken a lease of the ground floor in the former Studebaker building and, it is said, will again offer theatrical as well as gastronomical inducements to the public.
The Board of Estimate at its meeting on Thursday authorized the purchase of two seaside parks, one to include the Dreamland property at Coney Island and the other a tract of about 250 acres on the Rockaway peninsula. The purchase was opposed by some of the property owners' associations on the ground that this expenditure would add still further to the burden of taxation, but as is apt
to be the case, their protests were una vailing.
The sale of a private dwelling on 73d street recalls a bit of history which illustrates the unusual changes frequently taking place in New York city real estate. The southeast corner of Park avenue and 73d street was originally used as a private dwelling. Later it was turned into a flat house and a few years afterwards it was again altered into a private residence.
The Bronx continues to be inactive, about a dozen sales making up the budget from that borough for this week. The only important sale involved a large plot on Tiffany street along the tracks of the New Haven railroad. The buyer, the Royal Embroidery Works, will build a two-story factory on the site for its own occupancy.
A small number of rather insignificant plans for new buildings were filed this week with the Building Department, the only ones of any size being those for a twelve-story apartment house at the southeast corner of West End avenue and S8th street, to cost $\$ 750,000$. Contemplated plans for several other structures were announced during the week but these have not yet reached the department. The most important of these were for an apartment house on the Westcott estate property at the northeast corner of Broadway and 110th street and a twelve story loft building at 109 to 113 East 26th street, near the corner of Park avenue. It is understood that negotiations are well under way for a lease of the latter building to one tenant and that if the deal is carried through, work will be started in the very near future. Announcement was also made that the Hanover Bank building at Pine and Nassau streets, would shortly be enlarged by the addition of two stories.
The announcement that the United States Steel Corporation would give up its ore properties strengthened the tone of the whole building material market this week. The iron trade and the structural steel interests heard rumors to this effect ten days before the announcement was made and, while orders were more or less restricted in anticipation of an immediate shrinkage in quotations, the fact spread to other lines, common brick in particular, and helped to stimulate a buying movement that promises to continue for a month at least. Ornamental iron works and fire-escape manufacturers, expecting a new price list, withheld orders for winter requirements, and were inclined to follow this policy until existing quotations are shaded.
The effect of this change in policy on the part of the steel company undoubtedly will be to encourage builders to proceed with their winter building operations, outside of Manhattan. The fact that common brick went up another twentyfive cents in price last Monday, and that a further advance of a quarter of a dollar a thousand is expected before Thanksgiving Day should quicken prospective purchasers.
President Rose, of the Greater New York Brick Co., authorized the official statement this week that the price of Hudson River common brick would not go over $\$ 7$ a thousand, afloat, plus the usual moderate charge for covering barges held in reserve, at any time this winter. He said that dealers had nothing to fear, as far as the supply next spring was concerned, and that he could positively assure dealers and consumers that normal conditions would prevail.
The Portland cement situation appears to be going from bad to worse, according to authorities in the industry. There is absolutely no fixed mimimum price beyond which agents will not go to get business, and there does not now seem to be any prospect of a settlement of the
price problem until the companies take their annual inventories and figure up their profits and losses after January 1. Lumber is without feature. Good grades for ordinary building purposes are available in large quantities, both in suburban retail and local wholesale yards. Prices are close to list, with the exception of hardwoods, wherein there is some shading for late fall and early winter business. Linseed oil is quoted at 89 to 90 cents, which should make good paints cheap this winter and next spring, if the present level is sustained. Tin and other roofing material are in an active market, but new business is slow in coming to book.
The building stone situation is clearing. With the gradual return to work of the striking marble cutters and setters, dealers are again in the market, and wholesalers are getting together their belated estimates for winter requirements

## Asking Prices Are Too High.

Editor of the Record and Guide:
Within the last fortnight some of the writers for the public press seem to have
discovered a few facts about the real discovered a few facts about the real estate market in this city that they thought were unusual, an
extraordinary comme announcement that the Metropolitan Life Insurance Co. had shut down on building loans yor the the son, they led up to the overbuilt and that city was extensively the situation called for a cessation or time as the demand should catch up with the supply" of rentable space.
This 'discovery," and the magnified importance given it in reports and comments of most of the newspapers, bespeak a woeful lack of information on the part of the writers. The conditions thus disseason of the year. The city has always been overbuilt to somebody, and it is very much to be desired that it always should
be overbuilt. And about this time last be overbuilt. And about this before, the year, and, I think, the year same Metropolitan Life Insurance Comsame Metropolitan Life insement that it wany made similar make no more loans for building would make no more this year.
projects to be begun this
For these announcements there have always been two very good reasons that do not imply any serious fear of the consequences of erecting a few more buisofor building operations for the current year is over, and the very great majority of builders would not if they could begin new operations until after the winter ing institutions have 'about completed their intended investments along this line for the year
A year ago, when the Metropolitan made the announcement that it would lend no more for the year, it had invested, or undertaken to invest, about $\$ 25,000,-$
000 in building loans, out of a grand total of buildings planned to that time of about $\$ 85,000,000$. Up to the present time the same company has made loans already recorded of over $\$ 16,000,000$, and those engaged, but not yet recorded, will doubtlotal, although there is a decline of about $7^{1}$ total, per cent. in the aggregate of construction on Manhattan Island this year from last.
 sons are almost as obvious. Tenants will not continue to inhabit and do business in old, dark, unsafe and poorly equipped buildings when for a little more money they can be accommodated as they wish in new, light, fully equipped and fireproof or fire-protected buildings. It is
not too much to say that 50 per cent. of the buildings still in service have outhived their best days, and could be replaced district below 59th street this And in the district doubtless be nearer 90 per centage would doubtless be nearer 90 per
cent. The process of reconstruction is going on, must go on, will continue to go on, with profit to the Metropolitan Life Insurance Company and all other intelligently helpful financial institutions, and to builders and owners as well, until New York is made a perfect city.
That there will be a little unevenness and disproportion in the process is probably inevitable, but this is a transient
condition that may be depended upon to condition that may be depended upon to
right itself in season, and with injury only to the ill-advised enthusiast who refuses to take counsel of those who are
eompetent to give it.. And although new ties would be like "carrying coals to New
castle," there are many localities in which it can be undertaken with profit to all tan and other safe and conservative lending institutions may have ceased lending for the season, there is very great plenty of money available for building operations even at this time, and even in the
Borough of Manhattan.
This rebuilding movement is a menace
This rebuilding movement is a menace properties who are holding out for extortionate prices for their land. And as; no matter what is written for their edification, they will continue to hold out for such extortionate prices, there is littie danger that the rebuilding moverly equal ize land values. JOHN L. PARISH. New York, Oct. 16.

## REAL ESTATE STATISTICS

The following table is a resume of the recorded Conveyances, Mortgages, Mortgage Extensions and Building Permits for the boroughs of Manhattan, the Bronx, and Brooklyn and the Building Permits for the Boroughs of Queens and Rich mond for the current week. The righ hand column enables the reader to make a comparison with the corresponding week of 1910. Following the 1, 1911, tables is
to date.

| MAN <br> con | HATTAN EYANCES 1911 Oct. 13 to 19 | $\begin{aligned} & 1910 \\ & \text { Oct. } 14 \text { to } 20 \\ & \hline \end{aligned}$ |
| :---: | :---: | :---: |
| Total No. | S9,043, ${ }^{143}$ | $\begin{array}{r} 127 \\ \$ 5,803,500 \end{array}$ |
| Assessed value ....... | 89,043,000 | \$5,803,500 |
| Consideration. | S488,146 | $\$ 349,700$ |
|  | Oct. 19 Jan. 1 to Oct. 20 |  |
| Total No | 7,450 | 8,324 |
| Assessed value | \$418,424,925 | \$478,333,930 |
| No. with con |  | 730 |
| Consideration | $\begin{array}{r} \$ 37,445,167 \\ \$ 33,608,775 \end{array}$ | \$34,164,200 |
| MORTGAGES |  |  |
|  | Oct. 13 to 19 | ct. 14 to 2 |
| Total No. | ${ }_{2}^{114}$ | \$2,642,784 |
| Amount... | \$1,279,031 | \$2,642,784 |
| Amount... | 8978,750 | 81,003,140 |
| No. at 6\% |  |  |
| Amount. | \$176,681 | \$295,784 |
| No. at ${ }^{1 / 1 / 2 \%}$ | \$8,000 | \$294,500 |
| No. at 5\% |  |  |
| Amount. | \$684,250 | \$1,416,500 |
| No. at 41 | 11 | \$259,000 |
| Amount. | 8348,250 |  |
| Amo. at ${ }^{\text {at }}$ | \$175,000 |  |
| Unusual rates |  |  |
| Amount. | 540,000 |  |
| Interest not | 82,546,850 | \$377,000 |
| Jan. 1 to Oct. 19 Jan. 1 to Oct. 20 |  |  |
| Total No. | 5,905 | 6,715 |
| Amount | \$255,593,490 | \$244,525,726 |
| To Bank \& Ins, Cos. | 1.307 |  |
| Amount.......... | \$143,325,794 |  |
| MORTGAGES EXTENSIONS |  |  |
|  | Oct. 13 to 19 | Oct. 14 to 20 |
| Total No............. | 31 |  |
|  | \$1,283,500 | \$760,000 |
| Amount...... |  | 12 |
| Amount....... | \$572,500 | 21,000 |
| Jan. 1 to Oct. 19 Jan. 1 to Oct. 20 |  |  |
| Total No. | 1.802 | 1,866 |
| Amount........ | \$69,893,117 ${ }_{631}$ | 878,860,509 |
| To Banks \& Ins. C Amount | \$38,686,205 |  |
| BUILDING PERMITS |  |  |
|  | Oct. 14 to 20 | Oct. 15 to 21 |
| New buildings Cost |  |  |
|  | \$1,115,600 | \$1,096.975 |
|  | 8319,243 | 8132,467 |
| Jan. 1 to Oct. 20 Jan. 1 to Oct. 21 |  |  |
| New buildings Cost | 700 | \%\%714,844,420 |
|  | \$10,873,969 |  |

## Alterations

$\mathbf{\$ 8 0}, 573,969$
$\mathbf{8 1 0 , 5}$

## BRONX

## CONVEYANCES

Oct. 13 to 19 Oct. 14 to 20
Total No..
No. with
No. with consideration
Consideration.
$\begin{array}{lll} \\ \cdots \cdots 70,465 & \$ 95,100\end{array}$
Jan. 1 to Oct. 19 Jan. 1 to Oct: 20




## MORTGAGES EXTENSIONS

|  | Oct. 13 to 19 | Oct. 14 to 20 |
| :---: | :---: | :---: |
| Total No. | 13 | 22 |
| Amount. | \&176,650 | \$314,500 |
| To Banks \& Ins. Cos |  | 14 |
| Amount | \$52,500 | \$278,500 |
| Jan. 1 to Oct. 19 Jan. 1 to Oct. 20 |  |  |
| Total No | 520 | 514 |
| Amount. | 8,519,627 | §6,870,450 |
| To Banks \& | 107 |  |
| mount | \$3,574,850 |  |


| BUILDING PERMITS |  |  |
| :---: | :---: | :---: |
|  | Oct. 14 to 20 | Oct. 15 to 21 |
| New buildings. | $5174{ }^{23}$ | \$757 ${ }^{31}$ |
| Cost | \$174,850 | \$757,500 |

Jan. 1 to Oct. 20 Jan. 1 to Oct. 21


## BROOKLYN CONVEYANCES

Total No............. \begin{tabular}{c}
1911 <br>
Oct. 13 to 18

 

1910 <br>
Oct. 13 to 19 <br>
463
\end{tabular} $\begin{array}{lrr}\text { No. with consideration... } & 463 & 30 \\ 23 & 23\end{array}$ Consideration............ $\$ 198,995$ \$148,846 Total No............... Jan. 18 to Oct. 18 Jan 1 to Oct. 19 No. with Consideration...

Consideration...........
C

## MORTGAGES

|  | Oct. 13 to 18 | Oct, 13 to 19 |
| :---: | :---: | :---: |
| Tot No.. | 394 | 478 |
| Amount. | \$1,191,275 | \$1,709,654 |
| To Banks \& Ins. Cos. | 79 |  |
| Amount. | \$428,800 |  |
| No. at 6\% | 203 | 291 |
| Amount. | \$436,674 | \$915,528 |
| No. at 51/2\% |  | 107 |
| Amount. | \$251,400 | \$464,200 |
| No. at 5\% |  |  |
| Amount. | \$413,466 | \$285,410 |
| Unusual rates. | 2 | 3 |
| Amount. | \$1,600 | \$4,300 |
| Interest not given. | 30 | 22 |
| Amount .............. | \$88,135 | \$40,216 |
|  | to Oct. 18 Ja | n. 1 to Oct. 19 |
| Total No. Amount. | 17,928 | 20,258 |
|  | \$81,132,981 | \$93,098,787 |
|  | July 1 to Oct. 18 |  |

$\begin{array}{lr}\text { To Banks \& Ins. Cos.... } & 1,701 \\ \text { Amount............... } & \$ 12,950,107\end{array}$


## QUEENS

BUILDING PERMITS


## RICHMOND <br> building permits

Oct. 6 to $19 \quad$ Oct. 6 to 19

## New buildings

Cost..........
$\$ 63,235$
$\$ 2,915$

## Building Materials in Japan

In the general mode of construction of a Japanese house the sills and heavy timbers are connected with a network of split bamboos, which is filled in with a cheap muddy cement. When dry, the outside walls are covered wither smoothly
the inside walls being either plastered or finished with a well-grained the sides of the building, tack fireproof the sides of tiles ares square upon this and cover the whole with a good grade of cement or plaster. The roofs in cities are with few exceptions, of fireproof tiles laid. in cement over light shingles that have previously been covered with a cheap claylike cement, repairs being necessary after one or two years. Country houses are, as a rule, thatched sliding doors, the cost is very little for material and constructios. The better class of foreign-built buildings are now of
artificial stone blocks or stone and brick The Japanese are now building foreign style office buildings almost without exception.

## BUILDING SECTION

## DAYLIGHT IS THE ONLY CURE FOR OVER-BUILDING.

Construction Authorities Tell How it Eventually Will Be Assured-Would En-<br>furce Rec gnation of Rights of Individuals-Present Enigma Must Go Unsolved.


#### Abstract

WHOLESALE theft of daylight is the space in this city. Fultnermore, overconstruction will continue to be a probowners until the State enacts leg slation defining the proportion of air space above his let that the owner is entit ed to. These statements sum up the reasons advanced this week by authorities on finance, realty and construction for the so- called over-built cond en of Manhattan, and its ultimate cure. The decadence of the tenement hcuse, the


 elimination of the factory death trap, the obliteration of the sweatshop, the substitution of second and third rate office buildings with larger and taller structures and the slow, but nevertheless certain demise opartment speculative apartment house builar or unsarpointed out as morely futile makeshifts in the solution of the light problem and forerunners of an early day when the buildings we now call modern wiil prove economicallyunprofitable decades before the modest time limit set by the average structure razed in Manhattan.
Even conservative architects reluctantly admitted that radical measures must be taken be fore the periodical micease. There were those who foresaw the day when the districts now trade centers would suffer the same experience that antiquated lofts and offices in the sections vacated through uptown removals are now going through, all because the average builder neglects to take into account the day when his present source of light will be cut off by adjoining buildings. There were others who were able to see that too much construction without reference to special needs and requirements a given locality was din gerous and were inclined to censure the architects as a body for not protesting against such protesttions more vigorously. Architects, on the other hand, complained that they could do nothing under existing laws and saw no hope of effecting a change until the building public could be educated to the point of realizing that the building that would pay the biggest dividends for the greatest number of years was the one that gave the biggest
value for the rental charges by offering the the charges by offering the
greatest amount of assured permanent light.
An owner asked how this was complished in the case of an inside lot buildings going up on three sides. the reply was "Through mutual conservation of light and air space by co-operation between owners and building companies, not elective, but made compulsory by rigid legislation." The taxpayer pleaded helplessness because of the lack of a cohesive organization and expressed the belief that it was more advantageous to the architect to permit conditions to continue as
they are on the ground that as long as
landowners' greed created a tenantry demand for more light and air and more samtary and modern working conditions larger voiume of future construction be a there would be if the New York man builded for ages like the London, Berlin or Parisian owner, instead of only for dee ades.
The New York Chapter of the Amer:can Institute of Architects has made a plea were financiers who were financiers who thought that some
n constitutional grounds, but there seemed to be no question in the minds of needed. It is proved some such law was individual gains a peculiar public benefit individual gains a peculiar public benefit parcel of land that it emoluments of a agislation If it is a as where one owner a case of usurpation precipitately from its light from a neighboring shutting out equally offensive or becoming so in this age of practical sanitation and hygiene, bemenace to public weal a should, therefore weal and ficient provocation for the recovery of damages
That is the legal explanation of the cause of the great amount of available office, loft and resitoday. As counsel for a large real estate company said: "People prefer modern, new apartment house, office or loft building to an old, dingy building, and the chances are they will stay there until they can find brighter and newer quarters for the same rent or until their light and air are shut off by the erection of a tow And this is as next door. Anding is as true of the Riverside Drive as it is in Greene street and equally as applicable in the mid town center of the big loft buildings as it is in any one of the big new office buildings."

## New Buildings.

"There is not an oversupply of new buildings,' said the head of a big "The trouble is that there are too many of the new buildings that do not meet the requirements of special trades. If you were to put up a building on Fourth avenue and so construct it that you could go into the old silk district and tell the big houses down there that you could guarantee them permanent daylight from ground floor to roof, you could fir up that buidding before it was completed, even though it were on an three sides by other tall three sides by other tal buit build the kind structure that would able you to do that be cause you would be depriving yourself of some of your space rights whereas your neighbor would have the full benefit of your sacrifice and could utilize all the space on his lot.
"That is what makes capital timid every once in a while. We all know
system of solving the lighting and ventilating problems in business and residential buidings in this city would reduce the one applicable to the law of supply and demand and would forever halt supply and cial and residential migration as we knowit today. ibility of enacting such legislation feascontended that any statute tending to limit the owner in the enjoyments and rights of his property without due process of
something has to be done,
but you cannot but you cannot make the average archi tect. or real estate man, much less the owner, see it in a broad gauge light. We recently made it a rule not to carry a single operation that does not have in it some particular class of tenant. It is the some particular class or tenant. It is the legislation that is needed. There is too much general construction work now-a days, and, I think, if you look into the facts, it would be shown that in many cases, the buildings that are new and not completely filled today are those which
have only the element of newness to commend them to prospective tenants or and competently managed structures that and competently managed structures that afford to stand the strain until the buildings are entirely occupied.

As for the average apartment house, there should be no average. I am speaking from the tenant's point of view. I controlling interest in one in Riverside Drive and another in Fifth avenue. We get high rents, but it is seldom we get long leases. I know that the experience of the tenant of today stays until he finds an apartment with larger rooms, more light, better service or nearer some particular transportation or theater center, which suits him better. Sometimes the question of concession actuates him, and I am told that this is a particularly ag-
gravated snarl in this year's renting $\underset{\text { problem. }}{\text { gravated }}$

## Specialty Apartments.

"I thoroughly believe that the successful apartment house operator of the near his building on a special plan. This will cater either to tenants with children or cater either to tenants without them, to bachelors or bachelor women, to special sects or religious, to certain professions or arts and so on; in other words,. I believe the future of apartment house construction in this city is to strike a happy medium between the apartment house as we know it today, the apartment hotel and the co-operative apartment house and make of them a cations, avocations, classes, creeds or cial plane. The age of specialism will recognize no limitations."

## Ernest Flagg's Cure

Ernest Flagg, applied in the construction of the Singer tower as far as conditions will permit, a principle of construction which he believes will be the prevalent, if not exclusive type of building construction in congested cities a half a century hence. It contemplates making New York a city of minarets, of varying heights and architectural designs, per-
haps, but of a common type. In brief. it haps, but of a common type. In brief. it
would permit an owner to bici'd over his would permit an owner to biild over his entire lot to a height equal to the width upward only on, say, three-fourths of nis types of buildings, whether they be busitypes of buildings,
For the purpose of giving the reader some conception of Mr. Flagg's idea, a hybrid photo-diagram of the Singer buiiding surrounded by phant $m$ structures of
similar contour is herewith given. It ieveals at a glance the benefit owners ot veals at a glance the benefit owners ot
property would gain by being able to as sure prospective tenant taranted and would be permanently guaranteed and great reduction of fire insurance rates great reduction of fire insurance rates this plan of construction. Danger from a general skyscraper conflagration would be almost entirely eliminated because the city's fire fighting forces could give combat to the flames from many points of vantage in adjoining buildings where now impenetrable party walls give access to burning buildings from. only the front and rear. Each building, once erected, would live its natural lifetime instead of becoming economically unprofitable before it has hardly turned over its owner's in-
vestment. Such a general building plan vestment. Such a general building plan
would check ruinous competition and would check ruinous competition and
make the rule of the survival of the fittest operate within prescribed limits instead of serving as a vehicle tracked to the
bankruptcy court.
"What do I think of the status of building construction in New York at present?" said Mr. Flagg. "Well, frankly, we
are over-built, but I do not mean to imare over-built, but I do not mean to imply that we have too many modern build-
ings. On the other hand, I would say we have not enough of them, not enough of the right kind.

## Indiscriminate Building.

"We have been building indiscriminately. Loft buildings, amply supplied with daylight to-day, but probably dark and unhealthful to-morrow, have gene up rapidly in the middle of the city during the last few years. They are complain-
ing to-day because they have stood for ing to-day because they have stood for
varying periods without tenants, or half empty. They wonder why, but I will venture the opinion that the cause is either directly or indirectly due to their inability to guarantee permanent daylight. Mind you, I do not say that this quently managers of really desirable loft
and office buildings hold out for very high ents, but I think you will find the fault "What do you believe to be the ultimate solut.

I have a solution, but the public is not et ready to adopt it. It can only be applied by means of legislation, and that kind of legislation is hard to procure. But the day is coming when the welfare of workers and persons living in apartments will demand it and then there will come about a general reconstruction of this and other large cities, just as there is a general re
to-day.

I believe that the law should permit an owner to build over the total area of his lot to a height equal to the width of the street it fronts on or the widest of a corner, and from that level permit the owner to carry his building up any height owner to carry his building up any height ters of the lot area. You can see the advantage this would be to owners and tenants."

## The Loft Problem.

Every new loft and office building that goes up in the new wholesale district, as a rule, represents a vacant loft or office
downtown, but do you believe it to be a downtown, but do you believe it to be a
wise policy to undertake a general reconwise policy to undertake a general recon-
struction of the old wholesale district in the face of a supply of rentable space far the face of a supply of
Mr. Flagg hesitated a moment and then "In

In answering that question let me show Mr. Flagg led the way through his model offices in his buildings at 109 Broad street.
"I bought eight lots here. On these lots stood loft buildings of the type that predominated the waterfront a quarter of a century ago. They were well built, but dingy and dark, despite the fact that they stood on a corner commanding ex modeled these buildings, joined them together and to-day I have a structure that is modern in every respect. The cost of the whole operation amounted to the equivalent of one year's income from the
buildings in the condition they formerly buildings in the condition they formerly "That
That is the solution of the old loft problem in the section of the ere vacated dreds of East Side manufacturers who would gladly move into bright and new quarters if they could get them at prices less than those charged by owners of newly constructed buildings. These alterations could be as extensive as the owner cared to make them, but the more thorough the better satisfied will be the tenant, and a satisfied tenant is almost sure to be a reasonably permanent one. It would seem to me to be a good plan to remodel than to rebuild for
While Mr. Flagg did not say so in so many words the impression was gained that the legislation he hopes to see passed, is nearer enactment to-day than most persons believe, and instead of wholesale construction it would be a much better plan for the owner contemplating improvements to his property to remodel in anticipation of greater benefits and permanency that would accrue
The manager of a large real estate and building company gave this view of the so-called over-building situation:
"You have asked me a question that has not been satisfactorily answered since Golve the over-building problem I'd copyright the plans and charge a royalty for each time the cure was applied.
"Every building we have charge of or cause when we take hold of a Fourth avenue proposition, for instance, we see to it that the building has facilities to attract the class of trade centering there. We saw the opportunity for the retail fur trade in Twenty-third and Thirty-fourth streets and led the procession that fol-
lowed. Same with the furniture crowd lowed. Same with the furniture crowd up near the Grand Central station, and hand downtown. We knew what the insurance people wanted and we gave it to
them. They wanted light and proximity them. They wanted light and proximity and others took the cue and followed suit.

## Renting. Agent Too Frequently Ignored.

I think I can tell you what the trouble is with the average untenanted loft and office building. When the architect and forget to call in the renting agent, they sequently they frequently go ahead with out advice which, received and heeded at
the right time, would have proved very "It is the profitable
know is the renting agent's business to know what the conditions and requireknows the pulse of trade that is centering in a given locality. It is his business to ascertain the peculiar requirements, whether they be lighting, shipping facilities, easy access for pedestrians from the matic appliances, ventilation, heat, pneuprotection are provided.
burglars who the paper to-day of some burglars who got into a feather warequickly that of the chimney. How chance to move into a guaranteed burglar proof loft building. Let one big house But and the others would follow quickly architect and that tendency? No. The do the planning bumser and the owner sult is a building that long while with no distinguishine for a acteristic by which tenants may be drawn to it.
You cannot make all the building owners see this, though, and so I say to you dition of over-supply of rentable conbecause nobody is trying to bring about a solution to it except the lending companies, and they are actuated only because they wish to protect their securities. My advice to future loft, office and even take the renting company is to be sure to ference when they figure new büldings."

## TENEMENT VIOLATIONS.

## Activities in the Tenement House Depart ment-A New Filing System.

It will be interesting for tenement
house owners in the house owners in the Borough of Brookpartment has put the Tenement House Department has put into force a new system for filing violations against those houses under its jurisdiction in that borough. During the summer all violations on case and recorded by item numbers one Manhattan this practice has been found very much more agreeable to the propthem at a glance all defects of the law them at a glance all defects of the law
have been filed against their prop-

The credit and debit system has been adopted whereby the owner complying with certain items receives credit for as uncomplied with items aremaining against his property on the debit side of the records.
The display exhibited by the Tenement House Department at the Budget Exhibit, 330 Broadway, Manhattan, will be most interesting to all property owners and the pamphet which is being circulated there containing advice to tenants and landords, with a brier outline of in the city, is well worth attention.
One of the most gratifying results of the present administration is found in the following notice which Commissioner John J. Murphy had prepared some marded to every went property before the case is prepared for the Corporation Counsel:

## important.

In the future, when cases are forwarded to the Corporation Counsel for prosecution, action will be started at once for the collection of the
penalties prescribed by law, and subsequent compliance with the orders contained in these tinuance of the action.
(Signed) JOHN J. MURPHY
(Signed) JOHN J. MURPHY,
This is an entirely new procedure from past practices, and we are advised that in Manhattan great results are achieved by the Commissioner's insistence on the has been commenced on this class of cases.

## New York Cement Show.

The National Builders' Supply Association have just decided to hold their next annual convention in New York City, in York Cement Show, Madison Square Garden, January 29-February 3.
-A decree of the U. S. District Court at Toledo has ordered the severance of all relationship between the Gerectric Lamp Company, The latter concern is ordered dissolved.

## RETARDING INFLUENCES.

## A Poor Quality of Speculative Construc tion Makes Dissatisfied Purchasers.

In conjecturing about the influences that are seemingly retarding real estate fohn Thateher \& Son, Brooklyn build ing contractors, was of the opinion tha there has been overproduction along ceruildings in Manhattan and apartmen nd small houses in Brooklyn. The poo quality of speculative work in general which in a short time dissatisfied th purchasers, was also responsible, as dis atisfied investors in turn warned thei friends against similar undertakings. One reason for overbuilding on the ines 1 have ment lispoition of fyn ha been the apparent disposition or thancial the shape of building providing they he shape of a buitatly, Instead the hould offer inducements by means o hous for buildings of a better clas oans,

## Arbitration Still Effectual

Edwin Outwater, the builder, consider hat the prospect of peace in the building rades on the basis or the present cost that whatever influences are retardin real estate and the building markets are more political than otherwise
"To fully appreciate the favorable cir cumstances now existing, said Mr Out water, "one should think of the condi water, one should think of the condiprior to the time in which the arbitration plan, to which you refer, was in force No owner or builder was safe, as he was hever sure of carrying his operation hrough to completion. These conditions Plan the forming of the Arbitration serious interruption. The plan prove beneficial both to the owner and to the builder, as it instilled a feeling of con fidence that an operation could be ried to completion as contemplated. force to-day as it Prer is as much in force to-day as it ever has been, except the Arbitration Board but all conditions that prevailed when all sides were party to the Arbitration Plan are still in existence to-day, and the owner and the builder feel that their operation will not be retarded in any serious manner

## Alleged to Be Fire Traps

The Committee of Safety, a citizens movement, is sending two city and State officials a list of sixty factory buildings
which are denounced as 'firetraps," and which are denounced as 'firetraps," and demanding that the owners be prosecuted Dr. Keyes, the executive secretary, says:
"We have had inspectors at work for months, and have thoroughly investigate some 400 dangerous buildings in which picked out the most dangerous buildings picked out the most dangerous buildings list to every official in the city and State who is in any way responsible for condi

If the Hoey bill, now in the Governor's hands, were a law, the Fire Commissioner building thes are alleged to be Should the Governor decline to sign the bill, or the Board of Estimate refuse $t$ appropriate the means which would be required to establish within the Fire De partment the Bureau of Fire Prevention provided for by the bill, the Committee of Safety will take up the work and

## New Way of Plastering.

Handling plaster with a "gun" is one of the latest stunts of the building world The "gun" is merely a form of hose and nozzle in which is used pneumatic pres sure to spread the plastering on to the wall surface, pretty much after the man ner which the pneumatic spray painting apparatus is used. Only instead of paint terial cend sone with hard plaster magoing with it It is said that in doing work of this kind no plasterer's trowel is used at all.

## State of Employment.

Reports to the State Department of Labor disclose that during the fiscal half of the year only 75 per cent. of the mem employed during the first half of the current year.

## Building for Fifth Avenue Trade.

The twelve-story mercantile building, shown in the accompanying illustration, is being erected at 2,4 and 6 West 47 th street, adjoining the Howard Building, for Frederick Ayer, of Boston, Mass. Special attention has been given to the matter of fireproofing. All doors and windows will be of metal, with floors of con crete. The elevator and toilet accommo-


Maynicke \& Franke, Architects.
tured in the plans. The facade will be of stone to the third story, and above this there will be terra cotta and brick. The frst story has been leased to the William H. Jackson Co. by Daniel Birdsall \& Co., are the architects.

## Outside Fire-Escapes Advocated.

The Fire Department chiefs urge outside fire-escapes on every class of building. Deputy Chief Martin, speaking at a hear ing at the Manhattan Bureau of Build ings, said on this point:
them as fireprof stair lines and make them as fireproof as they possibly can be made, but you cannot make them smoke ployees on the various floors find access by these interior stairs to the street made impossible by smoke, there should be an outside line of escape with a proper, good and firm iron platform of sufficient width and accessible. In mercantile or manufacturing concerns, the sills should be cut down to a level with platform and the outside fire-escape made in every way accessible to those inside who may be compelled to take advantage of it. We have had many cases where we have seen the value of the outside escape and on many, many occasions it has proved points which were inaccessible froming points which were inaccessible from the interior in extinguishing fire, even where the lives of people were not in
jeopardy. So I would respectfully urge the Superintendent to look into this matter, so that no matter what the outside enclosure may be, there will also be in all classes of buildings an outside line of escape.

## NEW PLASTERING LAW.

## Goes Into Effect January 1-Three-Coat

 Work Required on Lath.A new law providing for the supervision and regulation of plastering in cities of will fo into in the State of New York wupervision ever int on January 1. The given into the charge plastering is expressly ent of Buildings, except the Superintendwise provided in the as may be otherLaw. A committee the Tenement House Employers' Association has had a conference with Superintendent Miller, of the Manhattan Bureau of Buildings. records of the Building and Tenement House departments, showing the number of ceilings which fall during the year, are said to afford sufficient evidence of the need of a law to fix a standard for plasThe
The new statute is Chapter 156 of the Laws of 1911. On May 19th the act received the approval of the Governor. It
amends Chapter 26 of the laws of 1909 , and comprises Sections 60 to 67 inclusive and reads as follows
60. Supervision of plastering by buildof every city of the first jurisdiction over all plastering shall have where it conflicts with the duties of any other department or conflicts with any law conferring on any other department upervision of any portion of plastering. For such purpose there shall be appointed n each building department in a city of he first class by the head thereof a suficient number of inspectors to perform uch work as is necessary in the enforcenent of this article who, in addition to uch qualincations as may be required by plasterers of at least ten years' practical 6i1. Three
All plastering in work required on lath.Alospitals, schools and other, apartments, ings when on lath shall be known buildcoat work, namely, scratch coat, brown oat and finish.
62. Key space.-All ceilings, stud partilons and furred walls in tenements, public buildingospitals, schools and ether on wood lath shall have not less than three-eighths space between lath. All grounds and jambs shall mean not less 63 Feven-eighths from the stud.
63. First coat or scratch coat.-First or scratch coat shall be of first quality to be scratched thoroughly to make a key
to retain second coat; and shall be thorto retain second coat; and shall be thor-
oughly dry or set before applying second oughly dry or set before applying second
64. Second coat.-Second coat or brown mortar shall be of first quality. All nevenness or irregularity t surface no
65. Finishing.-When white mortar
any other material of a like character is used for finish coat it shall be laid on regular and troweled to a smooth surface showing neither deficiencies nor brush marks.
66. Cornices or coves.-All cornices or ves shall be run straight, true and 67. Patent plasters.-When patent plasters, such as ivory, acme, windsor, et etera, are used, lathing, if of wood lath, shall not be less than one-quarter inch key space. First coat shall be thoroughly scratched to make key to retain second is applied. is applied.
68. Nothing in this article contained shall affect the tenement house act and the enforcement of the provisions thereof
by the City of New York. This act shall take effect
ineteen hundred and twelve

## New Fire Houses.

Fire Commissioner Johnson is advertising for bids to be tendered next Tuesday for the construction of four new fire houses in Manhattan Borough. There are our of the twenty houses originally derece in concrete for which bids were The form of months ago and rejected. consists of exterior walls of brick and imestone, a steel frame and concrete floors. The houses are to be erected, repectively, at 191 Fulton street, at the corner of '50th street and Lexington avenue, in East 111th street and in West 181st street.
The brick interests protested against what they termed discrimination in favor sel and sent construction, employed counpartment, asking for a revision of the plans. The concrete interests made no appearance when the hearing was held before the Deputy Commissioner in Brooklyn.
befo

BARGE CANAL TERMINALS.

## Two Constitutional Amendments Necessary

 to Insure Their Construction.
## At the general election to be held in this

State in November next, two measures of great importance will be submitted for approval to the voters at the polls, viz., 1st. The Barge Canal Terminal Referendum Bill, which makes provision for issuing bonds from time to time, not exceeding $\$ 19,800,000$ in the aggregate, for the purpose of furnishing proper facilities and terminals for barge canal traffic; and $2 d$. The Constitutional Amendment nals and structure. Unless these are approved this fall there is great daner apthe delay in providing for canal terminals and suitable freight facilities will cause the barge canal to have its immediate usefulness upon completion impaired far more seriously than any business men or corporat:on engaged in a similar enterprise would for a moment think of permitting in their own business. The terminals and the canal must, as a business proposition, be completed together, and
hence no one interested in the State and hence no one interested in the state and its future can afford to vote against these referendums, even though he finds some
details to criticize in the bill. It condains an affirmance of a principle relating tains an affirmance of a principle relating
to our barge canal that is too vital to be overlooked amid details.
The Executive Committee of the Barge Canal Terminal Conference appeals to the of these measures. The word "terminal" of these measures. The word "terminal" as used in the pending measure not only
embraces docks, wharves, basins, freight embraces docks, wharves, basins, freight
sheds, and machinery for handling freight at the ends of the canals, but also all such facilities at numerous intermediate pach terminal may be specially adapted to the necessities of each such locality
The average man has a more general knowledge of railroads than he has of canals, and it is manifest to even the least informed person that a railroad must have fixed locations at which to load and unload freight, and that at such fixed places there must be provided the necessary platforms, sheds, and facilities for handling and caring for freight, which
must be and remain at all times under must be and remain at all times under necessity to the railroad, and equally so to the smipper and recelver of reight. cal means for connection arord the physical means for connection between the railshipments possible which could not be made otherwise. They thereby promote commerce and manufactures in the locality, increase the real and taxable value of neighboring property, and encourage the growth of population and the general prosperity of the community. It is clear that a railroad needs terminal facilities at ed that the canals need terminal facili-
ties even more than a railroad.
Wherever railroads and water lines
come together, whether they are under come together, whether they are under competition, the railroads seek to control all the available waterfront. In many places they have a monopoly of both rail
and water facilities. In New York City, and water facilities. In New York Cit
and especially on Manhattan Island, large part of the most desirable water front is controlled under lease by railroads. This is true of other places also. It must be manifest that where the rail-
roads have convenient and ample facilities on the waterfront, while the canals in many places have none, or, if any, only nadequate facilities for shippers, the railroad will take it.
Canal terminals must therefore be provided as contemplated in the pending from being taken for railroad be protected provided in the pending Constitutional Amendment No. 6 on the ballot
The bill provides at the Gowanus Bay Terminal and at the terminal located at
or near the foot of Gansevoort street or near the foot of Gansevoort street,
New York for "a depth of thirty-five feet of water at low tide," which would accommodate the largest ocean-going ves-
sels.

[^1]
## Not a Bad Time to Build.

As for the claim that New York has too many office buildings, I personally can Such rumors are born periodically and die in the plethora of words that follow. A year or more ago the erection of a loft as a suicidal of the large percentage of vacancies existing in Fourth avenue loft buildings at that time. Yet to-day practically all loft
buildings in this section are filled, and buildings in this section are filled, and more loft buildings are projected there. cies was furnished a year or two before the Fourth avenue scare, when space in the Hudson Terminal Buildings, the City Investing Building, Singer Tower, Ger man-American Insurance Building, Royal Insurance Building, Farmers' Loan \& Trust Building, and others was thrown on the market within a period of from eighteen months to two years. A general claim was immediately made that the market was flooded with office space, that it would take years for the demand to catch up with the supply, that the owners of these buildings would suffer heavily in consequence, and that for many years to come no owner would be justified in investing a dollar in an office structure. Yet it transpired upon investigation about a year ago, that a number of these buildings were $100 \%$ rented, that none were below $80 \%$ rented, and that the variation averaged between $85 \%$ and
$95 \%$, which is a high average and a satisfactory one.
There is some excuse, of course, for whers of existing office buildings to discourage the erection of new buildings. It
is a very human point of view. The absence oif new st uctures means higher rentals for existing buildings. Also, it
means that tenants will be much readier means that tenants will be much readier obtain in the space ava:lable, and it will insure a much more desirable cond winn of affairs for the owners of these buildings generally. Fut this, least of all, is luilding.
The present so-called overbuilt condition has benefited the tenant, and I am benefit owners. I have in mind the present ruilding costs, as against those which prevail during a "boom" period. Adhering to the overbuilt theo $y$, let us as ume in cou:se of construction may have to wait a year before leasing his entire available space. It is my contention that the saving to him in the present cost of construction will far more than offset any possible temporary loss of rental. To illustrate: A building which would normally cost $\$ 2,000,000$ can be erected
during times like the present for $\$ 1, \$ 00$.during times like the present for $\$ 1, S 00$,-
000 or less. This statement is borne out by the costs on buildings we are now erecting. Is not the loss, say from $\$ 50$,-
000 to $\$ 75,000$ in rental far more than off000 to $\$ 75,000$ in rental far more than off-
set by the saving of $\$ 200,000$ in the cost set by the saving of $\$ 200,000$ in the cost
of the building? Thus, the alarmist clouds have an optimistic lining after all. In my judgment, owners would do well to pay more attention to having their constructed, and less to the ery that Neil York is overbuilt.
The matter of temporary loss of renta is negligible compared to the importance of having a given plot so laid out as to area, and thereafter to have such build ing economically constructed; and, as I said before, a period of low building costs like the present furnish
I am fully aware that, as the mouthpiece of the Thompson-Starrett organizawith, these views of mine will be accepted pertinent to add, that the Thompson Starrett Company has at present more than $\$ 40,000,000$ worth of work under way, and is not suffering for lack of bus iness. But most important of all is this:
That the Thompson-Starrett Company That the Thompson-Starrett Company has nothing to gain by an ove
dition; and everything to lose.
L. J. HOROWITZ

## Hearings on the New York Central Pla's

A committee of the Board of Estimate, consisting of the Comptroller, the President of the Borough of Manhattan, and
the Chief Engineer, to which was referred the Chief Engineer, to which was referred
the amended plans of the Grand Central Terminal improvement, which provide for portion portion of Park avenue from amended plans on next Monday afternoon at 2.30 , at the City Hall.

HOW TO AVOID FIRES.

## If You Live In An Apartment House Read This Warning.

Commissioner John J. Murphy of the Tenement House Department issued a circular this week pointing out the steps to be taken to avoid fires during the coming winter:
The approach of cold weather demands should portance of taking the necessary the immake life as safe the necessary steps to risks during the coming winter fire records of the Fire Department indicate that, starting from Oct. 15, there is a sudden increase in the number of outbreaks of fire. This increase keeps on ventable if appropriate action be taken in time by owners, janitors and tenants.
First and most important is the recellars of all inflammable rubbish from cellars, shafts and stairwells. A great proportion of all fires start because such Eccumulations are permitted to exist. Every owner or janitor who will take will be helping to make life safe in the city. be helping to make life safe in the The storage of large heaps of kindling wood in cellars of non-fireproof or frame trouble. It is a condition frequently found in old three-story and four-story fenements, and constitutes a menace to life. The older houses of this type are ufifiently dangerous without adding to the trouble by accumuating inflammable material in the celar; however people y gathering such materal, the practice hicuid be vigorcu ly repressed.
All panting crders issued on fire wish to have their fire encapes in owners concition. When the freezing in good comes, objection is made that the work comes, object:on is made that the work
cannot be proper'y done. Proper painting of fire escapes wil pay for itself by poong ng the per od during which the fe escapes wil
hat the drop land janitor should see they can be laded in are in place, where In spite of the best efforts of emergency. ment. drop ladders are constantly disappearing from their prover places.
Fire escapes shcuid be kept clear of all cbstructions, especially during the winter months.
Every family occupying an apartment o take in case in advance what action done some of the most serious of the accidents of last winter might have been prevented. In two instances loss of life of escape wore provided. but the means had never theught of them. When the fire broke cut they became panic-stricken fire broke cut thev became panic-stricken seives. A little forethought in this direction may be of the greatest value in a fire mergency
Fire pascages and exits should be kept useless if janitors block them to prevent children from playing there.
Every person living within the fire limits should inform himself as to the location of the nearest fire box, so that the Fire Depariment can be summoned at the shortest notice whenever fire breaks out. Great saving of life and property may be effected by getting the firemen

JOHN J. MURPHY, Commissioner.

## Marble Workers Deadlocked?

At press time last night no word had come from the conference of marble workers in Brevoort Hall, in East 54th street asto a decision on the proposal to call a sympathetic strike on all buildings where non-union marble workers were employed, in retaliation for for the action of the Building Trades Employers' Association in declaring locked out artisans not resuming work recently. The Building Trades Employers heard unofficially that the unions were deadlocked, with little hope of reaching an early decision. The labor situation has decidedly im proved during the week. The order for a general lockout in the iron trades, on account of the strike at the works of the called, as a good portion of the men have

## CURRENT BUILDING OPERATIONS

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

## Building for Fourth Ave. Trade.

John Palmer, 114 Liberty street (real estate), contemplates the erection of a 109 to 113 East 26th street, covering a plot measuring $100 \times 100$ feet immediately east of Fourth avenue. Operations will be commenced just as soon as the lessee is determined upon. Sketches have been prepared by Fredèrick C. Zobel, of 11 mates have been made for the construction, but no contracts have yet been made

## E. A. Levy Denies Building Rumor,

Edgar A. Levy, lawyer, 505 Fifth aveue, purchaser of the Freundschaft Club building, at Park avenue and Seventysecond street, the southeast corner, fronting 102.2 feet on the avenue and 130 feet in the street, stated on Friday that no definite plans have been formulated for rebuilding on the site. It was reported elsewhere on Friday that an apartment house would be erected here, but Mr. Levy denies the announcement of such an operation. The club

## Friars Club Select Site

A new clubhouse, representing an ined by the Friars Club at 106 to 110 West 48 th st. It comprises a plot $61 \times 100.0$ feet, and is now covered with three old dwellings, which are to be replaced with a 12 -sty structure, which has been planned by Henry Allen Jacobs, 320 5th av. It will contain a small theatre, swi

## Another Park Avenue House

The Park Avenue and Fifty-fourthStreet Company, a new stock company now forming, will erect a twelve-story apartPark avenue and 54 th street, a plot 100 x 90 feet. Cross \& Cross, architects, 527 Fifth avenue, are at work on the plans The total cost of the improvement is placed at about $\$ 1,000,000$.

## Hanover Bank to be Enlarged.

The Hanover National Bank building, a twenty-two story structure at the southwest corner of Pine and Nassau streets, covering a plot $98 \times 111$ feee, is soon to be enlarged. It will be increased in height to twenty-four stories. John A. Hamilton, of 32 Broadway, is preparing plans be received about November 1 .

For Memorial Gates at Yale
Delano \& Aldrich, 4 - East 39th street, Grosvenor Atterbury, 25 West 43 d street, and Murphy \& Dana, 331 Madison avenue, architects, all of Manhattan, are submitembers in competition to chose be erected at Yale University, New Haven Conn.

## CONTEMPLATED CONSTRUCTIONS. <br> Manhattan.

apartments, flats and tenements. 141ST ST,-Geo. Fred Pelham, 505 sth av, is preparing plans for ${ }^{\text {a }}$ high-class apartment
house, to be erected in the north side of 141 st st, 100 ft east of 7 th av, for the Kramer Con-
struction Co., of 35 Nassau st. Estimated cost, struction
$\$ 200,000$.
AMSTERDAM AV.-Schwartz \& Gross, archi tects, 347 th av, have completed plans for the
10 -sty apartment, $150 x 70.5$, to be constructed on the northeast corner of Amsterdam av and 199th st for the Carnegie Const. Co., 420 West
119th st. Estimated cost is $\$ 450.000$. 123 D ST.-Sommerfeld \& Steckler, architects, apartment house, $100 \times 116 \mathrm{ft}$., to be erected on the south side of 123 d st (block front), from Manhattan to St. Nicholas avs, for the Hancoock
Construction Co. Owners. Dr. Philiy, Meirowitz. Construction Co.. owners. Dr. Philip Meirowitz
President, 430 West 119th st. The owner builds S1ST ST.-The S. B. Construction Co. owner, 495 East 141 st st. is ready for bids on all sub contracts for the
house, $112.5 \times 86.2$ ft., to ty elevator ape erected at artment
an West 81 st st, from plans by Geo. Fred Pelham

FACTORIES AND WAREHOUSES
22 D ST.-Paul C. Hunter, architect, 1919 th av, has completed plans for the 4 -sty bricik and $548-551$ West 22 d st, for Mrs. Katherine E Moore, owner, 1919 th av. The Hopkins Manu facturing Co., Hanover, Pa., is the lessee. Esti-
mated cost, $\$ 60,000$. The architect will take mated cost, \$60,000, The architect will
9 TH ST.-The contract for the 4 -sty fireproof warehouse, $100 \times 200 \mathrm{ft}$., in 9th and 10 th sts, near 2d av, for Thomas Roulston, on premisses, is not expected to be fet before spring. William
Higginson, 13 Park Row, is the architect. halls and clubs.
GowAnda, N. Y.-The Phoenix Lodge, No. 262, contemplates the construction of a temple
at the corner of Jamestown and Walnut sts, this place. Address the secretary for particuthis
lars.

## HOTELS.

W5TH ST.-Thomas D. Green, of the Hotel woodward, owner, contemplates no alteration or additions to the hotel building, 202-206 West moth st, announced elsewhere.
47TH ST--Jackson \& Rosencrans, architects, 1328 Broadway, are taking bids for the addi7th the 9 -sty he Flander 4ith st, for the Flanders Hotel Co.. on prem-
ises. R. D. Kimball, 15 West 3 sth st, is steam MUNICIPAL WORK. REPAIRING PIER.-On Tuesday, Oct. 24 , the
Commissioner of Docks will open bids for repairing a portion of the northerly half. of the
pier at the foot of West 51 st st, North River, Manhattan.
SAND AND STONE.-Estimates will be re ceived by the Commissioner of Docks, Thurs for furnishing and delivering sand and broken

MATERIALS.-The Commissioner of Correc tion will open bids, Thursday, Oct. 26 , for fur nishing and delivering hardware, paints, iron
steam fittings, lumber and miscellaneous articles BUILDING.-Bids will be received by the Fire Commissioner, Tuesday, Oct. 24 for labor and materials required for the erection and com company at 191 Fulton st; a double hook and ladder company on the southeast corner of a sook and ladder company on south side a a hook and ladder company on south side o engine and a hook and ladder company on the northerly side of West 181 st st, 100 ft . east o northerly
Audubon

SCHOOLS AND COLLEGES.
64TH ST.-E. I. Shire \& L. R. Kaufman, architects, 4 th av; are still taking bids on the genera, contract for the 6 -sty brick school, 80 birs
50 ft ., for the trustees of the Baron de Hirsch Trade School, at 222 East 64th st
${ }^{16 \mathrm{TH}} \mathrm{ST}$. - The School Board opened bids, Oct 16. Item 4 for installing bindery equipment Tracy, \$1,411. (Informal.) 61ST ST.-The contract for the 8 -sty brick and stone school, $39 \times 100.4 \mathrm{ft}$., at the southwest corner of 61 st st and Park av, for the Brearley School, owners, 17 West 44 th st, from plans by McKim, Mead \& White, 160 5th av, is expected
to be let next week.
Estimated cost is $\$ 125,000$. Stables and garages.
EAST 104 TH ST.-M. W. Del Gaudio, 1910 Webster av, is preparing plans for alterations to the 2 -sty stable 421 to 431 East 10 th st,
for Frank De Rosa, of 421 East 104th st, to

STORES, OFFICES AND LOFTS.
45 TH ST.-Schwartz \& Gross, architects, 347 5th av, are taking bids on the general contract
for the 7 -sty loft and store, $18.9 \times 90.5$ ft. to be forected in the north side of 45 th st. 288.9 ft erected in the north side of 45 th st, 288.9 ft
east of 6 th av. I. Julius Mayer, 15 West 45 th east of 6th av.
st, is the owne
64 TH ST.-Figures will be taken in about week for the 2 -sty brick loft, $50 x 95$ ft., to be
erected at 217 -219 West 64 th st for Herman Boymann, 213 West 64th st, from p'ans by Rouse \& Goldstone
mate cost, $\$ 15,000$
45 TH ST.-Lord, Hewlett \& Tallant, 355 5th av, architects, are preparing plans for altera East 45 th st. for store Progressive Construction \& Leasing Co., 542 5th av, is the owner. The owner will take bidd on

## theatres.

FIRST AV.-M. W. Del Gaudio, of 1910 Web ster av, is preparing plans for alterations to the moving picture theatre, 2097 First av, fo
Frank Portale, 2097 First av, to cost $\$ 3,000$.

## Bronx.

apartments, flats and tenements. 180TH ST.- Chas. S. Clark, architect, 440 East Tremont av, is preparing plans for two av, for the Melillo Construction Co pork Bronx pl, Yonkers, N. Y. Estimated cost is
$\$ \$ 0000$

WASHINGTON AV.-C. B. Meyers, architect 1 Union Sq., has completed plans for two 6 -sty to be erected on the west side of Washingto av, 210 ft. south of 180 th st, for Weil \& Maye real estate Beekman st. Greenstein \& Mayer struction and are ready for bids on on con con-
tracts and materials. Estimated cost, $\$ 4.000$. CHARLOTTE ST.-Plans have been prepared by M. W. Del Gaudio, 401 East Tremont east side of Charlotte st, 160 ft . north in the nings st, Bronx, for the Regina Realty owner, Thos. Cullo, president, 731 East 147 th st. Ferdinand Chofer, Holmes st and Southern Boulevard, is doing
mated cost, $\$ 60000$
181ST ST.-M. W Del Gaudio 1910 Webster av, is preparing plans for two ments, $33 \times 105$ fi. each in the south side of East 181st st, 50 ft . east of Hughes av, for cost of $\$ 50,000$. DWELLINGS
238TH ST.-Chas. S. Clark, architect, 446 Eas Tremont av, is preparing plans for a 2-sty residence, $21 \times 52 \mathrm{ft}$., at the northwest corner of $238 t h$ st and Martha av, for the Melillo Con-
struction Co., of 25 Bronx pl, Yonkers, N. Y. Stucco on wire lath, with Spanish tile roof. Es imated cost, $\$ 7,000$
168 TH ST.-Excavating has begun for the 3 sty brick and frame residence, $21 \times 55$, in 168 th \& Landsiedel, 3 d av and 148 th st, N. Y. C. Harry
$\$ 10,000$.
SAMUELS ST.-M. W. Del Gaudio, 1910 Web ster av, is preparing plans for three 3 -sty dwellings, each $15 \times 25 \mathrm{ft}$., in the south side of Sam-
uels st, 95 ft . west of Hughes av for $P$. Dauria, of 670 . East. 180 th of Hughes av for P. Dauria,

> FACTORIES AND WAREHOUSES.

BROOK AV.-Structural steel work is underway on alterations to the brick factory, west
side of Brook av, north of 163 d st, for Rhein hardt Bros., owners, from plans by M. J. Gar penter work is being done by Henry Jaeger 1892 Belmont av
TIFFANY AV.-Buchman \& Fox, 11 East 59th st, are preparing plans for a 2-sty brick factory to be erected at the southwest corner
of Tiffany st and the New York, New Haven of Tiffany st and the New York, New Haven
\& Hartford R. R., on a plot $100 \times 200 \mathrm{ft}$. The Henry Morgenthau Co., is the owner, and the Royal Embroidery Works, the l
operation will cosi about $\$ 150,000$.

## MUNICIPAL WORK.

REPAIRS.-Estimates will be received by the Fire Commissioner, Tuesday, Oct. 24, for re-

The following bids for work in this borough have been opened by Borough President Miller:
for constructing a transverse road under the or constructing a transverse road under the Grand
Boulevard and Concourse,
Bros. Contracting Co, 2342 $\$ 102,761$. Paving with granite block 3 d av, between 150th st and Tremont av: The Asphalt Construction Co., Madison av and 137 th st,
$\$ 166,015.05$. Paving with granite block East $166,015.05$. Paving with granite block East
167 th st, between Jerome av and a point 124 f. east of Grant av : Asphalt Construction Co Madison av and 137th st, $\$ 51,105.60$. Completing grading of 231st st, between Bailey and Riverdale avs, Frank M. Palladano, \$2,676.60. Grading Sedgwick av, between Van Cortlandt Contracting Co., $\$ 2,422.20$. Paving with wood block East 168 th st, between Cauldwell and
Eagle avs, U. S. Wood Preserving Co., 165 Eagle avs, U. S.
Broadway, $\$ 9,280$.

## SCHOOLS AND COLLEGES

BRONX.-The E'oard of Education opened bids dditions. to and alterations in Public Schoo th, The Bronx. H. C. Stowe Construction Co $\$ 83,500$, submitted the lowest bid. Other bidders were: Edmund D. Broderick, $\$ 97,324$; J. I.
Valentine, $\$ 88,700$; Industrial Engineering Co., $\$ 101,050$ : Conroy Engineering Co., $\$ 92,937$; George $\dot{\text { F. Driscoll, }} \$ 89,998$, Paul J. Exner Co..
$\$ 84,700$ Cockerill \& Little, $\$ 85,000 ;$ Charles $\$ 84,700$; Cockerill \& Little, $\$ 85,000 ;$ Charles Wille, $\$ 87,258$; Fountain $\$$ \&

STORES, OFFICES AND LOFTS
WESTCHESTER AV. - Moore \& Landsiedel, rchitects, $148 t h$ st and $3 d$ av, are-preparin south side of Westchester ay, 345 ft . west o Parker av, on a plot $45.6 \times 54 \mathrm{ft}$. Carl Tapper of 796 East 106th st, is owner.
TREMONT AV.-Foundations have been com pleted for the 3 -sty brick store and office build mont and 3 d avs for the Schulte Realty Co., 39 Park Row, from plans by Rouse \& Goldstone, 3 S West 32d st. Wm. C. Monks, 5055 th av, is 161ST ST.-Harry T. Howell, architect, 3 d av the 6 -sty fireproof office building to be erecte at the northeast corner of 161 st st and Brook av for Nelson Smith, owner, on premises. The
HOME ST.-Fredk. Jaeger, 441 East Tremon av, is preparing plans for a 1 -sty Taxpayer of Home st and Intervale av, for Chas. F
Deshler, of 391 East 149th st to cost $\$ 8,000$.

LYONS, N. Y.-Safferson $\&$ Neisberg, of this
place, contemplate the rebuilding of their fac-
tory building. tory building.

## HACKENSACK

pared for extensive alterations to the building 311 Main st, which will be occupied by the Master Builders' Association and the Master the secretary
RYE, N. Y.-A syndicate, represented by H. F. G. Wey, will erect a modern club house on
the beach for the purpose of bathing privileges. COENTIES SLIP. - Balcom \& Darrows, 314 Madison av, have electrical plans in progress for the 12 -sty club house, $112 \times 91$ ft., to be and South st for the Seamen's Church Institute. Warren \& Wetmore, 3 East 33 d st, are
the architects, and J. Downey the general contractor. Bids have been received on the steel work, but the contract has n
sued. Estimated cost, $\$ 350,000$.
WASHINGTON, D. C. - Electrical engineers' plans are in progress by Marks \& Woodwell,
103 Park av. N. Y. C., for the new university lub house to be erected in this city from plans Washington, D
TUCKAHOE, N. Y.-Walter Stickles, Post or the 3 -sty lodge building, $30 \times 60 \mathrm{ft}$., hollow tile construction, to be erected by the Marble Realty Co., at a cost of $\$ 35,000$. The contract
ITHACA, N. Y.-Driscoll Brothers \& Co., were
the lowest bidders, at $\$ 272,575$, for the 4 -sty women's dormitory at this pla on Cornell Heights, to cost $\$ 250,000$. The hall will probably be completed next fall.
NEWARK, N. J.-Charles L. Steinbrenner, Essex Building, Newark, N. J., has prepared and hall, 50 xioy ft . to to and hall, $50 \times 100 \mathrm{ft}$., to be erected at the northhemian Benevolent and Literary Association. Contracts will be awarded this month and work will probably be completed early in the spring.
HOSPITALS AND ASYLUMS

NEW ROCHELLE, N. Y.-The Hebrew Educational League, of which Arthur Concors is president, contemplate the erection of a brick ect has yet been selected.
BINGHAMTON, N. Y.-Plans have been apton State Hospital contemplates adding to their present structure. The cost is estimated at
Nout

WARD'S ISLAND, N. Y.-Sealed proposals or a new engine and generator at Manhattan received by the State Commission in Lunacy, 53 Lancaster st, Albany, N. Y., until Wednesday, Oct. 25. Drawings and specifications may be consulted and blank forms of proposals obtained the office of the State Commission in Lunacy, Madison av, N. Y. C., and at the office of the
State Architect, Franklin B. Ware, Albany,

LOOMIS, N. Y.-Plans have been drawn for a new hospital building for the Loomis Sana-
torium at this place. The new structure will ave a capacity of twenty patients and quarters for the nurses and house staff. The estimated cost is $\$ 25,000$.

## HOTELS.

PHILADELPHIA, PA.-Bids will be taken in about six weeks for the steel work necessary for the new hotel to be erected at the southby the Ritz-Carlton Hotel Co.

## MISCELLANEOUS

SHORTSVILLE, N. Y.-The New York Central Railroad contemplates the erection of a brick present structure. Excayating for the founda tion has begun.

SCHENECTADY
Railway Company, N. Y.-The Schenectady a new waiting room building at State an Lafayette sts, this place, to cost about $\$ 150,000$ The new structure will be 4 or $\overline{\text { ondtys high. }}$ high
In all probability work will begin early in the

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| MUNICIPAL WORK. |
| :---: |
| NEWARK, N. J. - Bigelow \& Tuttle, archi- |
| ans for a new firehouse at Avon av and South |
| ath st. The cost is approximately $\$ 35,000$. |
| The general contract will be let at once. |
| MEDINA, N. Y.-Sealed proposals will be |
| the office of George Rouch, Town |
| rintendent of Highways of the town of |
| by, Orleans Co., N. Y., on Nov. 1, for |
| ilding a concrete arch structure over Oak |
| Orchard Creek on Oak Orchard st, this place. PUBLIC BUILDINGS. |
| uffalo, N. Y.-The Engineering Bureau of |
| the Department of Public Works have submit- |
| plans and specifications for an elephant |
| and other buildings to be erected in this |
| at a total cost of about $\$ 100,000$. If the |
| e approved, bids will be taken at once. |
| SUSSEX, N. Y.-Plans are being prepared for |
| at this |
|  |
| as plans have been approved. |
| LS AND COLLE |
| Ii, |

HOBOKEN, N. J.-Eugene Ciccarelli, archi-
tect, Second National Bank Bldg., Hoboken,
has prepared plans for a new School to be
erected by the Hoboken Board of Education.
President Wilson Taylor and Commissioner J.
H. Sheridan have submitted the plans to the
New Jersey State Department for approval.
BINGHAMMON, N. Y.-Plans are being pre-
pared for a new high school for the Board of
Education. Nine architects have received a
copy of the program and will submit plans.
J. Foster Warner, of Rochester, is in charge of
the work.
NEWARK, N. J.- Bids will be advertised for
about Nov. 1 by the Board of Education for the
new Normal School to be erected at Broad st,
Belleville and Fourth avs, this city, at a cost of
$\$ 250,000$ E. F. Guilbert, City Hall, is archi-
tect. The building will be 3-stys, of brick con-
struction.

BERNARDSVILLE, N. J.-George Jones, archi-
tect, 15 Clinton st, Newark, has revised plans for the new school for the Board of Education at this place. The board will advertise for bids
at once. Estimated cost, $\$ 35,000$. NEWARK, N. J.-The Prudential Insurance
Company, of Newark, N. J., contemplates the erection of a school for its clerical force, this
place. EAST NEWARK, N. Y.-The Board of Edu-
cation will select an architect Nov. 1 for a
new $\$ 18,000$ school. A meeting will be held
Nov. 1.


Contracts Awarded. BANKS.
RED E'ANK, N. J.-R. H. Hughes, of Long Branch, has received the contract to enlarge
and alter the Citizen's National Bank Building.
Fstimated
DWELLINGS

KEANSBBURGH BEACH,
road st, Keansburgh Beach, N. J., has L. Hart, low for G. A. Gublitz, of Union Hill, owner, at
this place. NEW ROCHELLE, N. Y.-V. B. Baker, 35
Railroad av, has received the contract to eret Railroad av, has received the contract to erect
the residence, $27 \times 43 \mathrm{ft}$., at Lake Forest Park for Dr. C. A. Fones, from plans by Pagan \&
Cornell, Lawton st, New Rochelle. Estimated cost is $\$ 9,000$.
RAHWAY, N. J.-E. S. Savage, Rahway,
N. J., owner, has awarded to Bang \& Fitz-
randolph, 1328 Broadway, N. Y. C., the gen-
eral contract to eret the $21 / 2$-sty tile and
stucco residence, $35 x 70$ ft, at this place from
plans by Frank E. Newman, 1123 Broadway,
N. Y. C. Approximate cost, $\$ 10,000$.
SENECA LAKE. N. Y.-The Armian Con-
struction Co., 27 East 22nd st, N. Y. C. has
received the general contract to erect a $21 / 2$-sty


HOTELS.
BROADWAY--R. H. Casey, 1123 Broadway,
has secured the has secured the general contract for altera-
tions to the S-sty hotel, 1492-1498 Broadway, for the estate of Ogden Goelet, owner, 9 West
17 th st, from plans by John H. Duncan, 2085 th av. Alterations consist of changes to the en
trance and sidewali of the "Cadillac Hotel." MUNICIPAL WORK.
16 TH ST.-L. Koenig, 362 East 150 th st

tions to engine houses Nos. 147 and 137 on
the south side of 16 th st, east of 13th av, an the south side of 16 th st, east of 13 th av, an
55 Morgan av, Brooklyn, for the City Fir
Dept. $197-159$ East 67 th st, N. Y. C. SCHOOLS AND COLLEGES.
CORONA, L. I.-Frymier \& Hanna, 25 Wes
42 d st, N. Y. C., have secured the general con 42 d st, N. Y. C., have secured the general con-
tract to erect Public School 92 for the Board of Education, City of New York, in the north side of Hayes st, between 42 d and 43 d sts, from plans by C. B. J. Snyder, 500 Park

> STABLES AND GARAGES

108 TH ST.-Charles Loesch, 415 West 50th st, has received the general contract to erect
the 1-sty brick, fireproof garage, $70 \times 40$ ft, at the 1 -sty brick, fireproof garage, 70 x 40 ft , at
$123-127$ West $1<8 t h$ st, for the Lion Brewery of New York, 108 th, st and Columbus ay Julius Kastner \& Dell, 1133 Broadway, N. Y
are the architects. Estimated cost, $\$ 5,000$.
LOCUST VALLEY, L. I.-The Howes Con
struction Co., 105 West 40 th st, N. Y. C., ha received the general contract for the erection of the $21 / 2$-sty frame and stucco stable and ga rage at Locust Valley, L. I., for Robert H. Simp O. Chapman, 334 5th av.

137 TH ST.-Peter Sinnott, steam heating con racto North Side Board of Trade Building now in course of construction at 137 th st and 3 d av
from the American Real Estate Co., general from the contractors.
WEST UTICA, N. Y.-D. A. Yeomans, of thi brick furniture store $50 \times 90 \mathrm{ft}$, for John Cox at Columbia and Cornelia -sts. Construction will begin at once.
42 D ST.-The Gillies Campbell Co., 1 Madison av, has received the contract for extensive
interior changes to the 6-sty store and office
building, $29-31$ West 42 d st, for building, $29-31$ West 42 d st, for the Andrews
Estate, 29 West 42d st, from plans by Allen, 2 West 45
55 TH ST.-P. J. Exner Co., 55 East 20 th st
has received the mason contract for the 6 -sty brick stock house, $72 \times 100 \mathrm{ft}$., to be erected a 417 East 55 th st, for Peter Doelger, owner, 407
East 5 sth st, from plans by Mortenson \& Co.
114 East

PLANS FILED FOR NEW CON STRUCTION WORK.

## Manhattan.

APARTMENTS, FLATS AND APARTMENTS. WEST END AV, s e cor 88th st, 12-sty brick apartment house, $123.11 \times 100.8$, slag roof; cost $\$ 1$, architects, Schwartz \& Gross, 347 5th av
stan No. 649.


Realty Co., 239 West 39 th st; architects, Jack-
son \& Rosencrans, 1328 Broadway. Pla
son \& Rosencrans, 1328 Broadway
MISCELLANEOUS

49.5x1.8; cost, $\$ 2,000 ;$ owner, Celestino De Marco, is9 Mulberry st; architect, D. Borgia, 1133 Broadway. Plan No. 645 .<br>SCHOOLS AND COLLEGES.<br>59TH ST, Nos. 111-113 East, 5-sty b<br>the Blind. 115 East New York Associa<br>VERSIDE<br>school. 99.11xt2,

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Child, 610 West 141 st st, architect, J. W
Kearney, 2865 th av.
Plan No. 653 . Stores and dwellings.
134 TH ST, n si 335 w 5 th av, two 1 -sty brick
stores and dweling, $25 \times 90$, plastic slate roof stores and dwelling, $25 x 90$, plastic slate roof,
cost, $\$ 2,000$; owner, August Ruff, 52 West 120th cost, $\$ 2,000$; owner, August Ruff, 52 West 120 th
st, architect, L. F. J. Weiher, 271 West 125 th
st. STORES, OFFICES AND LOFTS.
ST. NICHOLAS AV, w S, 50 n 179 th st, 1 -sty
brick stores, $100 x 75$, slag roof; cost, $\$ 20,000$; owner, Rose C. Newman, 14 East $28 t h$ St; arch-
itect. J. H. Friend, 14s Alexander av. Plan itect, 650.
BROADWAY, s e cor 126 th st, 1 -sty brick Store, $99.11 \times 65$; cost, $\$ 20,000$; owner, Samuel
 37 TH ST, No. 6 West, 6 -sty brick store and
 DELANCEY ST, s s, between Lafayette and Cleveland pl, 1 -sty brick store, $57.5 x 59.3$ cost,
$\$ 1,600$; owner, American Express Co., 51 Broadway; architect, American Express Epstein, 225 Lexington av

## Bronx

apartments, flats and tenements. MAPES AV, se cor 179 th st, 5 -sty brick tenement, tin roof, $48 \times 85.8$; cost, $\$ 45,000$; owner,
Edw. Muller Building Co., Edw. Muller, 811 East, 180 th st, president ; architect, John Hau-
 Eugene Mazzei, 3132 Villa av ; architect, M. W. DWELLINGS.
$217 \mathrm{TH} \mathrm{ST}, \mathrm{n}$ s, 105 w Barnes av, 1 -sty frame
dwelling, tin roof, $25 \mathrm{x} 33 ;$ cost, $\$ 100$; owners, M. \& D, Lahriola, 763 East 217 th st ; ${ }^{\text {architeet. }}$ M. \& D. Lahriola, ${ }^{763}$ East 217 th st st architeet,
Harry T. Howell, 3 d av and 149th st. Plan No

180 TH ST, s s, 95 w Hughes av. three 3 -sty
 1soth st, architect, M. W. Del Gaudio, 401
 brick dwelling, shingle roof, architects, Mann \& MacNeille, 70 East 45 th st. Plan No. 766 .
$\underset{\text { frame dweling, }}{\text { HILL }}$ AV, $\mathrm{e}_{\text {shingle }} \mathrm{n}$ Edenwald av, $21 / 2$-sty 000 ; owner, Hugh H. Williams, 688 ; East 230 th st; architect, John Fitzpatrick, $375 \overline{5}$ Barnes av
Plan No. 775. 23sTH ST,
$\underset{\text { dwelling, tin }}{238 T H} \mathrm{ST}, \mathrm{n}$ roor, Martha av, $21 \times 51$-sty frame dwelling, tin roof, $21 x 51$; cost, $\$ 4,500$ owner,
Melillo
Construction Co., Philip Meillo, 25 Bronx pl, president; architect, Chas. S. Clark,
441 Tremont av. Plan No. 769 . MURDOCK AV, w s, 100 n Jefferson av, 2 -sty frame Awin Construction Co., Samuel Aginsky, 761 East 220 th st, president, a architect, J. M,
TAYLOR AV, e s, 150 s McGraw av, iwo $2-$ sty brick dwelling, tin roof, $20 x 55$; total cost,
$\$ 10,000$; owner, Thos. A. Murray, 1805 McGraw $\$ 10,00$; owner, Thos. A. Murray, 1805 McGraw
av ; architect, B. Ebeling, 1136 Walker av. Plan
No. 777 .

FACTORIES AND WAREHOUSES.
${ }_{\text {frame }}^{214 \mathrm{TH}} \mathrm{ST}$ factory, s, s, 100 w Paulding av, 2 -sty frame factory, tin roof, $40 \times 23$; cost. $\$ 3,500$;
owner, Annie Kopschowsiky, 958 East 214 th st architect, Geo. P. Crosier, 223d
Pl and White

## MISCELLANEOUS

ST. MARY'S $\mathrm{ST}^{2}$, e s, 40 n , Wales av, 1 -sty trame shed, architect, J. C. Cocker, 2017 5th av. Plan No.
RIGHT OF WAY, N. Y. W. \& B. R. R., 450 East
Morris Park av, 2 -sty brick trainmen's waiting Morris Park av, 2 -sty brick trainmen's waiting owners, New York, Westchester \& Boston Ry., owners, New York, Westchester \& Boston Ry,
O0 East 45th st, architect, Reed \& Stem,
East 42 st st. Plan No. 761 . East 42 d st. Plan No. 761 .
MOTT AV, n w cor 138 sth st, 1 -sty brick shed,
$1-3 \times 91-3 ;$ cost, $\$ 250$; owner, Belmont Estate on premises ; lessee and architect. C. F. Split-
doff, 138 th st and Walton ave. Plan No. 768. STORES AND DWELLINGS.
WESTCHESTER AV, s s, 345.11 w Zerega av, 1-sty frame store and dwelling, tin root, 45.6 x
$51 ;$ cost, $\$ 2,700$; owner, Carl Tappert, 796 East


 North, architect, Frank, J. Schifcik, Park av TEEMAN AV, e s. 585.37 n
 cost, $\$ 4,500$; owners, M . Kempf Realty Co.,
John Marx, 761 East 24 th st, Pres.
tect, B. Ebeling, 1136 Warchi-

STORES, OFFICES AND LOFTS
FEATHERBED LANE, s w cor Plympton av 1-sty frame stores, slag roof, $90 \times 59$; cost, $\$ 2$,
$000 ;$ owner, Louis Meckes, 90 Ogden av archi-
tect, Lloyd I. Phyfe, 949 Ogden av. Plan No.
169 TH ST, s w cor Webster av, 1 -sty brick
tores, plastic slate roof, $40 \times 85 ;$ cost, $\$ 12,000$;
 chaefer, Jr., 401 Tremont av. Plan No. 767 . $180 \mathrm{TH} \mathrm{ST}, \mathrm{n}$ s from Hughes to Belmont avs,
two 1-sty brick stores, slag roof, $91 \times 46.11$, 69 x two 1 -sty brick stores, slag roof, $91 \times 46.11, .69 \mathrm{x}$
$64 ;$ total cost, $\$ 25,000$; owner, Kovacs Construction Co., Julius Kovacs. 293 Alexander an, pres-
ident; architects, Koppe \& Daube, S30 West-
chester av, Plan No. 759 .

Richmond
DWELLings
 cost, $\$ 4,200$; owner, B. F. Funk, College av, Port Richmond. Plan No. 548 .
 Ward, 2 -sty
600;
frame
owner,
Oscar architect Jas. Whitford Port Richmond. Plan
No. 549 .
DECKER AV, ws, 150 n Catherine st, Port $\$ 2,500$; owner Peter dwelling, $28 x 24$ cost, architect, Peter Larsen. Plan No. 551.
MANOR RD, e
frame dwelling; 50 from Curtis pl,
$22 \times 32 ;$ cost $^{21 / 2-s t y}$
$\$ 4,200$; Leda Sneeder, Port Richmond; architect, John or Stapleton, S. I., 1 -sty frame dwelling, ${ }_{4}{ }^{w x}$ 33; cost, $\$ 3,500$; owner, Mrs. E. W. Eberhardt, Davies, Tompkinsville, S. S. I. ; architect, John RICHMOND ROAD, n s, s0 ft west of Cedar av, New Dory Manor, 2-sty frame dwelling, catur av, Bronx Park; architect, Charles H. Chamberlain. 149 Blackford av, Port Richmond. Plan No. 540.
MARYLAND AV, s s, 600 e Tomkins av, $2-$ Sty frame dwelling, 20x30; cost, $\$ 2,800$; owner, tect, William J. Kieley, Rosebank, S. I. Plan

PLEASANT VALLEE AV, s s , 900 w Van
 ing, $21 \times 28$ cost, $\$ 2,300$; owner, Mrs. Mary
Rooney, Stapleton, S. S. I ; architect, Thos. Cum${ }_{542}$ mings, Metcalf st, Stapleton, S. I. Plan No.
BARRET BOULEVARD, 300 w of Haven
 chings, Fingerboard rdif H. G. Wittemenn, Ocean av and Little Clove, Rosebank. Plan
No. -543 .
CENTRAL AV, e s, 119 n Jacob st, Totten $\$ 1,700$; owner, Charles McGerity, Tottenville architect, Christian Petterson, Tottenville. Plan

CENTRAL AV, e s, 200 s Jacob st, Tottenville, S. I., 2 -sty frame dwelling, $20 \times 28$; cost,
$\$ 1,800 ;$ owner, Burr Akley, Tottenville ; archi-
 AMBOY ROAD, s s, 250 from Adrienne Great Kills, S. I., $11 / 2$-sty frame dwrelling, 27 43; cost, $\$ 3,200$; owner, Theresa Nelson, Great Kills, S. I.; ; architect, James E. Grunert, New
Dorp.
Plan No. 546. TODT HILL, Westerly Side, 150 s Housman av, 2 -sty frame dwelling, $25 x 36 ;$ cost, $\$ 3,250$;
owner, Benj. J. Betts, 114 Huron st, Brooklyn, N. Y.'; architect, Gordon Van Tine Co., Daven port, Iowa. Plan No. 547.
MADSON ST, e s, 500 n Rich Valley rd, Tot tenville, 2 -sty frame dwelling, 2xax28; cost, $\$ 1$, $200 ;$ owner, A. Madson, architect, A. Madson,
Tottenville. Plan No. 631 ottenvilie. Plan No. 631.
ROSSVILLE AV, cor Sinclair av, Pleasant Pains, 2 -sty frame dwelling, etx26; cost, \$1,
950 , owner, Scharmikow ; architect, W. Ben
nett nett. Plan No. 632 .
 $\$ 4,150$; owner, Emma A. Parker, Port Rich mond, S. I.; architect, W. Rehler, Port RichSIMONSON AV wo.
SIMONSON AV , w s, north of Wash av, Mari
ners Harbor, 2 -sty frame dwelling $\$ 1,500 ;$ owner 2 -sty fria dre dwelling, $20 \times 28$; cost bor; architect, Joseph Alkiend, Simonson av, Mariners Harbor. Plan No. 622.
B'ARNARD AV, e s, 500 n of Amboy rd, Tot tenville, ${ }^{11 / 2 \text {-sty }}$ frame dwelling, $20 \times 30$; owner,
Edw. J. Parlier. Tottenville; architect, M. C. palmer, Tottenville. Plan No. 629
BEACHWOOD AV, e s, 117 n Crescent st West New Brighton, 2 -sty frame dwelling, 22 Pat Breman, West New Brighton. Plan No

## HOTELS.

 frame hotel, $40 \times 22$; cost, $\$ 5,200$; owner, Eliza-
beth Sohn, architect, James E. Grunert, New
Dorp. Plan miscellaneous
AMBOY RD, Pleasant Plains, 1 -sty, frame wagon shed, 1sx30; cost, \$100; owner, Leon Landato; builder, L. Landato. Plan No. 550 .
HARBOR VIEW, w s, Cost av New Brigh HARBOR VIEW, w s. Cost av, New Brigh
ton, S. I.. 1 -sty frame studio, $15 x 38 ;$ cost, $\$ 400$ owner, W. Fawred; architect, C. Heweker Tompkinsville. Plan No. 635 .
BROADWAY, w s, 50 n Fisher, Tottenowner, Atlantic F. C. Co.; architect, Atlantic
F. C. Co. Plan No. 628. OLD ST, e s 1000 s Vedder av, 1 -sty frame
wagon shed, $18 x 42$; cost, $\$ 400$; owner. Baron Hirsh Cemetery Co.; architect, ${ }^{\text {N }}$ F. Skerrett P. R. Plan No. 623.

TOMP AV, s ${ }^{\text {The }}$ and R. R. av, Clifton, S. I. City of
Church. Y. Y. ; architect, W. Kellogg Co., 50
Plan No. 625 Stables and garages.
 MARY ST, N s, 300 ft. east of Fgbd. rd , owner, W. Horn, Stapleton; architect, G. Kos mensky, Stapleton. Plan No. 624.

STORES, OFFICES AND LOFTS
S. JEW AND W-sty frame office, $164 \times 30$, w, westerleigh
owner, Westerleigh Building and Loan Asso-
ciation; architect. Jas. K. Whitford, St. George
S. S. I. Plan No 626

PLANS FILED FOR ALTERA. TION WORK.

## Manhattan.

BLOOMFIELD ST, Nos. $54-56$, steel beams to Nest brick market: cost, $\$ 200$ oowner, City of
New York, 21 Park Row architect, Max Mul-
ler, 15 Nassau st. Plan No 2756 . BETHUNE ST Plan No. 2 r56.
ffice ; cost, $\$ 2,000$ : owner, Zurick to 3 -sty brick ing Co., on premises; architect, T. J. McCul-
GRAMERCY PARK EAST, No. 36, partitions, house; cost, $\$ 500$ : owner, Gramerey apartment 36 Gramercy Park; architect, Albert Morris, 526 Pacific st, Brooklyn. Plan No. 2738.
GOERCK ST, Nos. $153-155$, alter stalls, build new walls, piers, to 3 and 4 -sty brick stable
and store; cost $\$ 5,000$; owner, Siegel \& Stutzsky, 420 East 3 d st; architects, Gronenberg \& Leuchtag, 72222 ds. Plan No. 2764.
LAFAYETTE ST, No. 415, alter stairs, stoop, Samuels Bros.. 686 Greenwich st; architects, Hynd Bros., 30 Church st. Plan No. 2765.
LAFAYETTE ST, No. 410 , change sidewalk, LAFAYETTE ST, No. 410 , change sidewalk,
vault, to - sty brick loft: cost, $\$ 1,500$; owner, Chas. G. Thompson, 36 East 67 th st: architect,
A. D. Kelley, 4 Gold st. Plan No. 2737 . MADISON ST, No. 195, partitions, toilet, to Finkelstein, 40 Bowery ${ }^{4}$ architect, Morris
Schwartz, 194 Bowery. Plan No. 2774 . NASSAU ST, No. 35, partitions, platform, cor nice, to 15-sty brick store and office; cost, 35 Nassau st; architect, J. Thinner, 425 5th o. 2759
rick store and tenement: cost 5400 . to 5 -sty Michael Santangelo, on premises; architects. A L. Kehoe \& Co., 1 Beekman st. Plan No. 2744. SUFFOLK-ST, No. 95 , iron beams to 5 -sty brick tenement; cost, $\$ 70$; owner, M. Jarmu-
lowsky, 165 East Broadway architect, Oscar brick tore and loft ; cost, $\$ 1,600$; owners, Golde \& store and loft; cost, $\$ 1,600$; owners,
Cohen, 198 Broadway. Plan No. 2750.
3D ST, No. 1792, partitions, toilets, to 4-sty brick tenement; cost, $\$ 100$; owner, Estate
Thomas Kenney, 19843 d av ; architects, More \& Landsiedel, 14 Sth st and 3 d av. Plan No. 2766 .
3D ST, No. 19 East, partitions to 5 -sty brick owsky, 54 Canal st; architect, Harry Zlot, 230 Grand st. Plan No. 2734 .
44TH ST, Nos. 326-328 East, change walls o 2-sty brick stable to wagon room ; cost, $\$ 100$; owner. New York Veal \& Mutton Co., 1 st av
and 43 d st; architect. M. R. Grimes, 39 East 42 d st. Plan No. 2787
10 TH ST, No. 272 East, partitions, store front Lewis Leining, 272 East cost, 10 th st; architect, ewin Leining, 1605 av. Plan No. 2771. 12 TH ST, No. 630 East, partitions to 5 -sty Mary Griffin, 52 Wall st: architect. Henry J. lan No. 2767.
12 TH ST, Nos. 319-321 East, partitions, to Mendoza, 17 Ann st; architect, O. Reissmann, 30 1st st. Plan No, $272 \%$.
14 TH ST, No. 44 West, show windows to -sty brick loft and store ; cost, $\$ 250$; owner, Aaron Adler, 44 West 14 th st; architect, D. M. Ach 14 TH ST, No. 286 East, alter show windows to Adler, 44 West 14 th st ; architect, D. M. Ach,
1 Madison av. Plan No. 2743 . 1 Madison av. Plan No. 2743 . 3 -stys to 8 -sty
 175 Clermont av ; architects, Rouse \& Goldstone,
38 West 22 d st. Plan No. 2775 . 18 TH ST, Nos. 447-451 West, alter elevator to 5-sty brick stable; cost, White Plains, N. ${ }^{\text {owner, Francis }}$ Y. architect,
W. Carpenter, Well Whitenack, 231 West 18th st. Plan No. 2746.
23 D ST, Nos. $128-130$ East, 1 -sty bríck rear extension, $25 \times 30$, partitions, toilets, vent shaft
to 5 -sty brick studios and stores; cost, $\$ 20.000$ to 5-sty brick studios and stores; cost, $\$ 20,000$ M. Zipkes, 103 Park av. Plan No. 2749. 23D ST, Nos. 160-180 West, change show win-
dows to 2 -sty brick store and office cost, $\$ 500$ dows to 2 -sty brick store and ofrice; cost, $\$ 500$
owner, Estate Isaac Stern, 569 5th av ; archi tects, Maynicke \& Franke, 25 Madison sq North
Plan No. 2751 . 20TH S
toilets, to $\begin{aligned} & \text { Sosty } \\ & 42 \\ & \text { brick store }\end{aligned}$
 $\$ 5,000$; owner, H. G. Ridaback, 151 West 36th 30 TH ST, No, 220 West, stairways to 2 -sty
brick garage, cost, $\$ 6,000$; owner, Ann Duffy,
Ansonia Hotel; architect, James W. Cole, 403 Ansonia Hotel ; architect, James W. Cole, 403
West 51st st. Plan No. 2784.
30 TH ST, $n$ e cor Broadway, partitions, windows, to 2 -sty brick store and 1 loft; cost
$\$ 500 ;$ owner, oliver L. Jones, 116 West $72 d)$ architect, W. H. T. Quest, 504 West 151 s 31 ST ST, No. 250 West, bathtub, toilet, to G-sty brick tenement tate Eliza M. Pelgram, 440 West End av
architect, F. P. Bloodgood, 972 6th av. Plan
No. 2739 . 32 D
ST, No. 139 West, alter stoop to 4 -sty
brick store, office and dwelling; cost, $\$ 75$ owner, Thomas Diamond, 139 West 32 d st

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\#OU are certainly aware that the most beautiful and artistic door on the market today is made with one panel, and it is useless for us to consume time and space discussing the superior merit and beauty of these doors for houses of tone and distinction. Every builder of the better grade would use them if he felt he could afford the outlay.

We want a chance to show you that the "Iroquois Method" will enable you to use these beautiful doors at practically no increased expense.

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## Iroquois Door Company

18 Broadway, New York City

Telephone, Broad 3893

34 TH ST, Nos, $43-45$ West, 35 th st, Nos. $62-64$
West, steel beams, change sidewalk to 12 -sty Wrick stere and onffice; cost, $\$ 1,000$. $\begin{aligned} & \text { owner, } \\ & \text { brick } \\ & \text { Samuel Green, Sherman }\end{aligned}$ Square Hotel; archiSamuel Green, Sherman Square Hotel ; archi-
tect. A. H. Zacharius, 45 West 34th st.
Plan 42 D ST, Nos. $29-31$ West, erect gallery, sky-
ight, partitions, columns, to 6 -sty brick store light, partitions, columns, to 6 -sty brick store
and office $;$ cost, $\$ 5,100 ;$ owner, Andrews Es-
 Co., 1 Madison av, has contract.
43D ST, No. 603 West, partitions, steel gird-
 D. Knubel, 318 West 42 d st. Plan No. 2758 . 4TTH
ST, Nos. $133-7$ West, partitions, win-
dows to
12 -sty brick hotel ; cost, $\$ 2,000$; owner, Swetland Realty Co., 239 West, 39 th st; archi-
tects, Jackson \& Rosencrans, 1328 Broadway. tects, Jackson \& Rosencrans,
Plan No. 2725. 51ST ST, No. 64 West, 2 -sty brick rear exten-
sion, 13.4x28.6. partitions, baths, to 4 (-sty brick
 29 Broadway. Plan No. 2755.
55 TH ST, No. 304 East, partitions, show
 cost, $\$ 600 ;$ owner, M. Kull, 304 East 55 th st,
architect. Geo. Dress, 1436 Lexington av. Plan architect,
No. 2728
64 TH ST, No. 221 West, erect platform to
-sty brick garage: cost, $\$ 100$; owner, Herman Boymann, 217 West 64th, st, architect, Eli Ben-
 5 -sty brick dwelling; cost, $\$ 250$ owner, J.
Murray, 57 Eat 6 oth
st ; architect, Harry Murray, 57 East 66 th st; , architect, Harry
Paradies, 231 West 18th st. Plan No. 2777.
78 TH ST, No. 311 East, toilets, partitions, loty Johnson, premises: architects, Nast \&
lot.
Springsteen, 21 West 45th st. Plan No. 2720. 79 TH ST, No. 360 East, partitions, new walls
to 4 -sty brick tenement; cost, $\$ 6.500$; owner, to t-sty
Feigenblatt Bros., 356 East
T9th
It ${ }_{2}{ }_{2}{ }^{\mathbf{J}} 31$.
to $\overline{54 T H}$ Sty ST, No. 155 West. partitions, windows, John L. Moore 316 West 139th st; architect,
B. W. Berger, 121 Bible House. Plan No. 2763 .

 101ST. ST, Nos. 411-413 East, toilets, partitions, to 2 -sty brick shop; cost. $\$ 100$; owner,
Harry ${ }^{\text {C. }}$ Phillips, 225 East 125 th st; arehi${ }_{2}$ tect. Frank Hausle, 81 East 125 th st. Plan No. 111 H ST, Nos. 63 -67 East, partitions, to 6 -sty Bre
139 1st av, architect, O . Reissmann, 30 1st st.
Plan No. 276 .
111 TH ST , Nos. 69-73 East. partitions to 6-sty
brick tenement cost. $8600:$ owner. Joseph
 st st. Plan No. 2769 .
112 TH ST, No. 56 West partitions, alter floor
beams, steel beams, to two 7 -sty brick tenebeams, stee
ments. cost, $\$ 7,500$, oowner, Triangle Waist Co.
79 5th av: architect John Brandt, 271 West 125 th st. av ; architect. ${ }^{7}$ an No. 2755 .
125 TH ST, No. 209 West. alter stairwells to
5 -sty brick theatre;
cost, $\$ 450 ;$ owner. Estate 5 -sty brick theatre; cost, $\$ 450$; owner, Estate architect, J. R. Gordon, 402 5th av. Plan No.
125 TH ST, Nos. $67-69$ West, partitions, windows, to 6-sty brick store and office ; cost, $\$ 300$;
owner, the American Real Estate Co., 527 th av ; architect, Geo. A. Sumner, 989 Southern oulerat
125 TH ST, Nos. ${ }^{361-3}$ West, partitions, win-
dows, toilets, to $2{ }^{2}$ and 3 -sty hotel and cafe; dows, toilets, to 2 and 3 -sty hotel and cafe ises, architect, Max Feldman, 32 Park place.
Plan No. 2721. 171 ST ST, No. 556 West, partitions, windows,
to 3 -sty brick tenement; cost, $\$ 250$; owner, John F. Schreyer. 53 West 83 d. st, architect,
Henry J. Feisler, 150 Nassau st. Plan No. 2752 . 175 TH ST, n e eor Audubon av toilets, par-

titions, to 5 -sty brick tenement; cost, $\$ 100$; owner, L. Strack, 147 East 92d st ; architects, |  |
| :--- |
| No. 2779 . Springsteen, 21 West 45 th st. Plan |

 lets, to 5 -sty brick tenement; cost, $\$ 50$; owner
E. A. Fairbanks ${ }^{271}$ West 125th st: architect,
O. Reissmann, 30 1st st. Plan No. 2726 . BROADWAY, Nos. $32 \overline{3}-329$, cut openings to Typewriter Co., 327 Braodway; architects. Gross
\& Kleinberger, Bible House. Plan No. 2740 . BROADWAY, No. 1216, change show windows to 2 -sty brick store and office ; cost, $\$ 200$; own-

er. Rudd Estate; architects, Townsend, Steinle | $\&$ |
| :---: |
| $\stackrel{\&}{2} 45$. |

 towner, Estate J. Boorkman, 9 East 62 d st.
owner
architect. John Brandt, 271 West 125th st. Plan MADISON AV, No. 351,7 -sty rear extension,
10x63, to 4-sty studio
cost, $\$ 10$. 1000 ; owner Tif10x63, to 4 -sty studio cost, $\$ 10,000$; owner. Tif-
fany Studios Co., 351 Madison aven engineer,
J. P. Whiskeman, 39 West 38 th $\begin{aligned} & \text { st. } \\ & \text { Plan }\end{aligned}$ J. Phiskeman, 39 West 38 th st. Plan
No. 2781 . Not let. MORNINGSIDE AV, Nos. $54-6$, toilets, par-
titions, to two
f-sty
brick tenements: cost, \$
$\$ 200$; owner, Estate Fred'k Beck, 111 Broad-
way ; architects, Schwartz \& Gross, 347 Sth av. way :' architects,
Plan No. 2724 .
PARK AV, Lexington av, 66th, 67th sts, new alley, piers, windows gallery stairs, to 1 -sty
brick armory; cost, $\$ 125,000 ;$ owner, Trustees Seventh Regiment Armory, on premises; archi-
tect, F. L. Robinson, 331 Madison av. Plan No.
2753.

PARK ROW, No. 93, alter booth, windows, to Rosevole Amusement Co., ${ }^{93}$ Park Row: archi-
tect, L. F. J. Weiher, $271{ }^{\text {West }} 125$ th st. NST AV, No. 2097, 2-sty brick side extension,
 av; architect, M. W. Del Gaudio, 401 Tremont
av. Plan No. 2754 . 2 D AV, No. 943 , toilets, new entrance to 4 -sty
brick tenement and store; cost, $\$ 800$; owner Henry Michaelis, 17183 d av architect, Geo 2D AV, No. 1500, change piers, beams, to 5 sty brick store and dwelling; cost, $\$ 400$; owner Frank Eberhart, 401 East 76 th st. Plan No.

2 D AV, No. 100 change store fronts, vestibule,
to ${ }^{2}$-sty brick tenement : cost, $\$ 500$ owner, Mrs. May brick tenement clach cost, $\$ 500$ owner.
onder 1228 clay av, architect, H. Regelmann, 133 7th st Plan No 2736
6 TH AV, No. 529 partitions, stairs, to 4 -sty
brick studio : cost, $\$ 800$; owner, Hoffman Estate, 26 West 311 st, st; architect, L. C. Maurer, 1493 Broadway. Plan No. 2735.
6 TH AV, No. 379 partitions to
moving-picture
studio ${ }^{4}$-sty
and

store owner. Anna Murtland, and East soth st st archi| tect. |
| :--- |
| 2760. |
| 2 |

7 TH AV, No. 269 partitions, windows, to 4 Emmack Horne and tenement; cost, $\$ 500$; owner
MeCabe 96 the av ; architect. Geo. M MTH AV, No. 555, new booth to 4 -sty brick picture show and dwelling; cost, $\$ 125$; owner Stern Saalberg. Realty Co.. 416 West 45 th 5 st;
architect, C. B. Brun, 1 Madison av. Plan No.

8TH AV, No. 2084, sign to 5 -sty brick store and dwelling: cost, $\$ 75$; owner, Peter Doelger,
407 East 55 th st. Plan No. 2732 . 9 TH AV, 59 TH . FTH STS, 10 TH AV , block. add 1 -sty to extension, floor, walls, to 1 -sty
 ${ }_{8}$ \& Morris, 25 Madison sq, north. Plan No.

## Bronx.

$137 \mathrm{TH} \mathrm{ST}, \mathrm{s}$ s. 60 e Alexander av, new platforms, new partitions, etc., to 2 -sty brick store
and dwelling; cost, $\$ 600$; owner Louis Harding Mamaroneck, N. Y.; architect, Robt. S. McKean, 334 East 27 th st. ${ }^{\text {stan No. }} 461$.
180 TH ST, s.e cor Belmont av new store
front, new toilets, etc. to 1 -sty brick store cost, $\$ 800$; owners, McGuire Const. Co., on premises ; architect,' Chas. Stegmayer, 168 East
91 st st.
Plan No. 469 . BELMONT AV, No. 2140, 1-sty brick ex enst, $\$$.00: owner, Angelo Cty bleagnini, tenemex ises; architect, M. W. Del Gaudio, 401 . Tremont
 rame extension, $10.8 x 4$ to 3 -sty frame dwelling; ists; architect, Fred Hammond, 391 East 149th
it. Plan No. 468.
 frame extension, $23 x 25$, increase height of base-
ment 3.6 , to 1 -sty frame dwelling and coach ment 3.6 , to 1 -sty frame dwelling and coach P. Crosier, 223 d st and White Plains av. Plan MORRIS AV, w $\mathrm{s}, 25 \mathrm{n}$ 148th st, 1 -sty brick
extension, 25 x 19 , to 2 -sty brick loft, cost, \$500;
owner, Amodio Di Toro. 633 Morris av a archiowner, Amodio Di Toro, 633 Morris av, archi-
tects, Moore \& Landsiedel, 148 th st and 3d av. Plan No. 466.
PROSPECT AV. n w cor 160 th st, new brick cost, $\$ 5,000$ : owners, Sykes Realty Co., 165 Broadway: lessees and architects, J. G. Mcrorey, 621 Broadway Plan No. 466.
WASHINGTON AV, w s, 20 s 182 d st, 1 -sty Prame extension, $20 x 3.10$, new store front, to owner, Susan C. Steers, 2397 Grand Concourse architect, Wm. H. Meyer, 1861 Carter av. Plan WESTCHESTER AV, s s, 345.11 w Zerega av, move $21 / 2$-sty frame dwelling; cost, $\$ 300$; owner,
Carl
Tappert,
796
East
156th


## Richmond.

AUSTIN PL, e s, 75 s Richmond Turnpike, Tompkinsville, alter garage; cost, $\$ 2500$; owner,
Louise Dejange
Pan BROAD ST, in s, Stapleton, S. I., alteration owner, Louis Wintermayer, 293 Broad st, $\$ 300$; pleton, builders, Hesse \& \& Offerjost, 297 Broad
st. Stapleton. Plan No. 444. ROCKAWAY ST, wo. Tottenville, rear extension, roof; cost, \$370; owner, C: Rocheob,
Tottenylle architect, J, Jenson, 7091 Amboy rd, Tottenville. Plan No. 449. 109 Amboy RICHMOND TERRACE, s s, 22 East of Jersey st, New Brighton, repair storehouse roof, Keay, New Brighton; architect, J. A. Hetzel,
Kew Brighton. Plan No. 450 .
AMBOY
shop ; cost, $\$ 500 ;$ owner,
s.
s. boy rd. Plan No. 44 S . BUSH AV, w s, 325 n Richmond Terrace, to frame dwelling ; cost, $\$ 400$ : owner, Mr. McMahon ; architect, Joseph Destifari, West Brighbeacon ay
BEACON AV, n s, $1,500 \mathrm{n}$ Richmond rd, New
Dorp, alter chimney to 1 -sty dwelling; cost
 $\$ 200$; owner i Mrs. E. .
E. Walker, New Dorp.

ELM AV, s s, 250 w Jewett av, one room over kitchen; cost, $\$ 200$ owner, Mrs. Brown,
same address; $\quad$ builders, Hesse $\&$ Offerjost, 297 sroad st, Stapleton. Plan No. 416 .
LAFAYETTE AV, w s, 375 e Richmond Ter race. 1-sty extension to house ; cost, $\$$ h. ; own-
er, John Flynn, 38 Lafayette av P R. builder er, John Flynn, 38 La ayayette ave. P. R. ; builder,
Jos. Buttermark, 164 John st, P. R. Plan No.
LAUREL AV, s s, 150 w Gordon st, Staplecost, $\$ 25$; ' owner, Robt. Kinzel, 46 Laurel av builder, Robt. Kinzel. Plan No. 452. RICHMOND TERRACE,
an $\mathrm{s}, \mathrm{w}$ of Tompkin
alter sign $; ~$ Plan No. 455
RICHMOND TERRACE, No. 224, New Brigh ton, new chimney to 1 -sty dwelling; cost no chitect, P. Forino, 275 East 117 th st. N. Y. Y. C
Plat Plan No. 456.
RICHMOND TURNPIKE, 125 n e Wild av basement; cost, $\$ 175$ : oleumville, S. I.: builders, Frank Levandow WOOD AV, $n$ s, 160 w Princis Bay av, con crete foundation to bungalow; cost not given


## Government Work.

HOMESTEAD, PA.-Sealed proposals will be received until December 4 for the construction, complete (including plumbing, gas piping, heat-
ing apparatus, electric conduits and wiring and interior lighting fixtures), of the United States post office at Homestead of the United Knox Taylor, supervising architect
PARSONS, KAN.-Sealed proposals will be rea 1 -sty and basement brick building, 5,600 sq Kan., the United States post office at Parsons Khich may be obtained from the custodian of site at Parsons. Kan., or at this office, at the
discretion of the supervising architect, James discretion of
Knox Taylor.
BLOOMINGTON, IND.-Sealed proposals will be received until November 29 for the construc-
tion of a 1 -sty, and a mezzanine story stonefaced building of approximately 4,800 sq. ft fireproof construction throughout (including plumbing, gas piping, heating apparatus, elec tric conduits and wiring, and lighting fixtures) for the United states post office at Blooming
ton, Ind. James Knox Taylor, supervising tonchitect.
UNION CITY, TENN.-Sealed proposals will tion, complete (including plumbing, construcheating apparatus, electric conduits, and wiring) and interior lighting fixtures), of the United States post office at Union City, Tenn. The sq. ft., with brick facing mezzanine, $3,2 m$ Drawings and specifications may be obtained from the custodian of the site at Union City the supervising architect, James Knox Taylor
HURON, S. DAK.-Sealed proposals will be (including plumbing, gas piping, heating appa ratus, electine condurss and wiring, and in post office at Huron, S. Dak. The building is to be 2 -stys, with a ground area of approximately 6,100 sq. ft. Drawings and specifications may be obtained from the custodian of site a Huron, S. Dak., or at this office, at the discre-
tion of the supervising architect, James Knox Taylor.
N. J.-Sealed proposals will tion (except mechanical equipment) of the United States Post office at Jersey City, N. J The building is to have a ground area of ap-
proximately 2,000 sq. ft., and will be 2 -stys high, with unfinished attic, all walls will have granite facing, and the building is to be en-
tirely fireproof. Drawings and specifications may be obtained from the custodian of site at Jersey City, N. J.. or at this office, at the dis
cretion of the Supervising Architect, James Knox Taylor

## Personal and Trade Notes.

M. GREENBERG, general contractor, 346 East DOUGLAS L. ELLIMAN \& CO. have been ap pointed agents for the new twelve-sty apart-
ment northwest corner of 82nd st and Park av, owned by the Fullertonand it is expected to be ready next July WILLIAM NEWELL, of New York City, has been appointed mechanical engineer of the
Bureau of Factory Inspection of the New York State Department of Labor, in which capacity he ind devote his attention to formerly as sistant superintendent of the liability depart ment of the Fidelity and Casualty Company, of
New York, and has made a special study of New York, and has made a special study o accident prevention.
MR. GANO DUNN has just returned from States Government, and as President of the American Institute of Electrical Engineers, he
has been attending the International Electrical Congress at Turin and the meeting of the Inbody that has been organized to bring abou international uniformity of standards and prac tice in the electrical industry, Mr. Dunn, who Chief Engineer of the Crocker-Wheeler Company, and is a past president of the New York
Electrical Society, has been elected a director
and a vice-president of J. G. White \& Com-
pany, Inc., of 43 Exchange place, New York FRANCIS B. MARSH, advertising manager for the Edison Portland Cement Co., will years on November 1 , and enter the advertising and general publicity managing business for himself. Mr. Marsh has acquired control of conjunction with this business a general art
engraving department.
During engraving department. During Mr. Marsh's Edison Portland Cement Co. he has introduced many innovations into concrete adver-
tising methods and among them was the development of the "Edison Aggregate" the " 10 per cent. finest ground" magazine that has become one of the most successful in its field.
Before entering the Edison service, Mr. Marsh Before entering the Edison service, Mr. Marsh
was with the N. W. Ayer \& Son advertising was with the N. W. Ayer \& Son advertising
agency in Philadelphia, and even there distinguished himself for his original ideas.

## BUILDING MATERIAL MARKET

Common Brick Leads General Activity Here.

Quotations Advanced 25 Cents a Thousand on Monday-Portland Cement Still Weak as to Price, But Slightly Strengthening in Demand.

THE common brick market was still a predominant factor in the building was a slight reaction in demand followng a very active market during the close of last week, when the fact became known that the price of Hudson River common would advance 25 c a thousand on Monday.
The dealers are beginning to stack a little now, but there seems to be an increased demand. Whether this is permadetermine. The delay in demand for brick, owing to the failure on the part of retail men to prepare for winter when it is impossible for the manufacturers to hrick tosetarge downtown which are just starting up combined to clean out the brick market last week, when practically all barges in the market were sold or engaged. So great was the demand that accommodation was sought even among different agents when the visible supply seemed about exhausted. This merely shows that the dealers were caught unprepared and apparently did not realize that the supply on hand was as limited as it proved to be
Dealers who have deferred stacking are how beginning to take advantage of the present levels in anticipation of a subsequent rise, but it can now be definitely stated that common brick will not go over $\$ 7.00$ a thousand, afloat, plus, of
course, the usual slight charge for course,

## overing.

These facts have undoubtedly stimulated purchases but the real reason appears to be the long expected incre
The transactions in the brick market for the last week follow:

|  | *1910. Left Over Oct. 8-2. | $\dagger 19$ Left Oct. | er $33 .$ |
| :---: | :---: | :---: | :---: |
|  | Arrived. Sold. | Arrived | Sold |
| Monday | .. 2120 | 17 | 15 |
| Tuesday | 43 | 3 | 16 |
| Wednesday | 6 | 10 | 13 |
| Thursday | 12 - 8 | 5 | 6 |
| Friday | 1116 | 18 | 21 |
| Saturday | 6 | 16 | 19 |
| Totals | $62 \quad 61$ | 69 | 90 |

Left over, Oct. 15, 1910 1, left over Oct 14
*Condition of the market, active. Prices, $\$ 5.25$
to $\$ .621 / 2$.
†Condition of the market, keen. Prices, PORTLAND CEMENT.
The Portland cement market is showing a slight change for the better, although here has been no restraint on the downplain thdency of prices. Dealers com money in handling this commodity, yet at the same time they are on the lookout for all the business they can get, doubtless because they realize that they hold the master hand. Competition is so very keen among manufacturers agents here that there is absolutely no way of fixing a bottom price beyond which none of them will go. The mills show no sign of renewed energy, although the plants operated bw some companies are running fairly full.

## STEEL AND IRON

The aggressiveness on the part of the building department in insisting upon better fire escapes for loft, factory and houses is largely responsible for the in creased demand for iron used by architectural iron interests, but prices are very unstable,

Even the large companies are in the market and are aggressively pursuing the smaller contracting companies for new business regardless of size
There has been a marked developmen in the steel line during the last few weeks but this demand is due more to recon struction and remodelling than any new construction work. - We are informed tha some of the larger structural steel com panies specializing in fair-sized quantities is reason to believe that there will be a general improvement in the number of general improvement in the number o tainty of the alleged overbuilding of Manhattan Island has been more thoroughly understood. Even at best, it is doubtful whether the structural steel business will measure up to last year's total steel September a year ago. Here in New York City the volume of steel orders coming out is only slightly below last year's tota for the same month.

## STONE.

The stone field is not particularly conspicuous by its activity, although there is a fair volume of business being taken for midy fairly active, working about $\delta 0$ per cent the whole seem to indicate a more aggres sive market after election, instances be ing known where figures are not being asked for on plans until after Nov. 7th.

## TRADE LITERATURF

ART POTTERY FROM TERRA COTTA THERE is now available to architects and uwners of estates and country residences a very attractive little book let entitled "Garden Pottery." This littl booklet reveals through its pages some big surprises for even the casual reader The cover design in itself is a preachment in favor of the use of burned clay for building construction, and the surprise re ferred to is the portrayal of the versa tility of burned clay where heretofore the gene the only medium through which effects could be procured in a classic


ART POTTERY FROM ARCHITECTURAL TERRA COTTA
garden. The only fault that can be found with the general make-up and contents of the brochure is in the fac that the Atlantic Terra Cotta Company has failed to narrate the interesting manufacture of this seemingly divers bi-product.
It seems that when Stanford White made one of his excursions into the foreign fields of art he discovered in the foot-hills of Italy, almost within the environment of Vesuvius, some rather re markable vases, evidently made from a type of burned clay, different in some particulars from the ordinary pottery He brought one of these home with him and after many futile attempts to pro duce a satisfactory replica, he took the of the Atlantic Terra Cotta Company

That was a number of years ago an at the time of his demise the company be gan to make some progress that per gan to make some progress that por difficulty in procuring absolute uniform ity of expansion and contraction in the clay when placed in and taken from the kilns. These experiments cost a large sum, but the possibilities of producing a reasonable cost the artistic effects not only for exterior landscape purposes but for halls and residences and hotel and theatre foyers encouraged the company to continue its experiments until it re cently perfected a system for not only reproducing Roman, Egyptian, Grecian and also devised a way for perfecting color
tones ranging from marble white to colonial yellow and antique green to farther and produced a limestone gray for a true concrete appearance if that effect is desired. The illustrations herewit shown give only meager ideas of the rich ness and beauty of the work turned ou by this company, and the fact that some of these jars and vases may be seen in


SHOWING INTRICACY OF DESIGN AND PERFECT SYMETRY
the foyers of the Waldorf-Astoria, the Hotel Astor and some of the most imposing residences in New York bespeak the growing popularity of this type of decoration. Connoisseurs in art seem to there is nothing heretical in harbor when that jar is made of clay instead of molded stone.

The activity of the Atlantic Terra Cotta
has not been confined merely to the production of jars and vases but artistic urns for house plants and trees, sundial columns and pedestals, gargoyles, window ports, garden table legs and even sup ports for pergolas have been manufac tured.
In no sense is Atlantic pottery imita original antiques were made of the primi original antiques were made of the primiare, in fact, fair duplications.
It is well worth an architect's time to procure such a book as this and to make further inquiries regarding the practicability of using this kind of art work Copies of this booklet may be obtained by addressing the Atlantic Terra Cotta Co. Putnam, general publicity manager.

UTILIZING CEMENT FOR PRESSURE WORK

The value of the house organ as a me dium for backing up specialty paper ad vertising is best shown in the August and September issues of the Edison Aggre gate which devotes considerable space to a description of the cut-and-cover section of the Catskill aqueduct in which Edison Portland cement is being used in large quantities on the portion of the pressure operated by the Rinehart \& Dennis 55 , pany of Charlottesville, Va. The sam cement is being used on Contract No 68 operated by the Mason \& Hanger Com pany ond on Contract No. 66, operated by Smith Hauser, Locher \& Company for shafts Nos. 16, 17 and 18, located in New York City at Fiftieth street and Sixth avenue, Forty-first street and Sixth avenue, and at T'wenty-fifth street and Fifth avenue.

The booklet contains several illustrations of the character of this gigantic construc tion work and it also shows some exam ples of concrete construction in factory school, textile and stable construction The book also reprints a synopsis of the patent decision recently handed down by Juge Haze in the crushing. limestone into such condition that it can be reduced to cement Copies of this booklet may be obtained by addressing the Fdison Portland Cement dressing the Edison Portland Cement

## Jersey City's New Post Office.

The Federal Government is fencing in the new Jersey City Post Office site at Washington, Montgomery and York Streets, and the next step will be for the Treasury Department to calling or or cost about half a million and the building itself will cost about the same, if not more.

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| :---: | :---: |
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|  | RIMSHNK日RLIN Memben ied Einstote Boord of Broke |
|  | WANT |
| LOFT BUILDINES | articulars of Business Property FOR SALE OR TO LEASE Canal to 59 :h Street |
| APARTMENTS | HEIL \& STERN |
| TRES | town Office Downtown Office <br> $1 \in 7$ Broadway $604-606$ Broadway |

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## BUILDING LOAN CONTRACTS.

37TH st, 4-6 W; Abby Story Marshall
loans Midville Realty Co to erect a $\frac{\text { sty }}{45,000}$
bldg; - payments.
O1d Broadway, es, 75.3 s. Lawrence, 25.1
x112; City Mortgage Co loans Eilermann
Estate to erect a -sty bldg; - pay-
ments.

$\qquad$
$\begin{array}{ll}\text { 51ST } \\ \text { st, ns, } 122.6 & 8 \\ \text { ender av, } & 82.6 \times 100.5 \text {; } \\ \text { Jarmulowsky } \\ \text { loans }\end{array}$ Werner Construction Co to erect a 9-sty
apartment; 10 payments.
135,000 Pinehurst av, ws, whole front between
79 th \& 180 th, SATISFIED MECHANICS LIENS.

[^2]
${ }^{3} 45 \mathrm{TH}$ st, 459 W; Marion J Ross et al agt. Wessel, Nickel \& Gross et al; 360.00 STH av, 2481; Chas Mandell et al agt
B K Bloch et al; Apr22'11.
180.00 Bradhurst av, Edgecombe av, 142d to
143d sts, triangular plot; Consolidated Chandelier Co agt Gerleit Meyer Con-

struction Co; Oct17'11. $\begin{array}{cc}\text { 4STH } & \text { st, } 337 \\ \text { Dust } & \text { E; Mark Harris agt A } \\ \text { Drucker }\end{array}$ Av D. S-12; Bernstein \& Bernstein agt Hughes av, es, 100 S 186th: Cormine Co et al; July11'11. Eugt European Constn

GUIDE.
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}


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

144TH st, OCT. 20
144TH st, ns, 185 e 8 av; Yocob War13814 143.80 138FH st, ns, 339.6 e Willis av; United Aade Awning Co agt Ignace Gruber 9TH st, 435; Sam Deskin agt Falk Rhen eimer et al; June23'11. 225.00 ${ }^{2} 40 \mathrm{TH}$ st, 36 E; Chas $W$ Hoffman Co agt
${ }^{1}$ Discharged by deposit.
${ }^{2}$ Discharged by bond
${ }^{3}$ Discharged by order of Court

## ORDERS

Hoe av, ws, 425 s Jennings; North Side Cornice \& Roofing Co on Kay Co to pay
Glokner \& Blue Co.

OCT. 16-17.

## ATTACHMENTS.

OCT. 13

## o Attachments filed this day

OCT. 14
Grube, Geo W: Industrial Thrown Silk
$\$ 8.993 .55 ;$ M H Harris. Schloss Bros : $\$ 1,249.84$; D W Blumentha
 Parr's Bank, Ltd; J S Bache \& Co; $\$ 7,795$; Wollman \& Wollman. OCT. 16.
Dayton Pump \& Mfg Co; Wm V Holley \$1,027.52: E T Hiscox. Bankers Surety Co; Wills \& Marvin Co
$\$ 12,000$; Phillips, Mahoney \& Wagner OCT. 17 and 18 .
ttachments filed these days
CHATTEL MORTGAGES.
AFFECTING REAL ESTATE

[^3]
## RECORD SECTION

## RECORD $\overline{\text { IND }}$ GUIDE

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

## 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.

| 113-14 | 481-10 | 1122-56 | 1614-27 | 1904-54 |
| :---: | :---: | :---: | :---: | :---: |
| 232-8 | 524-13 | 1143-58 | 1617-15 | 1921-171/2 |
| 238-3 | 528-57 | $1152-361 / 2$ | 1628-39 | 1937-27-28 |
| 243-17 | 636-46 | 1185-48 | 1632-24 | 1944-28 |
| 254-58 | 711-14 \& 45 | 1186-19 | 1646-39-38 | 1947-8 |
| 261-43 | 719-60 | 1253-88 \& 90 | 1650-11-12 | 1950-5 |
| 263-4 | 751-18-19 | 1275-17 | 1659-43 $1 / 2-451 / 2$ | 1958-49 |
| 266-18-19 | 791-9 | 1288-9 | 1675-5-7 | 1997-6 \& 5 |
| 268-20 | 802-75 | $1295-591 / 2$ | 1717-25 | 2029-15 \& 18-19 |
| 276-14 | 879-27 | 1407-65 | 1749-311/2 | 2063-2 |
| $288-\mathrm{pt} \mathrm{lot} 15$ | 896-15 | 1435-34 | 1756-50 | 2066-13 |
| 298-31 | 930-56-57 | 1446-46 | 1768-62-63 | 2084-3 |
| 335-44 | 934-46 | 1448-7 | 1791-16 | 2093-40 |
| 337-25-26 | 945-30 | 1464-25 \& 30 | 1795-18 | 2107-33 |
| 338-45-46 | 972-31 | 1470-15-17 \& 34-35 | 1802-39 | 2108-67 |
| 350-17 | 984-58 | 1500-2 | 1809-14 \& 16 |  |
| 353-6 | 1002-15-6 | 1501-3 | 1817-27 ${ }^{\text {18 }}$ | 2117-11 |
| 375-35 | 1037-42 | 1505-43-41 | 1823-23 | $2122-811 / 2$ \& 105 |
| 396-36 | 1053-22 | 1544-3 | 1831-21 | 2166-30 ${ }^{\text {2 }}$ \& 105 |
| 407-51 | 1057-19 | 1570-15 | 1832-50 | 2167-26-27 |
| 412-2 | 1079-61a | 1599-11 | 1853-27 \& 43 | 2177-166 |
| 430-44 | 1086-48 | 1602-50 | 1857-48 | 2250-23 |
| 480-24 | 1113-29 | 1610-49 | 1860-18 $1 / 2$ | 2255-406, 410, 467 |

## EXPLANATION OF TREMS 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 conveyed, omitting all covenants and warranty.
C. a. G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any aet whereby the estate conveyed may be impeached, charged or encumbered.
B. \& S. is an abbreviation for Bargain and Sale deed, wherein, although the seller makes no expressed consideration, he really grants or conveys the property for a valuable consideration, and thus impliedly claims to be the owner of $1 t$.
The street and avenue numbers given in these lizts are, in all cases, taken from the insurance maps when they are not mentioned in the deods. The numbers, it will occasionally be found, do not correspond with the existing ones, owing to there having been no official dealgnation made of them by the Department of Public Works.
The first date is the date the deed was drawn. The second date is the date of fling same. When both dates are the same, only one is given When the date same, only one is given. When the date of drawing is other than in the current year the stated year is given. When both the dates are in the same year the year follows the second date.
The figures in each conveyance, thus, 2:482-10. denote that the property menthoned is in section 2 , block 482, lot 10 .
It should also be noted in section and block numbers that the instrument as fled is atrictly followed.

A $\$ 20,000-\$ 80,000$ indicates the as-
sessed value of the property, the fire figures being for the lot only and the second figures representing both lot and building. Letter $P$ berore 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 conveyance has been recorded under the Torrens System.
Flats and apartment houses are clamsified as tenements.

Residences as dwellings.
All Christian names, strocte, avonues, states and months are abbroviated whon possible, also in some instances names of Banks, Trusts and Insurance Com panies.
The number in ( ) preceding the serial number to the right of the head of this page, is the Inder line, at for the Checking Index.

The Star
venu following name of street or and erty 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-assignmont
agt-againat
agt-againat

```
Bk-brick
B B-Bargain and Bal
b-basement
blk-block
Co-County
Co a G-covenant agalnst grantor
Co-Company
con omitted-considoration omitted
corp-corporation
cor-corner
ct-court l-centro line
d\mp@code{cocourt}
decd-doceased
e-East
exr-executor
extrx-executrix
coreclos-foreclosure
ir-frame
ft-iront
individ-individual
irreg-irregular
installs--installment
mtg-mortgage
mos-months
Nos-numbers
n-north
pl-plaominal
P M-Purchase Money Mortgase.
R T & I-Right, Titlo & Interest
remtg-release mtg
ref-referee
sl-slip
8q-square
s-south
sty-story
sub-subject
strs-stores
8t-street
T S-Torrens gystom
w-west tements
w-west
O C & 100-other consideration and $100
&-and so forth
%-per cent
```


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## Columbia st, 122, (2:335-44) es, 89.11 n sty bk , $20 x 10$ bldg in rear: Bertha Sanders to Minnie Sanders, 197 Stanton; mtg $\$ 19,-$ 000 Oct 2 ; Oct13'11; A $\$ 14,000-19,000$. nom Emerson st, ( $8: 2255-406-410$ \& 467 ) es, 688.5 s Prescott av, runs e 217.5 to ws Nichols pl xsw $217.6 \times w 100.1 \times n 100 \times w 40 \mathrm{xn}$ 100 to beg, vacant; Realty Syndicate to mtg $\$ 12,030 \&$ AT; Oct11; Oct13'11; A $\$ 7$, , $000-7,000$. <br> $\underset{\text { Essex }}{\text { st, }} \mathbf{~ 1 0 8 ,}{ }_{25 \times 10}^{(2: 353-6)}$ es, abt 150 n Delancey, $25 \times 100$, $5-$ sty stn tnt ${ }^{\text {th }}$ strs with 4-sty stn tht in rear; Beckie Goldwith $4-$ sty stn tht in rear; Beckie Gold- stein to Max Schaffer, 258 Grand; mtg -; Oct14; Oct16'11; A\$26,000-38,000 nom

Front st, 359, $(1: 243-17)$
ss, 200 w Jack-2-6-sty bk tnts \& strs; Ignatz Margareten to Chas Gahren, 255 W 90 ; AL; Oct11; Oct Gouverneur st, $\mathbf{3 7 - 9 ,},(1: 268-20)$ ws, 24.6 rice J Burstein to Ida Burstein, 548 W rice J Burstein to Ida Burstein, 548 W
165 ; AL; Feb17'10; Oct17'11; A $\$ 21,000-46,-$
000 . Grand Circle, nwe Central Pk $\mathbf{w}$, see Grand Cirele, nee Bway, see Bway, plot $\begin{array}{llll}\text { Houston st, } \mathbf{6 5 - 7} \mathbf{7} & \mathbf{W}, & (2: 515-22-47) & \text { swe } \\ \text { How }\end{array}$ Wooster (Nos 159-61), $50 x 95,{ }^{2}$ \& 4-sty
bk loft \& str bldgs; re jdgmt; Kertscher av; Oct 6 ; Oct14'11; A\$61,000-63,500. nom Houston st, $\mathbf{6 5 - 7} \mathbf{W}$; re jdgmt; C Whit-
nore Gaylor to same; Oct3; Oct14'11. nom Houston st, $\mathbf{6 5 - 7} \mathbf{~ W}$; re jdgmt; Kertscher
Co to same; Oct ; Oct14'11. $\quad$ nom
 4-sty bk tnt in rear; Edwin B King to
Peter S Rigney, 1575 Union, Bklyn; $1 / 2, \mathrm{pi}$
\& AT in remainder: $\& ~ A T$
An remainder; AL; July 25 ; Oct
$\mathbf{1 2}, 500-32,000$.
Houston st, $\mathbf{2 8 3} \mathbf{E E}$, $(2: 350-17) \quad$ Ss, $75 \cdot \mathrm{w}$
Clinton, $25 \times 100,5-$ sty bk tnt \& strs with 4-sty bk tnt in rear; Edwin B King,
TRSTE Susan Le Roy King, decd for Jno N King to Peter S Rigney, 1575 Union,
Houston st $2 \mathbf{S 3}$ E, $(2: 350-17)$ ss, $\mathbf{1 2 , 5 0 0}$
 4-sty bk tht in rear; Peter S Rigney to to
Adam A Schopp, 1246 Mad av; Oct13; Oct
Henry st, 287, (1:288-pt it 15) nec Scammel No
HENRY ST, 289 ,
Scammel (1:288-pt lt 15)
ns, tnt ${ }^{\&}$ strs; A\$32,00)-80,000; also MON-
ROE ST, 27-9, (1:276-14) ns, 376.10 e Catherine, $49.8 \times 100.6 \times 50 \times 100.7$, $6-$ sty bk tnt \& Strs; A\$39,000-72,500; Fischel Realty Cot

Henry st, 2s9, see Henry, 287.
Ludlow st, 5, (1:298-31) ws, $50 n_{8}$ Canal, Abr Kadans to Max Kobre, 143 E 123 ; mtg $\$ 25,000$; Oct17; Oct18'11; A $\$ 20,000-33,000$.

Monroe st, 2So,
(1:263-4)
ss, 120 e Jack-
$25 \times 95 ;$
6-sty
bk tht Lasky to Malke Lasky his wife, 280 Monz

Monroe st, 262, $\underset{25.1 \times 97.10,(1: 261-43)}{5-\text { sty bl the }} 150.6 \mathrm{w}$ Lasky to Malke Lasky, 280 Monroe; AL;
Oct13'11; A $\$ 16,000-32,000$.

Mott st, 122, $(1: 238-3)$ es, 100 n Hester, $25 x 94,5-$ sty bk tnt \& strs with 5 -sty bk gene Manfredonia, 1217 St . Marks av, Bklyn; $1 / 2$ of $1 / 2 \mathrm{pt} ; \mathrm{AL} ;$ Oct2; Oct16'11; A
$\$ 18,000-30,000$ O C 100

Mott st, 203-5, see Spring, 30
Mercer st, $(2: 485)$ Ws, 225 n Broome, Strip $1.2 \times-x 0.7 \times 100$; Wm Goldstone to Market st, $\boldsymbol{7 2},(1: 254-58)$ es, 103.2 n tnt; Rudolph Wallach Co to Wm Lustgarten, 113 Forsyth; mtg $\$ 6,000 ;$ Oct16;
Oct17'11: A $\$ 9,000-10,500$.
100 Monroe st, $\mathbf{2 3 1}, ~(1: 266-18)$
ns, 119.6 e

cammel, $24 \times 96$-sty bk tht; Nax Altmayer, ref, to Benj J Weil, 247 W 73 ; mt | $\$ 32,500$ \& AL; FORECLOS, Oct13; Oct16; |
| :--- |
| Oct 17 , 11 ; $\$ 17,00)-28,000$. |

Monroe st, 233, (1:266-19) ns, 143.6 e mayer, ref to Benj J Weil, $247 \mathrm{~W} 73 ; \mathrm{mtg}$ Oct17'11; A $\$ 17,000-28,000$. Oct13; Oct16;

Monroe st, $\mathbf{2 7} \mathbf{- 9}$, see Henry, 287 .
Vichols pl, ws, 61.6 s Prescott av, see Nichols pl, ws, $\mathbf{6 1 . 6}$ s Prescott av, see
Emerson, es, 688.5 s Prescott av.
Orchard st, 174, $(2: 412-2)$ es, 25 n StanOrehard st, $\mathbf{1 7 4},(2: 412-2)$
es, 25
on, $25 \times 98$, $5-$ Sty
bk tnt $\&$
strs; Max Jokinsky to Bernard Gordon, 99 avi mtg
$\$ 29,000$; Oct15; Oct17'11; A $\$ 24,00)_{-38,000}$.
 Strs; Antonio G Casazza et al to Chas A \& Catarina Casazza, 58057 av, Bklyn, \& An-
gelo L Casazza, $27-9$ New, Bowery; $1 / 2$ pt; 000 .
Scammel st, s, see Henry 287.

South st, 382, see Front, 359
Vandewater st, 36, $(1: 113-14) \quad$ ss, 107.3 2.9xn28.2 to beg, $2-$ sty bk loft \& str bldg;
Ellwood M Rabenold, ref to Francis J Mahoney, $478, \mathrm{~W} 22 ;$ FORECLOS, Sept19;

Varick st, 22S, $(2: 528-57)$ es, 48.7 s Car
ine, $20 \times 53.5 \times 21.5 \times 48.2,3-\mathrm{sty} \& \mathrm{~b}$ bk dwg Adam Wiener, ref, to Nicholas F Walsh,

West st, 401, (2:636-46) es, 67 s Charles, with 1-sty fr ext; Jos Margoles to Stephen Ransom Jr, 419 W $141 ;$ mtg $\$ 14,000 ;$ Sep Willett st, 62, (2:338-45) es, 175 s Rivington, $25 \times 100,4$-sty bk tnt \& strs with
3 -sty bk tnt in rear; A $\$ 19,000-23,000$; also WILLETT ST, $64,(2: 338-46)$ es, 150 s Riv-
ington, $25 \times 100,4$-sty bk tnt \& strs with 4-sty bk tnt in rear; Edw Mandel to Eliz Mandel, 524 Grand; AT; Oct5; Oct14'11; A
$\$ 19,000-23,000$. O C \& 100
Willett st, 29, $(2: 337-26)$ ws, abt 130 n Broome, $21.10 \times 100,5-$ sty bk loft \& Stable; 33-25) ws, 174.11 s Delancey, old line, with 4-sty bk tnt in rear; Edw Mandel to

Willett st, 31, see Willett, 29.
Willett st, 64, see Willett, 62.
Wooster st, 159-61, see Houston, 65-7 W. $2 \mathbf{D}$ st, $\mathbf{1 2 4} \mathbf{E},(2: 430-44) \mathrm{ns}$, abt 270 w Av A, - $\begin{aligned} & \text { interest or claims, \& } \\ & \text { \& }\end{aligned}$ \&e, \& Hyman Rosen, $71 \mathrm{E} \quad 109$; May29; 2D st, $\mathbf{1 2 4}$ E; re interest, claims, \&c; W 97 as GDN, \&c, \& Hyman Rosen, 71 E 2D st, $\mathbf{1 2 4} \mathbf{E} ;$ re interest, claims, $\&$
David Goldstein to same; May29; Oct18'1

2D st, 124 $\mathbf{E ;}$ re interest, claims, \&
Yetta Davis to same; May29; Oct18'11.
6TH st, $\mathbf{7 5 2}$ E, $(2: 375-35)$ Ss, 89 w Av D, runs s76.5xw $4 \times \mathrm{x} 21 \times \mathrm{x} 18 \times n 97.5$ to st xe 22 to ian Drucker, 1106 St Johns pl, Bklyn; mtg
$\$ 24,000 ;$ Oct9; Oct13'11; A $\$ 14,000-21,000$.
$\mathbf{1 3 T H} \mathbf{s t}, 519 \mathrm{E},(2: 477-51) \mathrm{ns}, 246$ e AV A, $25 \times 103.3$, 6 -sty bk tnt \& Strs; Geo
Schaefer \& ano to Julius Tishman, 25 W 14TH st, 231 E, $(3: 896-15)$ nom 14TH st, 231 ©, (3:896-15) nes, 235 nw Co to Saml Kleimer, 230 E 14; mtg $\$ 29,-$
250 \& AL; Oct16; Oct1711; A $\$ 23,400-27,-$ 15TH st, 153-9 w, (3:791-9) ns, 150 e 7 av, $80 x 103.3$, 7 -sty bl loft \& str bldg;
Lenray Constn Co to Murray Kanner, 70
W 118 . W $118 ; \mathrm{mtg} \$ 185,000 ; \operatorname{Oct17} 11 ;$ A $\$ 57$, joo-
$\mathrm{P} \$ 62,500$. 22D st, $\mathbf{4 3 0} \mathbf{W V},(3: 719-60)$ ss, 258.7 w 9
v, $19.1 \times 93.6$ with AT to strip $0.4 \times 98.6 \mathrm{adj}$ av, $19.1 \times 93.6$ with AT to strip $0.4 \times 93.6$ adj
on e, $3-$ sty \& b bk dwg; Jno F Thompon e, 3-sty \& b bk dwg; Jno F Thomp-
son, heir Eliz T Thompson to Mary, son, heir Eliz T Thompson to Mary,
Anna \& Margt Thompson, all at 430 W 22 ;
QC; Oct14; Oct16'11; A $\$ 9,000-11,000$. nom $\mathbf{2 2 D}$
Eliz T
Thompson to same; $\mathbf{4 3 0} \mathbf{W C}$; Oct14; Oct 16'1

23 D st, $143-7 \mathrm{E},(3: 879-27) \mathrm{ns}, 240 \mathrm{w} 3$ N Hewlett to Mary Hewlett his wife, 430 Sterling pl, Bklyn; 1-6 pt; B\&S; Oct19'11; 26TH st, $29 \mathbf{W},(3: 828)$; asn rents; Henry Lehman to tity National Realty 26TH st, $2 \mathbf{W}$, see 5 av, 212-6.
$\mathbf{2 7 T H}$ st, 158-64 W, (3:802-75) SS, 100 e av, runs e88xs $90 \times \mathrm{xw} 44 \times s 8.9 \times w 44 \times n 30.8 \times \mathrm{xw}$ $15 \times n 20 x e 15 x n 48.1$ to beg, $2-5$-sty bk loft
$\&$ str bldgs; Ella F Burnham to Reliant \& str bldgs; Ella F Burnham to Reliant
Holding Co, 160 Bway; mtgs $\$ 140,009$; Sept Holding Co, 160 Bway; mtgs $\$ 1$
$29 ;$ Oct13'11; A $\$ 155,000-173,000$.
27TH st, 339-41 w, (3:751-18-19) ns, 355 D Hogencamp, individ \& EXTRX, \&c, Wm M Hogencamp to Thos J Maccabe,
84 ; Oct16; Oct17'11; A $\$ 20,000-23,000$.

29TH st, $312-4$ 世, $(3: 934-46)$ SS, 183.4 e
av, $41.8 \times 98.9,6-$ sty bk tnt \& strs: Fischel Realty Co to Sadie Paskewitz, 18007 av;
AL; Oct1 ; Oct19'11; A $\$ 17,500-52,000$. nom
 Agnes G Hawthorne, of Chicago, Ill, to
Theresa Abelson, 141 W 120 ; June5; Oct 17'11, A $\$ 15,000-17,300$. $20,20,000$ av, $25 \times 98.9,4-$ sty bk tnt \& 2 -sty fr bldg in rear; Sara Bruneman to Saml Elkan, 1402
$3 \mathrm{av} ; \mathrm{mtg} \$ 11.000$ \& AL; Oct13; Oct16'11;
A $\$ 9,000-12,000$.

40 TH st, 520 W , $(3: 711-45)$ ss, 300 w 10 Kate Steinberg to Celia Schlesinger, 378 Central Park W, \& Abr Fox, 124 W 114 ;
undivided int to $1 / 2$ pt; AL; Oct9; Oct19'11 A $\$ 7,000-13,500$
 chester, NY; mtg $\$ 10,000 ;$ Oct17;11; A $\$ 23$,

43D st, $421 \mathbf{w},(4: 1053-22) \mathrm{ns}, 250 \mathrm{w} 9$ Hugh Dougherty to Dennis McEvoy, ${ }^{3}{ }^{346}$
W ${ }^{2}$ mtg $\$ 23,000$; Oct16; Oct17'11; $\$ 13,000-30,000$.
47TH st, ${ }^{\mathbf{4 3 1}} \mathbf{W}$, ( $4: 1057-19$ ) $\mathrm{ns}, 431.3$
0 av, $18.9 \times 100.5$, 4-sty stn dwg; Myron H Oppenheim ref to Mary A Keogh , 264 W 69; FORECLOS, May19'99; Sept7'11; cor-
rection \& confirmation of deed recorded

47TH st, $314 \mathbf{W},(4: 1037-42)$ SS, 225 w 8
av, $25 \times 100.5,4-$ sty bk tnt \& strs; John H
Wherry to John Conway, 21 Columbia Terrace, ${ }^{\text {Oct18'11; A } \$ 17,000^{2}-20,500 \text {. }}$. 87,000 ; Oct17;
nom 49TH st, 131-5 W, (4:1002-15-16) ns, 394 W 6 av, $44 \times 100.4,3$-sty stn dwgs; Wm
Griffiths et al to John J Boyle, 109
 51ST st, 556 W, (4:1079-61a) ss, 80 e 11
av, $20 \times 75.3$, 4-sty bk tht \& str; Harry M Jung to Wm A Mulligan, 728 Chauncey
Bklyn, \& Fredk Rapp, 454 W W8, NY
each $1 / 2$ pt AL; Oct16; Oct17'11. A 66500 -2D 9 E (5.12S8-9) ns, 195 W Mad $22.8 \times 100.5$ st, 9 E, (5:1288-9) ns, 195 w Mad av Beale to Mary $R$ \& Ogden Goelet, both at
Newport, RI, \& Geo G De Witt, 39 W 51 TRSTES Ogden Goelet, decd, $1 / 2$ pt, \& Rob
 58TH st, $530 \mathrm{~W},(4: 1086-48) \mathrm{ss}, 370 \mathrm{w} 10$ Sussman to Hannah Goldberg, 3046 , Max $\begin{aligned} & \text { mtg } \\ & 300 \text {. }\end{aligned} \$ 16,000$; Oct17; Oct19'11; A $\$ 9,000-17$, 61ST st W, see Bway, see Bway, plot $\underset{\text { 61ST st }}{ } \mathbf{W}$, swe Central Park W, see 61STT st, $\mathbf{3 3 4} \mathbf{E},(5: 1435-34)$ SS, 175 W 1 M Mayer, ref to Edwin J Keane, 450 F 142; FORECLOS, Oct5; Oct16; Oct17'11; A
 Max Sussman to Hannah Goldberg, 30463 14, 000 . $\$ 14,000$; Oct17; Oct19'11; A $\$ 5,000$ 70TH st, 426, on map 430-2 E, (5:1464$30)$, ss, 123 w Av A, $38 \times 100.5,6$-sty bk tnt
$\&$ strs; Maurice J Burstein to Ida Bur $\&$ strs; Maurice J Burstein to Ida Bur-
stein, 548 W 165 ; AL; Mar8'10; Oct18'11; A
$\$ 13,000-44,000$. 70TH st, $50 \underset{\text { W }}{\text { W0, }}(4: 1122-56)$ ss, 215 e Col Levy to Michl F Loughman at Cedarhurst

70TH st, 50 w ; Gustave F Simon \& ano EXRS Ulrich Simon to same; mtg $\$ 25,000$ $\boldsymbol{7 2 D}$ st, $162 \mathbf{W}$, $(4: 1143-58) \quad \mathrm{SS}, 159$ Geo L Slawson et al to Chas D Hobbs, 805 West, End av; 1/t pt; mtg $\$ 75,000 ;$ Oct16
Oct17'11; A $\$ 52,000-80,000$. $\quad$ O 100 $\boldsymbol{7 2 D}$ st, $316 \mathbf{E},(5: 1446-46)$ ss, 150 e 2 av,
$16.8 \times 102.2,3-$ sty \& b stn dwg; Edith $R$ wife 16.8x102.2, 3-sty \& b stn dwg; Edith R wife
Sidney D Jacobson to Jesse I Rice, 981 Mad av \& Herbert R Rice, 70 E $80 ; 1 / 3 \mathrm{pt}$
B\&S; Dec9'10; Oct18'11; A $\$ 6,500-10,000$. $\mathbf{7 2 D}$ st, 316 E; Betsy wife Jos Solomon individ st, 316 EX; Jesse I \& Herbert R Rice al to Albt Winternitz, 237 E 72 ; mtg $\$ 8$, 73D st, $\mathbf{3 0 7} \mathbf{E},(5: 1448-7) \mathrm{ns}, 150$ e 2 av Rachel wife Harry Stern, 40 E $60 ;$ mtg $\$ 8,000$; Oct18'11; A $\$ 9,000-15,500$. 60 ; mtg 73D st, $120 \mathrm{E},(5: 1407-65)$ ss, 175 C e \& Park av, $18.9 \times 102.2$, 3-sty \& b stn dwg; Ida wife $\operatorname{mig}_{32,000} \$ 48,500 ;$ Sept30; Oct16'11; A $\$ 28,000-$
75TH st, 427 E , see $75 \mathrm{th}, 429-31 \mathrm{E}$.
 (Nos 428-30), 2 \& $3-$ sty bk bakery \& Sev43,000 ; also 75 TH ST, 427 E , ${ }^{7}(5: 1470-15)$ ns, 250 W Av A, $27 \times x 102.2$, 4 -sty bk tnt; A ton, Pa, EXR Jane W Rockwell to Hugo Oct11; Oct16'11.
 with 2-sty ext; Hy G Trevor to Lionel C Hill, B of R; C a G; mtg $\$ 20,000$; Oct 2 .
78TH st E, (5:1392) ss, the east line being 154 e Mad av, $-x$ - owned by party above on e, -x-, owned by party $2 d$ part; boundary line agmt; Maria S Gibbs, ol, Yonkers, NY; Sept30; Oct18́11. nom 7STH st E., ss,
15 e Mad av. S8TH st, ns, $\mathbf{1 0 2 . S}$ e 5 av, see 5 av, 1071.
$\mathbf{9 0 T H}$ st, $423-5 \mathrm{E}, ~(5: 157 j-15)$ ns, 344 e 1 to Abr Jacobs, 83 Lenox av, $1 / 2$ pt; mtg
$\$ 23,000$ (pt paid) \& AL; Oct16; Oct19'11;
A $\$ 18500-27000$
 000; also 94 TH ST, $72-4 \mathrm{E}$, (5:1505-41-2) ss, 80 w Park av, $50 \times 100.8,2$ 2-sty $\begin{gathered}\text { Etn tnts } \\ \text { \& strs; Helen R wife Saml Kahn to Jno }\end{gathered}$ F Calder. - Waldo av, Bayside, LI; mtg 04H nom
 cob Beerwald, 2513 N 29 , Phila, Pa, to oct18; Oct19'11; A $\$ 30,000-70,000$. $\$ 65,000$ nom sum in excess of amount of $1 \mathrm{st} \& 2 \mathrm{~d}$ mtgs over by party 1st pt upon demand to party
2d pt; Oct18: Oct19'11; Ray Hirshberg, 547 Phila, Pa: Zelda B Marcus \& Miriam B .

96TH st, 324 W, $(4: 1253-88)$ Ss, 266.8 W
est End av, $41.8 \times 100.8,6-$ sty bk tnt; Ja-
ob Beerwald to Zelda B Marcus, 314 W 4, \& Miriam B Conlan, 321 W, $94 ;$ B\&S;
mtg $\$ 60,000$ \& AL; Oct18; Oct19'11; A $\$ 30,-$ $\underset{000-75000}{\mathrm{mtg}} \$ 60,000$ \& AL; Oct18; Oct19'11; A $\$ 30,-$
$\mathbf{9 7 T H}$ st, 214 E, (6:1646-39) ss, 235 e av, $25 \times 100.11,4$-sty stn tnt \& strs; A\$9,
$000-16,000$; also 97 TH st, 216 E , $(6: 1646-38)$ ss, 260 e 3 av, $25 \times 100.11$, 4-sty \& b stn tnt \& Strs; Gianovario Innella to Prince Real-
97TH st, 216 E, see 97 th, 214 E
97TH
entral
Park $\mathbf{~} \mathbf{W}$, $20 \times 100$, 7 4-sty $\& 440 \mathrm{~b}$ bk dwg; Carolyn Koechlein to Margt C De-
$\mathbf{9 7 T H}$ st, 50 E, see Mad av, 1391-
98TH st, 107 W, (7:1853-27) ns, 125 w Col av, $25 \times 100.11$, McGinnis, 372 W 29; mtg 15,000; Oct16'11; A\$15,000-24,000

C \& 100
99TH st, $11 \mathrm{~S}-20 \mathrm{~W},(7: 1853-43)$ SS, 249 W Judge, ref, to Wm I Young, 127 Chambers $\$ 42,250$; FORECLOS, Oct11; Oct16; Oct18

100TH st, 215 E, see 100 th, 217 E.
000TH st, 215 E, (6:1650-11) ns, 250 e cks to H C Fredericks Realty Co, 41 Un on $\mathrm{sq} ; \mathrm{mtg} \$ 13,000$; Oct12; Oct18'11; A $\$ 9,-$ 100TH st, 217 E, $(6: 1650-12) \mathrm{ns}, 275$ e ${ }^{3} 3$ also 100 TH ST, 215 E ( $6: 1650-11$ ) av, $25 \times 100.11$, 4 -sty bk tnt; A $\$ 9,000-15,000$; Brakle, 296 S 5 , Bklyn; mtg $\$ 26,000$ \& AL: 103D st, 307 E, (6:1675-7) ns, 150 e ${ }^{2}$ av, $25 \times 100.11$, 4-sty stn tht \& Strs; Rob American Mtg Co, 31
Morrell, ref to A
Nassau; FORECLOS, Oct16; Oct17'11; A Nassau; Fon 13,0000 103D st, $\mathbf{3 0 3} \mathbf{E}$, $(6: 1675-5) \mathrm{ns}, 100$ e 2 av,
x $100.11,4-$ sty bk tnt \& strs; Francis W Pollock, ref, to Lillie McC Hartigan, at Poliock,
Leighton-Buzzard, Eng; FORECLOS, Oct
11; Oct14; Oct16'11; A $\$ 8,000-15,000$. 13,100 $\mathbf{1 0 3 D}^{\mathbf{1 0 5}} \mathbf{s i 5} \mathbf{E},(6: 1675-6) \mathrm{ns}$, 125 e 2 av , Pollock, ref to Lillie McC Hartigan, at Lieighton-Buzzard, Eng; FORECLOS, Oct 103D st, 128 W, $(7: 1857-48)$
ss, 370 w Col
$16.9 \times 100.11, ~ 3-s t y ~ \& ~ b ~ s t n ~ d w g ; ~ A d a ~ T ~$ Richards, individ \& TRSTE Arthur W Lip-
sett to Sherman K Foote, 126 W 103 ; mtg 8,000 ; Sept28; Oct19'11; A\$11,000-13,000.
 av, $25 \times 100.11,4$-sty
Shelp to Bern Budd, 214 W
O 105TH st, $\mathbf{1 4 3} \mathbf{W y},(7: 1860-181 / 2) \mathrm{ns}, 415.5$ Ams av, $33.5 \times 134.10$, 5 -sty bk tnt; Ar-
thur L Fullman, ref to Lilly Lang, 572
av; FORECLOS, Aug16; Oct6; Oct17'11; $\begin{array}{lll}\mathbf{1 0 5 T H} & \text { st, } \mathbf{6 0} & \mathbf{E},(6: 1610-49) \\ \text { SS, } & 255 \mathrm{w}\end{array}$ MeGrath, wid to Harry M Goldberg, 509 11,000-18,000. $\$ 11,000$; Oct16; Oct17'11; A 108TH st, $\mathbf{5 9} \mathbf{E}, \quad(6: 1614-27)$ ns, 238 w Doktor et al to Saml Seiniger at Cedarhurst, LI; mtgi $\$ 9,000$ \& AL; Sept27; Oct 110TH st, 202-8 E, ( $6: 1659-431 / 2-451 / 2$ ) ss, 85 e 3 av, $60 \times 100.10,4$ 3-sty \& b bl
dwgs; Paulina Schwartz to Jno J Flem-
ing, $143 \mathrm{~W} 82 ; \mathrm{mtg} \$ 25,400$; Sept 27 ; Oct17 A11TH $4,000-26,000$. Mad av, see Mad nom 672 . $113 \cdot \mathbf{W}(7: 1823-23)$ ns 200 W Lenox av, $25 \times 100.11$, 5-sty bk tnt; Flora J Oppenheimer to Jno W Stevens, 142 W 57 , 115 TH st, $215 \mathrm{~W},(7: 1831-21) \mathrm{ns}, 265 \mathrm{w}$ don, 215 W W 115 , to Benj H Gordon, 215 G W $\$ 11,200-17,000$ deed; AL; Oct14; Oct16'11; 115TH st
enox av, $40 \times 100.11, ~(7: 1825-10)$ ns, 500 w b bath house; agmt as to bldg loan contract for $\$ 66,-$ -
000 ; The Lenox Baths, a corpn, with Weiss \& Kobre Constn
$115 T H$ st, $\mathbf{6 9}$ w, $(6: 1599-11) \mathrm{ns}, 225$ e
enox av, $25 \times 100.11,5-$ sty stn tnt; Mamie Wessel to Elansee Realty Co, 132 Nassau;
B\&S; mtg $\$ 28,500$ \& AL; Oct17' 11 ; A $\$ 15,-$
$000-28,000$ $117 \mathbf{T H}$ st, $303 \mathbf{W},(7: 1944-28) \mathrm{ns}, 100 \mathrm{w}$
av, $25 \times 100.11,5-$ sty bk tnt \& strs; Flora av, $25 \times 100.11,5$-sty bk tnt \& strs; Flora
Davis to Morris Wolf, 417 Manhattan
v; mtg $\$ 23,500 ;$ Oct16; Oct17'11; A $\$ 15,000-$ 118 TH st $\mathbf{1 7}$ W, (6.1717-25) ns, \& 100
 ty Co to Augusta Samuels, 164 E $115 ; \mathrm{mtg}$
$\$ 27,175$ \& AL; Oct16; Oct17'11; A $\$ 15,000-\mathrm{nom}$
$30,000$.
 Wincenzo Ciuti to Savatore Soraci, 329 E
120TH st, 361 W, (7:1947-8) ns, 166


1206H st, 152 W, (7:1904-54) SS, 225 e reek -81.6 with AT to strip on $S$ to l of blk, 3-sty \& b stn dwg; Annie McM Seofield, at White Plains, NY:
to Jas M S Oct17'11; A $\$ 10,000-14,000$. O C 100
120 TH st, 118 E, $(6: 1768-63)$ ss, 215 e ark av, $25 \times 100.10$, 5 -sty bk tnt; A\$11,000s, 240 ; also 120 TH ST, 120 E , (6:1768-62) ss, 240 e Park av, $25 \times 100.10$, 5-sty bk tnt; his wife to Mary Birnbaum, 415 E 75 ; AL;


120 TH st, 120 E , see 120 th, 118 E .
121ST st, 51 S E, $(6: 1817-27)$ ss, 208 e Earle to Ella S, West, 169 Howard av, $\underset{42.11 \mathrm{ST}}{\mathbf{w}}$ st, 427-35 E, (6:1809-14-16) ns, bk tnts \& strs; Josephine Miller to Palher Realty Co, 27 Wm; QC \& C a G; Sept20;
Oct13 $11 ;$ A $26,000-94,000$. $123 D$ st, 363 W, (7:1950-5) ns, 100 e Morningside av E, $16.8 \times 100.11$, 3 -sty \& \& Maher, 302 West Iron av, Salina, Kansas;
PARTITION; July26; Oct18'11; A\$10,000-
11,500 . 124TH st, $\mathbf{7 3} \mathbf{E},(6: 1749-311 / 2) \mathrm{ns}, 107.6$ Park av, $17.6 \times 100.11,3-$ sty \& $b$ stn dwg; Bathgate av; mtg $\$ 11,000$; Oct17'11; A $\$ 9,-$ 126TH st, av, 16.8x99.11, 3-sty stn tnt \& str. 3 Jos av, O'Donnell to Robt W Crawford, 880
A Nicholas av; mtg $\$ 5,500$; Oct16; Oct17 ; A $\$ 6,000-8,500$. O C \& 100
126TH st, 320 E, ( $6: 1802-39$ ) Ss, 325 e 2 av, $25 \times 99.11,5$-sty bk tnt; Teresa C Torre mtg $\$ 20,250$; Oct16'11; A $\$ 7,000-16,500$. nom 130TH st, 643-7 W, (7:1997-6) ns, 125 \& 2-sty bk garage; Fredk F Sampson to Fifth Ave Coach Co, 815 \& av; mtg $\$ 20$,-
$000 ;$ Oct7; Oct13'11; A $\$ 53,000-\mathrm{P} 65,000.100$

131ST st, 640-4 W, see 130 th, 643-7 W.
131ST st, 201-3 W, (7:1937-27-28) ns, 75 stxe50 to beg, $1-$ sty bk str \& $5-$ sty bk tnt no H Edelmeyer et C; Sept20; Oct13'11; A\$19,000-36,000. nom
131ST st, 201-3 W; Addison W Edel Sept21; Oct13'11. M Coburn to same, QC
136TH st, 135 W, (7:1921-171/2) ns, 384 e ext; Israel Lebowitz to Bernardine Moral, E $96 ;$ mtg $\$ 10,000 \&$ AL; Sept29; Oct16
O $\$ 6,800-10,000$.
\& 143 D st, 241 W, $(7: 2029-18) \mathrm{ns}, 425$ e 8 to McKinley Realty \& Constn Co, 320
 143D st, $247 \mathrm{~W},(7: 2029-15) \mathrm{ns}, 350$ e 8 av, $25 \times 99.11,6-$ sty bk tnt; Chas M Hobav; mtg $\$ 26,000$; Oct14; Oct16'11; A\$10,000 143 D st $\mathbf{W},(7: 2029) \mathrm{ns}, 350$ e 8 av, owned by party 1st pt; also 143D ST W, $(7: 2029)$ ns, 375 e 8 av, owned by party $2 d \mathrm{pt}$; Jacobs with Danl Stiess; Nov15'04; Oct1 $143 \mathrm{D} \mathbf{s t}, 239 \mathrm{w},(7: 2029-19) \mathrm{ns}, 300 \mathrm{w}$ av, $25 \times 99.11,5-$ sty bk tnt $\& \underset{\text { Strs }}{\text { Stern }}$ So Irene M Brobst, 940 New York av Bklyn; mtg $\$ 23,000 ;$ Sept $29 ;$ Oct19'11;
A $\$ 10,000-23,000$ C 100
147TH st, $61 \mathrm{~S} \mathbf{W}$, (7:2093-40) ss, 150.6 W win Rothschild to John J Healy, 618 W 151ST st W, 100 C \& 100 151ST st W, (7:2066-13) ns, 300 e Ams av E Stark, 144 Columbia Heights, Bklyn; A 151ST st W, (7:2066-13) ns, 300 e Ams Taxetta Stafford, at Almont Ontario, Can AL; Oct14; Oct16'11; A $\$ 8,500-8,500$ O C \& 100

156TH st, 422-4 W, see Ams av, 1933-5
159TH st, 570 W, ( $8: 2117-11$ ) Ss, 125 e
way, $25 \times 100, ~ 3-$ sty fr dwg; Jas McAllis ter, Jr, to Anne I, Margit E \& Jennie McAllister, all at 570 W $159 ; 1 / \frac{1}{4}$ pt; B\&S; Oct
14 ; Oct16'11; A $\$ 11,000-12,500$. $\underset{\text { Bway st, }}{\mathbf{1 6 4 T H}} \mathbf{5 4 5} \mathbf{- 5 8} \mathbf{~ W},(8: 2122-105)$ ss, 100 Heights Metropole Constn Co to Nathan A Sachs, 1100 Prospect pl, Bklyn; mtg $\$ 350$,
000 \& AL; Oct14; Oct16'11; A $\$ 106,000-346$, 165TH st, $548 \mathbf{W},(8: 2122-811 / 2)$ ss, 164.8 e Bway, $16 \times 101.10 \times 16 \times 103.4,4-$ sty \& b stn dwg; Maurice J Burstein to Ida Burstein
548 W 165 ; mtg $\$ 10,090$; Oct $17 \prime 11$; A $\$ 7,000-$ 165TH st, 470-2 $\mathbf{W}$, ( $8: 2111-15$ ) $\mathrm{ss}, 200.7$ Jas A Foley, ref, to Lambert Suydam, mtg
Oct19'11; A $\$ 16,000-53,000 . ~ O c t 16 ;$ Oct
39,000
179TH st, W, nee Northern av, see North
1S4TH st W, ( $8: 2167-26-27) \mathrm{ns}, 475 \mathrm{w}$ St dy to Ensign Realty Co, 156 Bway; Oct11
Oct16'11; A $\$ 11,000-11,000$. O C \& 100

185TH st, 635 W , $(8: 2166-30)$ nec Wadsworth av (No 241) \& begins ns, 383.1 e $59.7 \times 19.6 \times 59.8$, 3 -sty bk dw old line, 19.6 x vard. Shlig \& Sonsin Co, 1322 So Boule 200-12,000.
215TH
Av A, 1301 0 th, 50 x 85 , $5-$ sty bk tht \& strs. Maurice J Burstein to Ida Burstein, $548 \underset{\text { I }}{ }$ W 165 ;

Av B, 287, (3:984-58) es, 42 nom 68, 5-sty bk tnt \& strs; Chas 42 s Molh, 20 x 290 Mad av, \& ano to Chas A Sherman, 33

Av B, 246, $(3: 972-31)$ ws, 60 s 15 th, 20 x 60, 4-sty bk tnt \& strs; Marcus Rosenthal to
$\$ 10,200$
Wm
Oct L ; Oct Oct 13 Av B, 293 \& 301, (
O:985) asn rents; Jno
Olson Constn Co to Eliz J Webb, 445 Park rd, Wash D C; Oct13'11. Webb, nom
Av C, $\mathbf{5 6} 6,(2: 374-2)$ es, 25 n 4 th, 24 x 64.3 F-sty stn tht \& strs; Gussie A Engel to
Fannie B Cohen, $204 \mathrm{~W} 141 ; \mathrm{mtg} \$ 20,000$ Fannie B Cohen, 204 W 141; mtg $\$ 20,000$, Av C, 215, $(2: 396-36) \mathrm{ws}, 23 \mathrm{n} 13 \mathrm{th}, 22.10$ stein to Max Bernow, 477 Miller Bern lyn; mtg $\$ 16,000 \&$ AL; Oct17; Oct18' $11 ;$ A
$\$ 8,000-13,000$ O C \& 100

Amsterdam av, 1933-5 (8:2107-33) sec 156 th (Nos $422-4), 50 x 100,6-$ ety bk tnt
$\&$ strs; Placid Realty Co to Patk H Con\& strs; Placid Realty Co to Patk H ConAmsterdam av, 1783, (7:2063-2) es, 24.11 sign Realty Co to Wm T Purdy 9 Mt M M . ris Park; mtg $\$ 15,000$; Oct16'11; A A $20,000-$
21,500 .

Broadway, $(4: 1113-29)$ plot bounded $n$ or Grand e by central Park W, s by Circle Frances H Park by W by Bway, vacant; to Wm R Hearst, 137 Riverside Dr; $1 / 3 \mathrm{pt}$ \&S; Oct14; Oct16'11; A\$1,800,000-1,800,000
Broadvay, (4:1113); same prop; Eliza H wife Jno G McCullough et al to same;
$2 / 3$ pts; B\&S; Oct14; Oct16'11. O C \& 100 Broadway, 450 (448), ( $1: 232-8$ ) ses, ab $232)$ es, 104 . S Grand, strip $1 \times 120,5$-sty bk EXRS, \&c, Geo L Ronalds, Jr; to Walstei S Reade, 434 Clermont av, Bklyn; Alstein B, A\$8,000-105,000. O \& 100
 mont av, Bklyn; QC; Oct14; Oct16'11.
Franoadway, 450; Walstein S Reade to Franklin S Jerome \& Jos H Wright, 1977 Bway as joint tenBway, nee Grand Cirele, see Bway, plot 61st, etc.
Broadway, 3686, ( $7: 2084-3$ ) es, 51 i Henderson ref to Minnie Hummel Isham Bway. FORECLOS: Sept15. Oct16, 368 $\$ 10,000-14,000$. 14, 100 Broadway, see 61st, see Bway, plot Broadway, es, 104 s Grand, see Bway

Broadway, 1134-6, see 5 av, 212-6.
Central Park W, swe 61st, see Bway Central Park W, nwe Grand Circle, see way, plot bounded $n$ by 61st, etc. Madison av, 1672, (6:1617-15) nwe 111th $21 x 50,5-$ sty bk tnt \& str; Jos Kaiser to
Saml Williams, 71 W 113 \& Saml Grod ginsky, 60 E E $93 \mathrm{~d} ; \mathrm{mtg}^{2} \$ 13,5 \jmath 0$; Sept25
Madison av, 2093, $(6: 1756-50)$ es, 25
$32 d, 25 \times 96$, 5 -sty bk tnt \& Strs; Morris Manheimer to Rebecca Marrow, 233 $107 ; \mathrm{mtg}^{\$ 25,000} \& \mathrm{~A}$ AL; Oct4; Oct17' $11 ;$ A
$\$ 13,000-25,000$.

Madison av, 1391-7, $(6: 1602-50) \mathrm{sec} 97 \mathrm{t}$ (No 50), $100 \times 100$, 6-sty bk tnt; Milton M corp, 3436 Bway; AL; Oct17; Oct18'11: $100,000-245,000$. O C \& 100 Madison av, 290, $(5: 1275-17)$. Ws, 76.9 n
0 th, $25 \times 95$, 4-sty \& b bk dwg; Jane wife Chas G Moller, Sr, to Chas A Sherman,
W 52 ; C a G; Oct17; Oct18'11; A $\$ 83,000$
Northern av, (8:2177-166) nec $179 \mathrm{th}, 100$
$6-$ sty bk tnt; R H M Realty Co to
825 West 179 th St Holding Co, 825 W $179 ;$ mtg $\$ 147,832$ \& AL; Oct $18^{\prime} 11$; A $\$ 30,000$ Riverside Dr or av, 41, (4:1185-48) es 32 xn13.10xw55.10 to av, xs30.1 to beg 5-sty bk dwg; Fredric E Humphreys to Myrtle Oct14; Oct16'11: A $\$ 24,000-52,000$. Sct14; Oct16'11; A\$24,000-52,000. (8:2250-23) SWe 215th, 50m av, mts Nora O'Connor, 1391 Undercliff av, mt
$\$ 3,040$; Oct14; Oct16'11; A $\$ 3,500-3,500$. Seaman av, (8:2250) same prop; Nora ess, Bklyn; mtg $\$ 3,040$; Oct16'11.
 bk tnt; Jos M Lesser to Mary Leonard, 440 St Nicholas av; mtg $\$ 18,000$ \& AL; Oct13
Oct18'11; A $\$ 13,200-19,000$. 100.
 tht; Nellie J Hymes to York Investing Co,
424 W $20 ; \mathrm{mtg} \$ 26,750$; Oct19'11; A\$15,000-
31,000 nom
Wadsworth av, nee 185, see 185 th, 635
 wid, to Sebastiana Mule, 6931 av; $1 / 2 \mathrm{pt}$;
mtg $\$ 10,500 ;$ Oct13; Oct17'11; A $\$ 10,000-14,-$ 2D av, 1566, (5: $1544-3$ ) es, abt 50 n 81 st ,
$25.4 \times 100$, with AT to strip $0.1 \times-$ on ns, 4 sty stn tnt \& strs; Lorenzo E Tripler to
Johanna Kehoe, 167 Greenwich; mtg $\$ 14,-1$ 2D av, 434-6, (3:930-56-57) ses, 24.9 s $25 \mathrm{th}, 49.4 \times 100,{ }^{2-5-\text { sty bk tnts \& strs; }}$ 123
$\$ 30,000-54,000$.
av
 Ket11; Oct16'11. $3 \mathbf{D}$ av, (6:1646) es, 100.8 s 97 th, strip, Kaicher, Willard Jefferson, Bklyn; $\begin{aligned} & \text { PC; Oct } \\ & \text { Oct }\end{aligned}$ Kaicher, ${ }^{\text {K }}$ Oct16'11.
$3 D$ av, 1814, ( $6: 1628-39$ ) ws, 25.11 s 101 st , 25x98, 5-sty bk tnt \& strs; Farmers Loan Marcus Rosenthal, 61 E $73 ; 1-5$ pt; Oct16; 3D av, 1814; Louise A Denio et al to 3D av, 2336, ( $6: 1775$ ). ws, 49.11 s 127 th , 93 Nassau to Adolf H Landeker, 411 5th,
Plainfield, NJ; Oct19'11. 5TH av, 1082, ( $5: 1501-3$ es, 50.2 n 89th,
$22.11 \times 102.2,6-\mathrm{sty}$ \& bk dwg with $4-$ sty ext: Eleonore Phillips, of Paris, France, 5TH av, 212-6, (3:827-44) swe 26 th (No 60.5 to s s 26 th
(Cafe Martin)
x
A $\$ 50.70 .000-\$ 1,000,000 ; ~ a l s o ~$ MACOMBS ROAD, ( $11: 2876$ to 78 \& \& 2880 , along road 116 to land T Bailey Myers xnw 2,340 to Harlem River xne30 \& 1 ond Morris xsel,980 to beg, contains land of Morris
22
$579-1,000$ acres, including land taken for described being 470 ft in width, except parts for sts, etc; re dower; Minna $F$ wife Algernon Burnaby to Preston Gibson at said party 2 d pt; 'Apr21; Oct18'11. nom 5TH av, 1071, (5:1500-2) es, 25.8 n 88 th,
uns e102.8xs25.8 to ns 88 th 127.8 to es 5 av xs30 to beg, 4 \& 5 -sty \& b bk dwg; Gardner B Penniman et al Livingston at Bar Harbor, Maine; B\&S;
Oct17; Oct18 $11 ;$ A $\$ 170,000-275,000$. $\mathbf{2 2 0 , 0 0 0}$ 10TH av, 508, ( $3: 736-4$ ) es, 98.9 S 39 th , menstock to City National Realty Co 2 Rector; mtg $\$ 28,000 ;$ Oct10; Oct13'11; A
$\$ 15,000-23,500$ O

## MISCELLANEOUS CONVEYANCES

## Borough of Manhattan.

Assignment of all R T F \& I under will
Jno C Tillotson to extent of $\$ 2,000$; How$\mathrm{W}_{\mathrm{W}}$ 57; Oct2; Oct16'11. C . Tillotson, 359


Power of atty; Georgina $S$ Jones of Santa Monica, Cal to Roy Jones; Oct11; Power of attorney; Nathalie Jarvis to Power of atty to extend mtg; Thos
Rourke to Jno J Hynes, 42 Bway; Aug Power of atty: Edith H Ronalds wid to
ussell H Hoadiey; Apr25; Oct16'11.
Power of attorney; Pauline E von NauOct19'11.
Power of aitorney; Josephine M
auer to Francis M Bacon, Jr; Aug29; Oct 19'11.
Power of attorney; Amy S McCunn to

## CONVEYANCES

## Borough of the Bronx.

Austin pl, $(10: 2601) \mathrm{sec} 147 \mathrm{th}, 25 \times 100$, Vacant; Apollonia Pfeuffer to Fredk H
Hecht, 1749 Filmore; mtg $\$ 1,000$; Oct14 Oct16'11. Beck st, 755 , ( $10: 2708$ ) ws, 150 n 156 th , $25 \times 100,2$-sty bk dwg; Henry Goldwater to Tooby Cisin, 145 Av B; mtg $\$ 8,500$ Oct Oct
13 ; Oct16'11.
O 100 Bristow st, sec Boston ra, see Boston Bristow st, nee 170, see Boston rd, sec Bristow st, 1402-12, see Boston rd, sec Bristow
Exterior st, sec 150, see River av, swc

Freeman st, 996,
low av (No 12:2993) swe
Longfellow av (No 1259) 33.6x90.4, 5-sty bk tnt \& Lumber Co, 1246 Grand, Bklyn to Jas Dailey, 134; Woodland av at Avon, NJ;
AT; May12; Oct13'11.
Fairmount pl, $\mathbf{7 3 9},(11: 2951)$ nes, 68.6 se Clinton av, ${ }^{21.6 x 130 \text { a sty ir dwg; Jennle }}$ Lynch, at 254 th \& Hudson River; Oct11;
Huguenot st (*) sus at nwe White Plains
rd or BIvd, see White Plains rd or Blyd (*) nws at sws Huguenot.
Home st, $(10: 2752)$
sec Hoe av, $25.2 \times 82 \times$


Kingsbridge ter, $(12: 3256)$ ws, at $c$ Reed pl int. Pxtuline S Rappet etc, Manurice Rapp to Grace J Daggett, 156
W 55 ; Oct13; Oct17'11.
 37.6xw-xs-xe119.9 to beg, vacant; Loring Realty Co to Sigmund Ernst, 281
Lorillard pl, (11:3054) es,
50x100, vacant; Jos Reiss to Anna Reiss, 1509 Bryant av; mtg $\$ 4,000$; Aug9; Oct
Macy pl, s7a, ( $10: 2695$ \& 2688) ss, 75 w Hewitt pl,
Stanton to Sadie wife Saml Sily 552 St Pauls pl, \& Sophie wife Lazerus Shiren, 587 Prospect av; mtg $\$ 6,000$ \& AL;
Macy pl, s72; Sadie wife Saml Silberbergis et al to sam silberberg, 552 St


Parkside pl, ( $12: 3355$ ) ws, 229.11 n 207 th 100x90, vacant; Josiah A Briggs to Edwin C Dusenbury at Lake Mahopac, NY; mtg
$\$ 5,005$ Oct13'11.
Reed pl, cl at ws Kingsbridge ter, see
Kingsbridge ter, ws, at el Reed pl.
Seminole st (*) ss, 100 e Eastchester rd,
Seminole st ( ${ }^{( }$) sec Eastchester rd, see
Seminole st
st (*) sec eastcheste
Eastchester
rd ${ }^{(*)}$ sec Seminole.
 rd, $50 \times 100 ;$ Hudson P Rose Co to Fred
Feuss, 64 E 125; AL; Oct2; Oct19'11.

Tiffany st, 1015, see 165th, 954-6.
William st (*) nwe Dudley av, see Lay5TH st, (*) ns, 271.8 e Castle Hill av,
$3.4 \times 66 ;$ Edw A Schill et al to Jno Gannon 223 Houghton av; mtg $\$ 2,500$; Oct18: Oct
911.00 C \& 100

133D st, 552, or So Boulevard, (9:2260) swe St Anns av (No 119), $75 \times 25,5$-sty bk
tnt \& strs; Robt H Koehier, ref to Henry R C Watson, EXR, \&c, Wm Watson, at oct19'11. 138TH st, $\mathbf{7 0 2},(10: 2566) \mathrm{ss}, 338 \mathrm{e}$ Cypress av, $40 \times 100,5$-sty bk tnt \& strs; Ag-
nes J Crawford to Mary A Thornton, 3429 White Plains av; mtg $\$ 35,000$; Oct14; Oct
 Strubbe to Gross, \& Herman, Inc, 217 W 143D st, 480 (740), $(9: 2287)$ ss, 200 w Brook av, $25 \times 100,5$-sty bk tnt; Giuseppe Boitano to Gaetano Croce, 38 New Bowery
nom
145TH st, 751, see Concord av, 442.
147THI st, sec Austin pl, see Austin pl,
 strs; Gaetano Croce to Giuseppe Boitano
148TH st, 521, $(9: 2275) \mathrm{ns}, 125$ e Brom av, $25 \times 100$, 1 -sty bk stable; Rachel I Krahmer to Aug, D Krahmer, 1381 Boston
150TH st, swe River av, see River av,
150TH st, sec Exterior, see River av,
$\mathbf{1 5 6 T H}$ st, 947, ( $10: 2701$ ) ns, 25 w Kelly $25 \times 100,2-$ sty bl dwg; Albt Adler to Valeria Pollack, $523 \mathrm{~W} 143 \mathrm{~d} ; \mathrm{mtg} \$ 8,500$; Aug 156TH st, 302-s, $(9: 2415)$ ss, 400 w Court Caroline Haffen, except pt for st, vacant, Caroline Haffen to Benenson Realty Co,
407 E 153 ; AL; Oct16; Oct19'11. O C \& 100 156TH st, ( $9: 2415$ ); same prop; Benenson Realty Co to Benj Benenson,
153 AL; Oct17; Oct19'11.
44,
E
 1 1-sty fr dwgs \& 2 -sty fr rear shop;
Louise Lese to Benj Benenson, 407 E 153 ; Louise Lese to Benj Benenson, ${ }^{407}$ E 153,
mtg $\$ 13,200 \& A L ;$ Sept29; Oct19'11.
158TH st, $(10: 2636) \mathrm{ss}, 93$ e Trinity av, Strip, $5.8 \times 100$; Max Katz et al to Polat-
schek-Spencer Realty Co , 938 St Nicholas av; Sept25; Oct14'11.
$1597 H$ st, 301 (Waverly st), ( $9: 2406$ ) nwe Melrose av (Nos 821-3) 49x109, 2-3-
sty fr tnts with strs on c \& 1-sty fr dwe

Gawer, 821 Melrose av; AL; Oct16; Oct
164THH st,
pect av,
$20 \times 74.7$, $\begin{aligned} & (10: 269 \mathrm{~J}) \\ & 3-\text {-sty } \\ & \text { bk }\end{aligned}$ Realty \& Constn Co to Saml Sussman, 793
E $166 ; \mathrm{mtg} \$ 7,000$; Oct16'11. O C \& 100

165TH st. ${ }^{\mathbf{9 5 4}-6}(10: 2715)$ swe Tiffany

 165 TH st, nee Union av, see Union av 167TH st, s71, see Intervale av, 1104-8.
1687 H st, nee Union av, see Union av,
${ }^{168 T H}$ st, 410, ${ }^{95: 2394)} \mathrm{Ss}, 55 \mathrm{w}$ Brool av, $25 \times 71$, 4-sty bk tnt, Freda Schmeising
to Martin Saffer, 913 Brook av; mta sing to Martin Saffer, ${ }^{913}$ Brook av; mtg $\$ 11,-$
$000 ;$ Oct16; Oct17,11.

169TH st, ( $9: 2519$ ) ns bet Shakespear av \& Nelson av; re easement to strip bet Jas H Spellman, 160 W 169 , et al with Merwin Realty Co, 5 Beekman et al; Apr 170TH st, nwe Stebbins av, see Boston
170TH st, s21-7, see Boston rd, sec
170TH st, nee Bristow, see Boston ra 172D st, $(11: 2929)$
ss, 100
$.1 \times 100.4 \times 40.11 \times 100$ vacant; Geo F
Fulton av
Fudji to Marie Fudji, 2350 Valentine av; mtg 174TH st, nec Hoe av, see Hoe av, ne

 \& AL; Oct16; Oct18'11. nom 17TTH st, 123, (11:2806) ns, 210 e Morrls Herbert J Cantrell, 4318 Park av; Oct13 oct1411. 17STH st, $(11: 3061)$
ns,
113.9 e 3 av, 75
Monterey av x105, vacant: Mary E Tay lor to Herry Raabe, , 334. Audubon av; B\& 178 TH st, nwe Monterey av, see 178 th 179TH st, 361, (11:3142) ns, 146.9 w Web Gottheim ref to Amalie M H Kaufman
 179TH st, nwe Clinton av, see Clinton
 w Hughes av (Jefferson), $25 \times 100$, Sll title
to any strip adj above, 1-sty fr bidg; Patt to any strip adj above, 1-sty fr bidg; Patk
'OConnell et al to Pasquale D'Auria, 67 E 180; Oct17; Oct18'11. 183D st, 701-7, see Beaumont av, 2302. 183D st, 467 , (11:3038) ns, 99.7 w Wash Torria 180; B\&S; AL; Aug29; Oct13'11. O C \& 100 183D st, 701-7, see Beaumont av, 2302 1SSTH st, 6S1, (11:3090) nec Cambreleng Cipriani Realty \& Constn Co to Bolognes Investing Co,
$\$ 38,020$; Oct11; Oct13'11. 18STH st, 683, (11:3090) ns, 50 e Cam breleng av, $50 \times 95,5-$ sty bk brt \& \& strs 13'11. O C \& 100
 Stubenvoll, 2776 Briggs av et al to Mary J wife Alex Rizzuto, 2936 Bainbridge av;
mtg $\$ 6,000$; Sept28; Oct16'11. O C \& 105 193D st, nee Marion av, see Marion av,

1997 F
199TH st,
Briggs av
199TH st, $(12: 3320)$ nes, 104.8 nw Grand tnt; D'Ambra Constn Co to Aloha Realty Co, 20 Nassau; AL; Oct9; Oct13'11. nom 205TH st, 199, (12:3312) ns, abt 457 e Grand Blvd \& Concourse, $25.11 \times 124.9 \times 25 x$ Chas D Rust, 141 Quincy, Bkiyn; AL; Oct nom 100 213TH st ${ }^{(*)}$ Natale $\mathrm{ns}, 100 \mathrm{w}$ Maple av, 50 x rota, 333 E 106; $1 / 3 \mathrm{pt}$; AT; AL; Oct18'11. $228 T H$ st. (*) ss, 305 w Bronxwood av 25x114, Wakefield; Arthur J Mace to Phillip Gropper, 104 Bowery; mtg. \$107.70 \& ${ }_{25 \times 100}^{\mathbf{2 3 6 T H}}$ st, $\mathbf{\text { sty }}$ 100, (12:3370) sec Oneida av (12:3370) ss, 50 e Oneida av, $25 \times 100,2$-sty fr dwg; Geraldine J Willetts to Wm R Oct17'11.
236TH st, 104, see $236 \mathrm{th}, 100$.
237TH st, nee Oneida av, see Oneida av,
White Plains ( $\left.{ }^{( }\right)$nwe White Plains rd, see
Brook av, ws, $\mathbf{1 7 5}$ n 170, see Webster av,
Bathgate av, 1647-51, (11:2914) ws, 150 bk tnts; Rosie Levy to Fannie Feinman,

Bathgate av, 23s1, (11:3055) ws 181110 av, $25 \times 105.6 \times 26.5 \times 97,3$-sty bk tht
trs; Elise Liess to Therese Tanaskovich, strs; Elise Liess to Therese Tanaskovich,
2381 Bathgate av; mtg $\$ 10,000$; Oct11; Oct
Beaumont av, 2302, (11:3103) nec 183d, Nos $701-7$ ) $75 \times 71,4-2$-sty fr tnts \& strs;
Nelly Henschel to
Emil Ginsburger,
2272 Prospect av; mtg $\$ 18,000 ;$ Oct13.11.

Beaumont av, 2302, (11:3103) nec 183d (Nos 701-7), 75x 71,4 , ${ }^{\text {2-sty fr tnts \& }}$ \&trs;
Emil Ginsurger to Nelly Hensehel, 288 E
$161 ; \mathrm{mtg} \$ 18,500$; Oct13; Oct14'11. 161; $\mathrm{mtg} \$ 18,500$; Oct13; Oct14'11. O C \& 100 Bainbridge av, 3038 on map ${ }^{3036}$, (12:-
$3334)$ es, 42.8 n Mosholu Pkway $\mathrm{N}, 25 \times 100$, 3-sty fr dwg; D'Ambra Constn Co to Jas
B Kilsheimer Jr, 2173 Bway; mtg $\$ 10,000$ : Oct14; Oct16'11. Boston rd, 1051, (10:2607) ws, abt 290 n pt for rd, 6 -sty bk tnt; Josephine V V Wi-
nans to Hudson Mtg Co, 135 Bway; B\&S nans to Hudson Mtg Co, 135 Bway; B\&S;
Dec22'10; Oct16'11. Bronx av, (*) es, 200 n King, 100x90, Robt Hope, 222 Bowery; mtg $\$ 1,600$ OO Oct
16 Oct17'11.
O 100 Bathoate av, 1657, (11:2914) WS, 103.2 s
$73 \mathrm{~d}, 50 \times 114.5,2$-sty fr dwg; Nathan Cohen to Newport Realty, Co, Nathan Co- 35 Nassau;
mtg $\$ 5,000$; Oct16; Oct17'11. $\quad$ O C \& 100 Briggs av, (12:3296) sec 199th, 96.2 x cant; Alonzo Foogal, EXR, \&c, Emily Houlihan, 2867 Bainbriage av; mtg $\begin{aligned} & \$ 22,- \\ & 000 \text {; Oct13; Oct17'11. }\end{aligned}$ Bainbridge av, swe 199, see Briggs av, Brook av, 206-s, (9:2264) es, 40 ss 137 th, Holding Co to Albt Erdman, 54 W 7 .
mtg ;
$\$ 34,500$ \& AL; Oct14; Oct18'11.
100 Bryant av, 1516, (11:3001) es, 60 n 172 d ,
20x100, 3-sty bk dwg: Wm H D North to
 Bassford av, $\mathbf{2 2 4 8}-50,(11: 3050)$ es, 194.1 Phelan Bros Constn Co Phet4 Woodlawn rd; mtg $\$ 39,000$; Oct18;
Oct19'11. Boston rdd, swe stebbins av, see Boston
rd, sec Bristow.
Boston rd, (11:2964) sec Bristow (Nos $1402-12)$
170 th
Nos
2
$821-7$ ) to beg, $4-5$-sty bk tnts \& strs in 821 ;
Sellwell Realty Co to Hudson Realty Co 115 Bway; mtg $\$ 35,000$; Oct19'11. ${ }^{\mathrm{O}} \mathrm{C}$ \& 100 Cauldwell av, $\mathbf{6 8 8}$-90, $(10: 2628)$ es, 496 s
156 th, $54.11 \times 109.9 \times 54.2 \times 108.8,5-$ sty bk tnt; 156th, $54.11 \times 109.9 x$ Jonas Weil, 21 Ek 82 , \&
 Cauldwell av, $708-22$, ( $10: 2628$ ) es, 140 S
156 th, $160 \mathrm{x}^{1 / 2}$
bik, 4 -sty bk tnts; Benj J Weil to Jonas Weil, 21 E 82 , \& Bernhard Mayer, 41 E 72; B\&S; AL; Oct18; Oct19 11. Clinton av, 1796, (11:2948) es, 84 s 175 th
$27 \times 84,2$-sty bl dwg; Sarah Ginzburg to Annie E Connors, Rockaway cor Clare-

Cambreleng av, 2434, see 188th, 681.
Carpenter av, 4568, (*) es, $25 \times 100$. ${ }^{\text {Os }}$ Os-
E Heimstadt to Albert Walker, 820 220 ; mtg $\$ 2,500$; Oct13'11. O C \& 100 Clinton av, (11:3095) nwe 179th, $25 \times 100 \mathrm{x}$
$24.8 \times 100$, vacant; Christina Kronenberger to Lawrence Kronenberger Constn Co, 1454
to Lation Seabury pl; AL; Oct11; Oct14'11. nom Creston av, 273s, (12:3315) es, 332.11 n

 to beg, 2 -sty fr str; Herman D Ropke to
Jno H Huneke, 271 E 201; B\&S \& C a G; Apr18; Oct16'11. ${ }^{271}$ E 201; B\&S \& C a G; Central av (*)
Lorillard av (*)
nec Central ava av, see Courtlandt
159th,
$48.6 \times 98$,
av, sty
S19159th, 48.6x98, 6-sty bk tnt \& Strs; Ricka
Kautman to, Edw Herrmann, 207 E $71 ;$
July6; Oct17'11.
 \&wg. Errest Wenigmann to Jas McAllister tirety 1064 L his wife tenants by en-
Oct17; Oct18'11. Nicholas av; mtg $\$ 4,000$.
O C $\& 100$


 tnt; Jonas Weil et al to Fanny Gruen,
401 E 52 ; AL; Oct18'11. O C \& $10 e^{\prime}$ Devoe av, (*) es, -s of 177 th , which is
the nwe of that pt to party ist pt by deed recorded Nov13 ne532.8 to beg, contains 1.2761 acres, be ing n end of that $100-\mathrm{ft}$ strip conveyed
by Astor to party 1 st pt, conveeded as
above; City \& County Contract Co to Wm
W Astor, at 8 Carlton House Terrace Astor, at
London, Eng; B\&S; Sept ${ }^{2}$; Oct19'11. Terrace,
nom Decatur av, $3091-3$ (12:3332) ws, 175 s
Woodlawn rd $50 \times 110$ 2-2-sty fr Wohnstone to Susie Johnstone his wife 3093
Decatur av; AT; Decatur av ; AT; mtg $\$ 11,300 ;$ Oct11; Oct13
O C \& 1100

[^4]Eastchester rd
$105 \times 24.8 \times 110$; also Sec Seminole, 27.3 S
SEMINOLE ST $110 \times 24.8 \times 110 ;$ astchester SEMINOLE ST $30.9 \times 100 \times 7.11 \times 102.6$ (*) SS,
Thos F Storey Thos F Storey \& Cath his wife to Jno. K
Eastchester rd
same prop; ${ }^{(*)}$ Jno ; also SEMINOLE ST;
Lawson to Cath Storey same prop; Jno K Lawson to Cath Storey;
152 Seminole, Westchester; Oct11; Octi7 Eagle av, $\mathbf{5 9 0 - 2},(10: 2623)$ es, 25.2 s av, runs $550.4 \times 100 \times 50.3 \times 100$, 5 -sty bk tht Abr Fischlowitz to Jermay Realty Co, 860 Edentg $\$ 40,000$; Oct11; Oct13'11. 100
 av, 25x100; Land Co A of Edenwald to
Fulton av, 1356, (11:2931) es, abt 282.5 for av; Agnes E Rogers to Emily Spooner at Glendale, Ohio; mtg $\$ 5,000$; Oct $25^{\prime} 05$; Oct
Fulton av, 1199, $(10: 2609)$ ws, 153.10 s 168th, runs s49.11xw1s5.5xn6.6xw, 9 m44.11x
 Grace av (*) es, 50 n Glebe av, $25 \times 100$; Clure, 308 W 13; June29: Oct13'11. Nom
Glebe av (*) SS, 26 e
$\times 26 \times 106.9$, Grace av, $26 \times 106.4$
Westchester; Katie Carney, 436 E 146 ; Aug 23 ; Octi6'11. ${ }^{\text {Grace av, (*) es, }} 378.5$ s Boston rd, nom 147; mtg $\$ 350 \&$ AL; Aug7; Oct19'11. ${ }^{536}{ }^{1} \mathrm{E}$
100 Grace av, (*) es, 553.5 s Boston
95 rd, $25 x$
Irving Realty Co to Edw G Rieger
 Hull av, (12:3333) nws, 150 e Mosholu Hull av, ${ }^{(12: 3333) \text { nws, } 150 \text { e Mosholu }}$
Parkway, $27 \times 11$, vacant, also HULL AV,
(12:3333) nws, 177 e Mosholu Parkway, vacant; also HULL AV, ( $12: 3333$ ) nws, 20 e Mosholu Parkway, $27.11 \times 110.1 \times 24.4 \times 110$,
vacant; D'Ambra Constn Co to Narcouth vacant; D'Ambra Constn Co to Narcouth
Realty Co, 35 Nassau; AL; Oct9; Oct13
Hull av, nws 204 e Mowholue
Hull av, nws, 204 e Mosholue Parkway,
see Hull av, nws, 150 e Mosholu Parkway
Hull av, nws, 177
e Mosholu Parkway,
Hughes av, 2488, (11:3078) es, 337.10 Henry to Rosa Nuovo, 29 St Marks
mtg $\$ 13,500$; Oct 7; Oct1,'11. St O C \&

Hoe av, sec Home, see Home, sec Hoe
Houghton av, (*) ns, 205 e Av C, 33.4 x ley to Edw A Schill, 860 Varriet F BromiChas Erow A Schill, 860 Van Nest av, \&
Oct17'11.
66, Unughton av, (*) ns, 205 e Av C, 66.8 x 66, Unionport; Edw A Schill et al to Pati McMahon, 22.21 Houghton av; mtg $\mathrm{O}_{\mathrm{C}}^{\$ 2,500 ;}{ }_{\mathrm{E}} 100$
Oct16; Oet17'11.
Heath av, 2890, $(12: 3256)$ es, 302.5 s Emanuel Glauber to Pouch Reaity re mtg; Nassau; Oct13; Oct14'11. Hoe av, (11:2991) nee 174th, $100 \times 5$, va-
cant; Wm Landgrebe, 851
J Forman, 48 E 89 ; Oct17; Oct10, Andw
Hoe ay, 1161, ( $10: 2745$ ) ws, 272.3 S \& Home 5x to, 5-sty bk tnt \& strs; Wilx Realty $\$ 17,000$; Oct17; Octis'11. $\quad 784$ E $156 ;$ mtg Intervale av, 1104-S, (10:2706) nee 167th
(No 871$), 81.5 \times 78.6 \times 62.6 \times 90,225$-sty bk thts with strs on c; O'Connor Constn Co to
Maria O'Connor, 1270 Boston rd; AL; Oct Maria O'Connor, 1270 Boston ra, AL; Oct
19'11.
 Lipshitz, 316 E E 78 ; AL; Sept7; Oct19'11 Lis

Kingsbridme rd, (12:3316) nec ris av (No
cept part for ra) $57.11 \times 112.4 \times 54.4 \times 107$, ex-
$5-$ exty
 Mit Hope pl; mtg $\$ 52,000$; Oct14; Octi6'11.
Longfellow av, 1259, see Freeman, 996 . Lorillard av (*) nec Central av, 475 to Pelham River, x593 to Central av, x110, of Givans Creek; Esmond Stiles to Wal-
ter W Taylor, 1191 Boston rd; QC; Sept 26; Oct14'11. 1191 Boston rd; QC; Sept
Lawrence av, (9:2527) ws, 685.7 s 167 th,
 Lawrence av, (9:2527) ws, 685.7 s 167 th Jourdan M Israel to Wm Z Partello, 523 ${ }_{25}$ Lawrence av, (9:2527) ws, 685.7 s 167 th, 25x120 to Sedgwick av, vacant; Emma M wife of \& Wm Z Partello to Jourdan M Israel, 597 (?) Fulton, Bklyn; AL; Oct14;
Oct16'11. Lawrence ay, (9:2527) ws, 685.7 s 167 th
 ${ }_{75}$ Lawrence av, $(9: 2527)$ ws, 685.7 s 167 th ${ }^{75 \times 120}$ to Sedgwick av, vacant; re mtg, Pacific, Bklyn; Oct6; Oct17'11. nom
 cant; Saml Cowen to Wilx Realty Co, Lyon av, (*) ss, 25 e Parker ay $25 \times 100$ Edwin C Jones to Eliz C Fonda, 1419

Layton av (*) ns, 50 w Wilcox av, 25 x 100; Eliz Drakard to Jno Drakard, 3044
Woodlawn rd; Oct18; Oct19'11. O C \& 100 Layton av (*) ns, 50 w Wilcox av, 25 x $75 \times 100$. Jno Drakard to Phelan Cros Com Co, 1910 Webster av; mtg $\$ 2,000$ \& ${ }^{\text {OLL }}$ : La Salle av (*) ns, 485.11 e Ft Schuyler
ra, see Westchester av (*) rd, see Westchester av (*) ss 277 w Olm-
stead av
 $\$ 8,000$; Oct18; Oct1911.
Morris av (2D av), ( $11: 2820$ ) ws 350 2 -sty fi, $25 x 100$, except pt for Morris av Franke his wife, 658 Pelnanke to Annine $000 ; 1 / 2 \mathrm{pt} A T$; Oct 2 ; Oct19'11. ${ }^{\text {O }} \mathrm{C}$ C $\& 100$ Mulford av, (*) ws, 100 n Libby, 25 x Son \& Martha his wife, tenants by entire ty, 1726 Appleton av; Sept2; Oct19'11. 10
 vacant. Adelaide V Black, Pkilyn to beg, vacant; Adelaide V Black, Bklyn to Louisa

Morris av, 2672, see Kingsbridqe 100
${ }_{13}$ Monterey av, nwe $\mathbf{1 7 5}$, see 178 th, ns ,
Marion av, 2600, $(12: 3276)$
$0.11 \times 34 \times 79$ 80.11x $34 \times 79.11 \times 34,5$-sty bk tnt; Jno Boyland co to Josephine Mulholland, 218 W
Maclay av (*) es, $150 \quad$ O C \& 100 x127.9x25x127.4; Is, Isace Silverberg to Lawrence
Oct18'11. MeCarthy,
Melrose av, S21-3, see 159 th, 391.
Macombs rd, ws, at si farm Lewis $G$
Morris, see 5 av,
${ }_{100}$ Nelson anv, (*) ns, 61.6 e Pratt av, 50 x 100; Land Co "C"' of Edenwald to Jas Newton av, ( $13: 3421$ ) es 75 n 254th, 50 x
69. to Albany Post rd x53x49; Alfred M Krug to Theo R Van Ness at Yonkers,
N Y; mtg $\$ 2,400$ \& AL; Oct9'09; Oct16'11.
North Oak Drive, (*) es, abt 200 s Bartholdi, -x113x-, gore, except so much W therefrom; Geo E Fudji to Marie Fudji 2350 Valentine av; mtg $\$ 4,500 \&{ }^{2}$ AL; Oct

Oneida av, sec 236th, see 236 th, 100
Oneida av, (12:3372) nee 237th, 100×12 vacant; Clara E Kimber, wid, to Otto P
Pier av, (*) es 3656 , Oct1311. nom runs e 95.11 nn 25 xw 365.6 n Middletown ra 16.5 to beg, Tremont Terrace; Harry Tim Ferman to Jerome Bradley, at Dobb '11.
 agur Constn Co to Eimilio Marzullo, 403 F O C \& 100 $\underset{112.3 \times 99 \times 48,5,5,}{\text { Plympton av, 1346-50, es, } 50 \text { n } 170 \text { th, } 75 \mathrm{x}}$ ton Constn Co, 60 W W 129 to dnags; Plym o, 507 Tremont av; Oct19'11. O C \& 100 to nes Exterior x111.5x17 150 th, $86.11 \times 115.3$ ard W Richardson to Inner Circle Realty Corp, 55 Liberty; mtg $\$ 30,000$; Sept20; Oct
Rosedale av, 1510, (*),
latha
atiz latha to Mary Hlavacek, 357 E $\mathrm{E} \frac{\mathrm{O}}{72 ;}$ mtg
$\$ 2,400$; Oct18; Oct19'11.
 Westchester; Wm T Mahon et al heirs Michl Mahon to Cath Mahon, wid of said
Mich1 Mahon, 416 E 77 ; QC; Sept23; Oct 19'11. Mahon, 416 E 77; QC; Sept23; Oct
Romboult av (
R ) ws, 275 s Boston rd barrera, 453 E 167; AL; Oct14; Oct17'11.
Stelbins an, swe Boston rd, see Boston
Stebbins av, nwe 170, see Boston rd, sec
Spuyten Duyvil road, (13:3410) nes par Co at mast southerly Duyvil filed in West ,5y Johnson \& Cox by deed dated June25 to beg, contains 6,700 sq ft: Percy J EbB\&S \& C a G; mtg $\$ 3,000$ \& AL; Apr25

So Boulevard, 552, see 133d 552
St Anns av, 119, see 133d, 5
St Lawrence av, (*) sec Tremont av
Sedgwick av, es, abt
Lawrence av, ws, 685.7
s
Southern Boulevard,
$172 \mathrm{~d}, 200 \times 100$, vacant. man to Reville-Siesel Co, a corpn, 1082 11, courrects error in issue of Sept9, whe
ned by party, (10:2581) ws, 225 s 149 th (10:2581) ws, adj above on TINTON AV, party 1st pt; party wall agmt; Jno D Hal av, \& Henrietta Gilbert, 2145 ' Arthur av Oct4; Oct13'11.

Tinton av, ws, - s 149, see Tinton av,
521 . Topping av, $(11: 2791)$ ws, 94.11 s 173 d , Topping av, $(11: 2791) \mathrm{WS}, 94.11 \mathrm{~s} 173 \mathrm{~d}$,
strip, $0.1 \times 95 ;$ me $\mathrm{mtg} ;{ }^{2} \mathrm{Wm} \mathrm{C}$ Bergen to strip, $0.1 \times 95 ;$ re $\mathrm{mtg} ; \mathrm{O}^{\prime} \mathrm{Wm}$ C Bergen to
Wm E O Grady, 166 E 111 ; Oct13; Oct14'11.
nom
 Undercliff av; mtg $\$ 4,250$; Sept7; Oct13'11. Union av, $(10: 2682)$ nec 168 th, runs n
$166.5 \times 160 \times s 40 \times w 63 \times s 126.5$ to st, xw100 to beg, vacant; Jenny A Carew to Jas Dailey
at Avon, NJ; Oct9; Oct16'11. nom Union av,
$160 \times 107.4 \times 160:$
$(10: 2679)$
re mtg of that part lying $n$ of line 106.10 n 165 th; Harry Miller to
Eliza C Price, 827 E 165 \& Kate A WillVyse av, (11:2995) es, 150 n Jennings, 5 Roe Estate, 271 Bway; mtg $\$ 1,800$; Oct
H R O O
17; Oct18'11.
 dwg; Geo E Fudji to Marie Fudji, 2350
Valentine av; mtg $\$ 5,000$; Oct17; Octis 11 .
 Henriette Fink to Maria Von Erden, 346

Webster av, 1414, $(11: 2896)$ es, 175 n Chas, B Shankland whe vacant 2309 Creston av; mtg \$7,500; Oct13'11. nom
White Plains rd or Blyd, (*) nws, at
ws Huguenot, runs nw along st - to pt 100 from Pell pl xsw-xse- to rd xnwto beg, being lot 177 map Penfield prop, Marie J Hebert Heir Maurice Hebert,
NY Wickham av (*) ws,
$25 \times 97.6 ;$ Geo Pfeuffer to Fredk H Hecht, 25x97.6; Geo Pfeuffer Oct16'11. H Hecht, Washington av, 2151, ( $11: 3037$ ) ws, 482
Fletcher, old line, now 182 d , runs w110 xn82xw35xs100xe145 to av, xn18 to beg, 3sty fr tnt; Lawrence G McCann to Sarah
M McCann, his wife, 2151 Washington av
$1 / 2$ pt; Oct16'11.
gift \& 100
 Josiah A Briggs, 2305 Andrews av.; mtg
Woodycrest av, 984, $(9: 2507)$ es, 87.6 s wife Eduard Dressler to Chas M Hoblitzell, $478 \mathrm{~W} 145 ; \mathrm{mtg} \$ 10,000$ Oct14; Oct
16 O C \& 100
Wales av, 429, $(10: 2577)$ nws, 100 ne
44 th, $50 \times 100,2-$ sty $\&$ b bk dwg, $1-$ sty fr bldg in rear \& vacant; Rudolph Wallach Co to Wm Lustgarten, 113 Forsyth; mtg
White Plains rd, (*) nwe 240th, runs 100.2 to beg; Josephine Toepfer to Bendeim Constn Co, 128 Bway; AL; Oct17'11.
White Plains rd (*) ws, 130.1 s Westto Geo Costar, 1922 E 177; mtg $\$ 1,530$;
Oct9; Oct17'11. West Farms rd, 1815, $(11: 3015)$ ws, 322.7
174 th, $30 \times 112$, except pt for rd, 2 -sty fr dwg; Walter Wilcox to Annina ScognamOct18, 11 .
Otebbins av; mtg $\$ 3,500 ;$ Oct17;
O C 100
White Plains rd, (*), es, 150 n St Ouen pl, 37.10x96.2x18.11x99.2, except pt for rd;
Francis G Mullen to Mary H Mullen, his
wife, $737 \mathrm{E} 237 ; \mathrm{mtg} \$ 600$; Oct17; Octi9'11.

Woodlavn rd, 3044, $(12: 3345)$ es, 25.1 n Jno Drakard to Phelan Bros Constn Jno Drakard to Phelan Bros Constn Co,
1910 Webster av; mtg $\$ 7,0 \jmath 0$ Oct18; Oct
$19^{\circ} 11$.

| Westchester av, |
| :---: |
| $67 \times 311.10$ to 14 th |
| $\mathrm{x} 67 \times 313 \mathrm{w}$ Olmstead | port, except pt for Westchester av: also LA SALLEAV, (*) ns, 485.11 e Ft Schuyler rd, runs n119.1xe60xs $18.11 \times 225 \times s 95 \times w 85$ to

beg; Wm Schmitz to Katharina wife Wm Schmitz on La Salle av, near Ft Schuyler 3D av, ( $11: 3044$ ) ws, 186.9 s 179 th, 72 x trude Kane, 454 W 151; AL; May22; Oct13

3D av, 3662, see 3 av, 3664.
3D av, 3664, (11:2925) es, $214 \mathrm{~s} 170 \mathrm{th}, 50$
 209.5; David E Thomas, ref to Saml Hy${ }^{9}-11$. ? ) omitted; mtg $\$ 15,000$; Jan $24 ; 3$ Oct $3 D$ av, 3662-4; same prop; Saml Hyman
0 Max Hirshkind, 149 S 3 av, Mt Vernon, Y; B\&S; mtg $\$ 15,000$; Oct16; Oct17'11. Brown-Weiss Realties, 63 Park Row; mtg
$\$ 15,000$; Oct16; Oct17'11.
 $\operatorname{map}_{W}$ Westchester, except pt lots 329,338 prop taken for Baychester av; Rachael A wife Boston rd; mtg \$1,500; Oct9; Oct18'11. Plot, (*) begins 195 w White Plains rd at point 70 n along same from Morris Park av, runs n $25 \times \mathrm{x} 100 \times \mathrm{s} 25 \times 100$ to beg,
with right of way over strip to Morris Park av; Anton Landgrebe \& Hattie A his wife to Kate Schmitt, 3067 Hull av; mtg Plot (*); same prop; Kate Schmitt to Hattie A ; same prop; Kate Schmitt Morris Park av
$\mathrm{mtg} \$ 925$ \& AL; Sept 29 ; Oct14'11.
Plot, (*) begins 340 e White Plains rd at point 895 n along same from Morris with right of way over strip to Morris Park av; Jos Zeller to Chas F Frey, 1305

## LEASES

Under this head Leases recorded, Assignment of Leases and Leasehold pressed consideration following the term of years for which a lease is
given means so much per year. OCT. 13, 14, 16, 17, 18 and 19.

## Borough of Manhattan.

${ }^{1}$ Attorney st, 24-6, $(2: 341)$, cor flat of 5
rooms on 2 d floor; Max Radt to Jos Solot, rooms on 2d floor; Max Radt to Jos Solot,
on premises; 5 yf May1'12; Oct18'11.
720 ${ }^{1}$ Broome st, 535, ( $2: 477$ ) all; Cath Finn to Anton
Oct17'11.
Cathedral Parkway, see Bway, see ${ }^{1}$ Clarkson st, nee West, see West, 354. ${ }^{1}$ Clinton st, 177, $(1: 313)$ str, floor \& b ton; 5yf May1'12; Oct18'11. 66 Houston st,
Marie Grill to Peter Marie Grill to Peter'S Rigney, 1575 Union,
Bklyn; AT; Sept $;$ Oct14'11. ${ }^{1} \mathbf{H o u s t o n}$ st, 283 E, $(2: 350)$, asn Ls; Adam ohn st 100 Dezerenis \& ano to Christ J Mochali, 78 Chrystie; Oct10; Oct13'11. nom ${ }^{1}$ John st, 66. (1:67), asn Ls; same to ${ }^{1}$ Kenmare st, nwe Bowery, see Bowery, we Kenmare
${ }^{1}$ Monroe st, 153-5, ( $1: 269$ ) ns, 93.4 e Clinton, $46.9 \times 100$, all; City of NY to Peter P

${ }^{1}$ Pearl st, 31, $(1: 10)$; also BRIDGE ST, 20 , Chas Teckenburg, 31 Pearl; 5yf May1 Oct17'11.
${ }^{1}$ Rector st, e Trinity pl, see Trinity pl,
${ }^{1}$ Trinity pl, 50, (1:19) c Rector, str fl \& 17 Battery, pl; 5yf May1'10 (2y ren at $\$ 6$, ${ }^{1}$ West st, 3.4. (2:601) nec Clarkson, sal EXP \& C Patk MeErcen to Wendelin Orth, 354
West; $10 y \mathrm{yf}$ Nov1; Oct19'11. $3,300 \& 3,600$
 Andw De Lorenzo to Nathan $M$ Finkel stein, $469-71 \mathrm{E}$ 136, from June1'11 to Ap ${ }^{133 D}$ st, 129 E, $(2: 431)$. ns, 225 w Av A. \& Jno May, 648 E 5; 20yf May1'10; Oct13 3D st, 129 E. $(2: 431) \mathrm{ns}, 225$ w Av A
asn Ls Geo W May \& ano to Fredk
Brunn, 131 E $3:$ Oct11. Oct13'11 6TH st, 601-601 $1 / 2$ E, see Av B, 93.
12 TH st, 531 E, (2:406) all; Jacob Wol per \& ano to Barnet Pollack, 636 E $5: 3 \mathrm{y}$ ${ }^{114 T H}$ st, 215 W, (3:764), all; Mary de Bournowville Macauley to Rita A Will
${ }^{1} 14 \mathrm{TH}$ st. 520-2 E, (2:407), all: Benj J
 ${ }^{\mathbf{1} 22 D}$ st, $\mathbf{5 4 S - 5 4} \mathbf{W}$, ${ }^{(3: 693)}$ ss, 100 e 11
av, $100 \times 98.9$; power of atty to lease \& for erection of new bldgs: Kath E Moore to Jas N Wells Sons, 1919 av; Sept23; Oct ${ }^{122 D}$ st. 136-8 W, (3:797), str \& b; Jacob tolowitz, both Edw J Vogt \& Morris NafOct13'11. $\quad 2,500$ \& 2,700 ${ }^{1 \mathbf{2 3 D}}$ st. S E. $(3: 851)$, all; Lydia S Cutting \& ano, TRSTES Heyward Cutting \& ano 123-12 yf Aug1; Oct13'11. 8,250 to 10.300 $23 \mathrm{~d} \mathrm{St} \mathrm{Co} \mathrm{to} \mathrm{Chas} \mathrm{Knickrihm}$,301 W 117 ; 15 yf Dec1: Oct13'11.
$\mathbf{1 2 4 T H}$ st. $630 \mathbf{W}_{.}(3: 669)$ asn Ls; Fredk H Hecht to Geo Pfeiffer, 43 J E 169 ; mtg
$\$ 5.000 ;$ Oct14: Oct16'11. G6TH st, 355 W, (3:750) all; Stanley
 av, $98.9 \times 98.9$ agmt correcting description
in Ls recorded Feb8'11; Rockton Constn
Co, 122 W 27 , with Inter-City Holding Co,
${ }^{1} 34$ THH st, $\mathbf{3 0 6} \mathbf{W},(3: 757)$, asn Ls \& bill Sadie E Horrigan, 100 Lawrence; Oct11; Oct13'11. 1,000 ${ }^{1} \mathbf{4 6 T H}$ st, 10 E, $(5: 1281)$ ss, 200.8 e 5 av, $24.4 \times 100.5$, all; Jas A Farley to Manhattan
Center Co, 5425 av from Oct1'11 to Aug
$31^{\prime} 28$; Oct18'11. $\quad$ taxes, \&c, \& net 8,500
${ }_{151 S T}^{15}$ st, 215 W, see Bway, 1651-65.
${ }^{1} 52 \mathrm{D}$ st, 224 W , see Bway, 1651-65.
${ }^{1} 53 \mathrm{D}$ st, 449-51 W, (4:1063), asn Ls; Needham Piano Co to Oscar L Kindler, 8 W
$102, \& \mathrm{Wm}$ P Collins, 430 W 122 ; Oct 9 Oct Ry3D st, 449-51 w, (4:1263), 3-sty bldg; Ruth A Wallace to Needham Piano Co;
5 yf Feb1'09; Oct13'11.
2,400 ${ }^{1} 90 \mathbf{T H} \mathbf{s t}, \mathbf{2} \mathbf{W},(4: 1203)$, agmt cancelling: Ls; Mary A Heydecker, ${ }^{2}$ W 90 , with Ju${ }^{1} 106 T H$ st, $401 \mathrm{E},(6: 1700) \mathrm{ns}, 100$ e nom all; Sarah M Stiassney \& ano to Carmine (1,020 \& 1,040 ${ }^{1} 116 \mathrm{TH}$ st, 201 E , see 3 av, 2125 ${ }^{1}{ }^{1} 117 \mathbf{T H}$ st. $\mathbf{3 5 1} \mathbf{E}$, all; also 117 TH ST, $341 / 2$, (6:1689), extension store \& b; Chas
Polifeme to John Stroumbos \& ano, 351 E
$117 ; 3$ 7-12yf Oct1; Oct18'11 ${ }^{1117 T H}$ st, $\mathbf{3 4 9} 1 / 2 \mathbf{E}$, see 117 th st, 351 E
 3,300 to 3,400
 Henry Straub, $218 \mathrm{E} \mathrm{119} \mathrm{;} \mathrm{Armbruster} \mathrm{to}$ taxes, \&c \& 840 125TH st, $(7: 1951)$ swe St Nicholas av, of b, $60 \times 104$; J Allen Townsend $\&$ an part Harris Gordon at Elmsford, NY; 5 yf . Oct
$3(3 \mathrm{y}$ ren at $\$ 7,500)$; Oct18'11. ${ }^{1} 125 \% H$ st, $350 \mathbf{W}$, (7:1951) swe St Nicholas av; asn $1 \mathrm{~s} ;$ Harris Gordon to Thos $^{\text {Degan }} 718 \mathrm{~W}$
D Degan, 718 W 178 \& John J O'Keefe, 558
W 51; B\&S; Oct13; Oct18'11. ${ }^{1} 136 \mathrm{TH}$ st, $601 \mathbf{W},(7: 2002)$ nwe Bway, 7 th str; Jas Madden to Christian L A Gerken, 13'11.
${ }^{142} \mathrm{D}$ st, 295 W , see 8 av, 2670.
150 TH st, 415 W, (7:2065) agmt can-
elling Ls; Morris Sillken \& ano to Geo D Sherman; Sept26; Oct19'11 \& ano to Geo D
 Ams av, 100x99.11, the land; City of NY
to Dorman L Ormsby; $61 / 2 \mathrm{yf}$ Nov 1,$09 ; 10$
y ren; Oct $16^{\prime} 11$. ${ }^{1} \mathbf{A v}$ A, 15ss, $(5: 1580)$, str, b \& 4 rs above
tr; Emma Wedde to Geo Bender, on premises; 5 yf May1; Oct13'11. Bender, on prem-
 83 AV B; 2 7-12yf Oct1; Oct14'11. \& M Co,
 Spachner to Fanny Davis, is5 Wc; Saml Bklyn, et al; 5 yf Nov1; Oct19'11. 4,800 to 5,000 ${ }^{1}$ Amsterdam av, 1297, (7:1964) str \& b; Wm J Hampton for Francis J Arends to
Fredk C Morrill, 504 W 122 ; 5 yf Oct1; Oct
$19^{\prime} 11$.

Amsterdam av. 1946, (8:2115) n str \& b Audubon Impt Co to Philip Salero, 1970
Ams av; 5 yf May 1 ; Oct19'11. $1,000 \& 1,200^{\circ}$ ${ }^{1}$ Amsterdam av, 2109, (8:2111) str \& b; 2109 Ams av; 2 yf Oct1'10 (3y ren at $\$ 1,320$
${ }^{1}$ Amsterdam av, 2109, (8:211) asn Ls; Chas Brandstetter to Franz Grimm \& July13; Oct19'11. ${ }^{1}$ Bowery, $(2: 478)$ nwe Kenmare, 2d HI Hopkins Security Co, 44 Court, Bklyn, to Oct13'11. Nov1
${ }^{1}$ Broadway, nwe 136 , see 136 th, 601 W .

 ${ }^{1}$ Broadway, 1651-65 \& 51 ST st, 215 w d 52D st, 224 W, (4:1023) "The Albany"; asn Ls; Waldemar Co, 228 W 42 to Louls
Leavitt, 454 Driggs av, Bklyn; Sept20;
'Broadway, 1841, $(4: 1113)$, lunch counter Henry Gossler, 100 W 104 , \& ano, firm Broadway, 558 , (2:497) asn Ls: Albt ${ }^{360}$ Souhami to Bloch Brothers, 5759 av,
Oct17'11. Broadway. (7:1881) see Cathedral Park on Ls to mtg for $\$ 305,000$; Lion of mtgs SWC 108 th \& Cor $\$ 305,000$; Lion Brewery Drago at Tarrytown, NY; Oct17'11. nom ${ }^{1}$ Columbus av, 989, (7:1844) n str \& pt b;
Max Schwarz to Genesee Lunch Co: Chas F Hogan, proprietor, 56 Manhattan av;
1 yf Aug1, $11 ; 3 \mathrm{y}$ ren; Oct $16^{\prime} 11$. ${ }^{1}$ Edgecombe av, 132, $(7: 2043)$ str fl \& $S$ $1 / 2$ of b; Conrad Von Eiff to Frank Von
Eiff, 132 Edgecombe av; 5 yf Sept1'11; Oct
$16^{\prime} 11$.
${ }^{1}$ Madison av, 1S04-S, $(6: 1623)$ re asn 1 s
Wm Zoll to Louis Rosenfeld, 40 E $98 ;$ AT
${ }^{1}$ St Nicholas av, swe 125th, see 125 th, Sw St Nicholas av. Ne 125 th,
${ }^{1}$ Willis av bridge approach, (6:1813) es,
at cl Church la, rens ne along said cl 382.3 to pier head line of Harlem River xn300.6 to ss land taken for said bridge approach wharfage right, \&e; Mary A P Draper to
 11ST av, 1475, $(5: 1451)$, asn Ls; Kilian
Klauer to Jno Basco, 1547 1 av; Oct11; Oct13'11. nom 13D av, 1791, (6:1649) s str fl \& pt $\mathrm{c}_{6}$
Martin W Wright to Jas Gabriel, 179153
av; $47-12 y f$ Oct1'10; Oct19'11. ${ }^{13 D}$ av, 2125, ( $6: 1666$ ) nee 116 th (No 201)
 $131 / 2 \mathrm{yf}$ Nov111; Oct18 11 n str \& b; United Merchants Realty \& Impt Co to Sam ${ }^{15 T H}$ av, 144, (3:821) asn Ls; Stars Fifth Avenue Lunch, a corpn to Saml Sherman 16TH av, 683,
$\begin{aligned} & \text { 6 Antonios B \& Demetrios } \\ & \text { o Terzakis, } 43\end{aligned}$ James; 5 yf Nov1; Oct13'11. last 3 yrs (?) payable in monthly pay${ }^{1}$ STH av, 2137, (7:1848) ws, $60 \quad n \quad 115$ th, str; Manhattan Leasing Co to Sigmund ${ }^{1}$ STH av, 2670; also 142D ST, 295 W (7: $2028) ;$ re asn 1s; Davies J Marshall to
Agnes Ostermann, 295 W
$142 ; \mathrm{mtg} \$ 9,290$ et17. Oct18'11.


## LEASES

## Borough of the Bronx

${ }^{1}$ Brown pl, uwe So Bou
Boulevard, nwe Brown pl.
${ }^{1} 166 T H$ st, swe Union av, see Union av ${ }^{12015 T}$ st, 392, $(12: 3280)$ str ${ }^{(12: c ; ~ S a m l}$
 '223D st, $\mathbf{9 2 2}$ E, (*) asn Ls ; Jno J
O'Brien to $^{\prime}$ Briennie Maguire, 922 E 233 ; Oct
nom ${ }^{11 \text {; Octon rd, 1416, (11:2962) ses, } 192.9 \mathrm{e}}$ from an angle in rd opposite Jefferson, 81.10 to beg, all; Akr Mendelsohn to Julius 81.10 to beg, all; Abr Mendelsohn to Julius
Knopf, $302 \mathrm{E} 34, \&$ Abr H Krystall, 215 E
$113 ; 3 y \mathrm{E}$ Nov1; Oct $19^{\prime} 11$. Boston rd, 1321, (11:2934), - $x$ - to w. Clinton av, McKinley Square Theatre; McKinley Square Co, 2 Wall, to Boston Road 13 '11. $1 / 2$ of net profits of tenant \& 44,200 ${ }^{1}$ Cortlandt av, $\mathbf{7 8 6 - 8},(9: 2404)$, auditorium \& lobby of Time Theatre; Alfred Koscherak to Maurice Alper et al, all on prem-
ises, f Oct15 to - (omitted); Oct13'11.
${ }^{1}$ Clinton av, ws, - $n$ McKinley Sq, see ${ }^{1}$ Jerome av, 1S72, (11:2851) c str \& front , Henry Boschen to Henry Timmerman livingston av, $(13: 3415)$ ws, being plot
13, blk 12, map 1470 Fieldston, all; Delafield Estate, a corpn, 25 Broad to Chas
${ }^{1}$ Prospect av, SS4, $(10: 2690)$ str \& front pt b; Ludwig A Beck to Arthur S Wison,
$\$ 86$ Prospect av; 3yf Sept15; ( 2 y ren at
900 to 1,200 1Prospect av, (11:2:62) ws, 275 n Jen-
nings, 40x irreg; asn Ls; David Bidencope
$\&$ ano to Julius Knopf, 302 E 34, \& Abr
 ${ }^{1}$ Prospect av, s36, ( $10: 2677$ ) cancellation McCary; Septí0; Oct19'11. Beck \& Louis ${ }^{1}$ Prospect sv, 836, (10:2677) cancellation
of Ls; Chas F Beck \& ano to Jas Reda,
839 Prospect 839 Prospect av; Cict4; Oct19'11. nom
${ }^{1}$ So Boulevard, (9:2278) nwc Brown pl, $195 \times 100$, all; new factory bldg to be erect ed on portion of plot; Doll Realty Co to
Wasle \& Co, 463 So Boulevard; 10 yf Dec 1 (5y ren) ; Oct13'11.
over yr $1905 \& 6 \%$ on cost of bldg \& 8,700 ${ }^{1}$ Union av, 1085, ( $10: 2670$ ) swe 166th, str
$\&$ b \& floor above str; Henry Beckmann \& Dr\& floor above str; Henry Beckmann
to Jno P Skelly, 1085 Union av; 5 yf Nov1
Oct18'11.

## MORTGAGES

NOTE.-The arrangement of this scription of the property, then follows the date when the mortgage when the mortgage was recorded; when both dates are the same only
one is given; then the term of the one is given; then the term of the
mortgage follows. The first name is mortgage fortgagor, the next that of the general dates used as headlines are the dates when the mortgage was handed Into the Register's office to be re-
corded. rded.
Whenever the letters "P.M." occur preceded by the name of a street, in
these llsts of mortgages, they mean
that it is a Purchase Money Mort gage, and for fuller particulars see the list of tran
sponding date.
Mortgages against Bronx property Mortgages against Bronx property
will be found altogether at the foot of this list.

## Borough of Manhattan.

OCT. 13, 14, 16, 17, 18 and 19
mbleecker st, 132, (2:534) ss, 75 e Wes Oct13, $25 \times 100 ;$ PM; pr mtg $\$ 19,000 ;$ Oct10, to Hugo E Distelhurst, 336 Church, Rich mbleecker st, 132; certf as to above mtg;
mBleecker st, 132, ( $2: 524$ ) ss, 75 e West
Bway, $25 \times 100$; FM; Oct7; Oct13'11, due Oct 10'13, 50. Nathan Harrison Realties, 6 Park Row, to Helen C Butler, 550 Park av. ${ }^{m}$ Bleecker st, 132; pr mtg $\$ 22,300$; Oct10 Oct13'11, $1 \mathrm{y} 6 \%$; same to Hugo E Distel
${ }^{\mathrm{m}}$ Rroome st, 246, (2:409) nwe Ludlow Nos $81-3$ ), $26.8 \times 87.6$; ext of of $\$ 51,000 \mathrm{mtg}$
to Oct17'16 at $5 \% ;$ Oct17,11; Isaac Marx
with Saville Levin, 48 W 114 . m Columbia st,
Stanton, $20 \times 100 ;$ pr $\mathrm{mtg}^{(2: 335)}$ es, 89.11 n
$\$ 15,000 ;$ Oct $2 ; \mathrm{Oct}$ Stanton, $20 \times 100 ; \mathrm{pr} \mathrm{mtg} \$ 15,000$; Oct $2 ;$ Oct
$13 ' 11$, due, \&c, as per bond; Minnie San13'11, due, \&e, as per bond; Minnie Sanders, 197 Stanton
E Bway. ${ }^{m}$ Cathedral Parkway, 220, (7:1881) SS, 375 e Bway, $100 \times 70.11$; ext of $\$ 250,300 \mathrm{mtg}$ to
Oct13'16 at $5 \%$ Oct13'11; Lawyers Mtg Co with Paterno Constn Co. Lawyers Mtg nom mCathedral Parkway, 220; agmt as to share ownership in mtg; Oct13'11; Chas V
Paterno with Lawyers Mtg Co, 59 Liberty ${ }^{m}$ Christopher st, 113, (2:619) ns, 269.7 Hudson, 25.5x91; Oct16'11, 5y5\%; Jos De
Lucia to Citizens Savings Bank, 56 Bway
${ }^{m}$ Carmine st, $78,(2: 528) \mathrm{ss}, 98.7$ e Varick $25 x 60 ;$ Oct16'11, due as per bond; Linlian
Kellar to Title Guarantee \& Trust Co, 176
Bway.
${ }^{m}$ Cannon st, 73-7, see Rivington, 283.
${ }^{m}$ Cleveland pl, 27-31, see Spring, 60-2
mChristopher st, $\mathbf{2 3}$, $(2: 610)$ ns, 80 e Wav-
erly pl, $20 \times 90$; also CHRISTOPER ST, 25 $2: 610$ ) ns, 60 e Waverly pl, 20x70; Oct1 11, due, \&c, as per bond; Herman C Gissel,
of Freeport, LI to Greenwich Savings
${ }^{m}$ Christopher st, 25, see Christopher, 23.
${ }^{m}$ Cleveland pl, 27-31, sec Spring (Nos $60-$ ${ }^{2} 8^{\prime} 11$; Frank McCoy \& Jos J D Day with German Savings Bank, 1574 av. $\quad$ non Cedar st, 111, see Liberty, 106-8.
${ }^{\text {mChristopher }}$ st, 25, (2:610); ext of $\$ 4,000$ Greenwich Savgs Bank with Herman ${ }^{m}$ Edgar st, sec Greenwich, see Green${ }^{m}$ Grand st, 155, (1:234) sec Lafayette (Nos n55.3 to beg; also 120 TH ST, $108-10$ ( $6: 1768$ ) ss, 110.10 e Park av, $41.8 \times 100.10$ pr mtg $\$ 22,000$; Oct11; Oct13'11, demand $6 \%$; Chas W Bauschat, 110 E 120 , to Jacol Boss, 49 Lenox av
mGrand Circle, nec Bway, see Bway, plot
mGrand Circle, nwe Central Park w, see
Bway, plot bounded $n$ by 61 st, etc. mGreenwich st, 59, (1:19) sec Edgar, runs xn27.13 to Edgar xw53.2 to beg; Oct19'11, $5 y 5 \%$; Ellen Murphy to Lawyers Title Ins
\& Trust Co, 160 Bway.
7,000 ${ }^{m}$ Houston st, $503 \mathbf{~ E , ~ ( 2 : 2 2 3 ) ; ~ e x t ~ o f ~} \$ 8,000$ mtg to Aug 1314 at $\%$ as per bond; Oct 4 ;
Oct 1911 ; Aaron Gottehrer with Sarah A
${ }^{m}$ Houston st, 19 W, (2:513) swe Mercer
177), $25 \times 63$; Oct13'11, due Apr13'12
Thornton Woodbury to Corn Ex hange Bank, 13 William. 25,000
 $\mathrm{S}^{6}$ Rigney, 1575 Union, Bklyn, to Harmon ${ }^{m}$ Houston st, $283 \mathbf{E}$; pr mtg $\$ 30,000$; Oct $13 ;$ Oct14'11, 5 y $6 \%$; same to Mary A O'Neil
113 E 12 .
${ }^{m}$ Lafayette st, 159-63, see Grand 155.
${ }^{m}$ Ludlow st, 108, $(2: 410)$ es, 75 n Delan16 at $5 \%$; Oct10; Oct14'11; Anna M Goebe with Sarah Cohen, widow, 418 E 84 . nom ${ }^{\text {m Liberty }}$ st, $\mathbf{1 0 6 - S}$; also CEDAR ST, 111 , 5\%; Oct16; Oct18,11; Bankers Trust Co $5 \%$ Oct16; Oct18'11; Bankers Trust Co
with Havemeyer Real Estate Co, 26 CourtmLudlow st, 69, (2:498) ws, abt 115 n Grand, $25 \times 87.6$; pr mtg $\$$ Ge Oct17; Oct19
$11,1 \mathrm{y} 6 \%$ David Greenfelt to Harry M
Goldberg, 509 W 110 .
${ }^{m}$ Ludlow st, S1-3, see Broome 246.
${ }^{n}$ Minetta lane, 10, see Macdougal, 115.
${ }^{m}$ Macombs pl, 32, see 151 st , ss, 512.6 w
mMaedougal st, 115; also MINETTA LA, at $41 / 2 \%$; Oct10; Oct19'11; Rocco M Ma Widows with Small Children, 121 E 24 .
mMercer st, 177, see Houston, 19 W .
m Mulberry st, 141, (1:236); ext of $\$ 25,000$ mtg to Aug18, 16 at $5 \% \%$ Sept29; Oct11, 11 , Antonio Cagliostro with Union Trust nom
80 Bway. mManhattan st, sws,
Dr, see 129 th,
ss,
225
e Riverside Diverside morehard st, 119, (2:415) ws, 54.6 n DeCongregation Sheveth Achim Anshei Slo$\mathrm{nim}_{\text {erty, }}$ a corpn, to Lawyers Mtg Co, 59 Liberty. 17,000 morchard st, 119; sobrn agmt; Oct10; Oct
14 '11; same \& Morris Leff with same. nom
 Oct17,11, due Oct15'17, $6 \%$; Bernard Goron to Max
mRivington st, 283, $(2: 333)$ swc Cannon
Nos 75-7), $100 \times 50$, also CANNON ST, 73, (2:333) ws, 50 s Rivington, $25 \times 100$; PM; S Clark at Cooperstown, NY, to Robt
Clark, Cooperstown, NY, et al.
87,000 ${ }^{m}$ Recto
$\underset{\text { mstanton st, }}{\text { Allen, }} \mathbf{2 3 \times 5} \mathbf{6 7},(2: 416)$ sws, 65. Gross to Max Gross, 67 Stanton. $\%$; Ray ${ }^{m}$ Spring st, 60-2, $(2: 481)$ sec Cleveland pl or st (Nos, $27-31$ ), $50.6 \times 102.9 \times 49.9 \times 114.4 ;$
Oct14; Oct17'11, 2y41/2\%; Frank \& Edw MeCoy to German Savgs Bank, $1574 \begin{aligned} & 4 \text { av. } \\ & 40,0 j 0\end{aligned}$
${ }^{m}$ South st, 269, (1:247) ns, 37.2 w JefferSon, $31.10 \times 65.4 \times 31.10 \times 64.4$; Oct17; Oct18'11,
$5 y 41 / 2 \% ;$ Edw H Kelly, Goshen, NY, to Walter S Gurnee, Bar Harbor, Me, et al Gurnee.
Spruce st, 39, ( $1: 103$ ), ext of $\$ 20,000 \mathrm{mtg}$ Life Assur Soc of U S S with Berthold Hahn. mSuftolk st, 21, (1:312); leasehold; Aug30; Bernard Reich, 248 W 113 .
${ }^{m}$ Spring st, 60-2, see Cleveland pl, 27-31.
${ }^{m}$ Trinity pl, 18-20, see Greenwich, 59.
 D Kaydouh, of Bklyn, to Melville H
Bearns, of Bklyn. mVandewater st, $36,(1: 113)$ ss, 107.3 W Pearl, runs w17.1xs50. \& xe14; Sept28; Oct17 , Theophilus D Olena, 402 Hancock, Bklyn.
${ }_{\text {m West }}^{\text {me }}$ st, 354, $(2: 601)$, sal Ls; Oct19'11, 197 Park av. 1,000 ${ }_{m} \mathbf{1 S T}$ st, $\mathbf{4 1}$ E, ${ }_{2}^{(2: 442)}$ ss, 194.4 e 2 av, 000 to Oct13'16; 5\%; Oct13; Oct19'11; Lawyers Title Ins \& ${ }^{\text {\& }}$ Trust Co with Lena
Sauerstrom, 41 E st. ${ }_{2} \mathbf{m D}$ st, $\mathbf{1 2 4} \mathbf{E}$ E, $(2: 430) \mathrm{ns}, 316.11$ e 1 av, $5 \%$; Rosen Realty Co to Jacob Franken-
thai, 2 W
86 , et al, trstes Adelheid Brill for Ettie B De Young. m2D st, 124 E; certf as to above mtg; m2D st, 124 E; sobrn agmt; Oct13; Oct14 ${ }_{m} 3 \mathrm{D}$ st, $129 \mathrm{E},(2: 431) \mathrm{ns}, 225 \mathrm{w}$ Av A, 25 x Fredk Brunn to Geo W May, 897 St Marks $\underset{\text { m3D St, }}{\mathbf{5}} \mathbf{5}$ E, (2:459) ns, 104.5 e Bowery, $25 \times 96.4 ; \mathrm{pr}$ mtg $\$ \frac{1}{2}$; Oct13; Oet18'11, 1y $6 \%$; Wyoming Realty Co, 68 Wm to Jen-
nie'Stein, 6802
10 av, Bklyn.
m4TH st. 96, $\mathbf{E}$, $(2: 445)$ sws, abt 180 e 2 Klausner, 389 E 10 , to Adolf Prince, 38 E
${ }^{m}$ 6TH st, 601 \& 601 $1 / 2$ E, see Av B, 93.
m10TH st, E, $(2: 452)$ ns, 150 e ${ }_{2}^{2}$, av, 25 x 94.10; Sept29; Oct16'11, due Jan15'19, $6 \%$; Robt Gerson to Jacob, Max \& Beny Gerson,
314 E 79 \& Rachel Blum, 811 Eagle av ${ }_{2}, 400$
m10th st, $33 \mathbf{W}$, (2:574); ext of $\$ 22,000$ mtg to Apr414 at $5 \%$; Apr5; Oct19'11; CaCity \& Diocese of NY with Augusta wife
Jas C Duff. ${ }^{m} 12 \mathrm{TH}$ st, $66 \mathbf{W}$, $(2: 575)$ ss, 246.2 e 6 av, $19.4 \times 103.3 ;$ Oct18'11, $3 y 5 \%$; Butler Estates,
corpn, to Lawyers Mtg Co, 59 Liberty, corpn, Lo Lawyers Nis Co, 59 Liberty. ${ }^{m} 12 \mathrm{TH}$ st, 66 W ; certf as to above mtg; m13TH st, 524 E, (2:406) sal Ls; Oct11; Jos Doelger, 228 E 54, et al, firm Jos Doelger's Sons, 235 E 55 .
m14TH st, 231 E, $(3: 896)$ nes, 235 nw' 20250 av, $26 \times 103.3$; PM; pr mtg $\$-$; Oct16; Octi7'11, due June1'12, $6 \%$; Saml Kleimer
to Select Realty Co, 140 Nassau.
2,750 m22D st, 144-8 E, $(3: 877)$ ss, 170 w 3 av,
$60 \times 98.9 ; \mathrm{pr} \mathrm{mtg} \$ 80,000 ;$ Oct13; Oct16. 11 , due Apr13'12, $6 \%$; Ras Realty Co, 58 East
Bway to August Ruff, 52 W 120 . m22 st, 121-3 $\mathbf{W},(3: 798) \mathrm{ns}, 225 \mathrm{w} 6$ av, $41.6 \times 98.9$ Oct11; Oct13'11, due Oct13'12,
$41 / 2 \% ;$ Ann L Goldsmith to Seamen's m25TH st, $330 \mathbf{W}$, $(3: 748)$ ss, 425 , e 9 av, $25 \times 98.9$; sobrn agmt; Oct11; Oct13'11; Jno Bond, Mtg \& Securities Co, 22 Exchange

## m26TH st, 2 W , see 5 av, 212-6.

m27TH st, 339-41 W, (3:751) ns, 355 © 9


# hand POWER ELEVATORS - suitable for STORES, WAREHOUSES STABLES AND SMALL factories, INSTALLED <br> AT SMALL COST <br> <br> otis elevator compary <br> <br> otis elevator compary <br> <br> 17 BATTERY PLACE, NEW YORK 

 <br> <br> 17 BATTERY PLACE, NEW YORK}
m27TH st, 339-41 W; PM; Oct16; Oct17'11,
$5 \mathrm{y} 41 / 2 \%$; same to same as extrx, \&c, Wm
M Hogencamp.
 av, runs essxs $90 \times w 44 \times s .9 \times w 44 \times n 30.8 \times w 1$
 Holding Co to Ella F Burnham, of Sauga-
tuck, Conn.
 Wheelock to Lincoln Trust Co, 2085 av. 25,000
${ }_{50}^{\text {m37TH }}$ st, $1-3 \mathbf{w} \mathbf{w}(3: 837) \mathrm{ns}, 145 \mathrm{w} 5 \mathrm{av}$, L Wesson \& Enfrasia Leland to Farmers m37TH st, $\mathbf{4 3 5} \mathbf{W}$, see 38 th, 434 W .
 $\begin{array}{lll}2 y 6 \% \\ \text { Howard Hidville Resher, } 445 \\ \mathrm{~W} \\ \mathrm{~W} \\ \text { Ho, } & 434 & 5 \text { av, to } \\ 15,000\end{array}$

 to Abby S Marshall, at Milbrook, NY. 45,000

m38TH st, $434 \mathbf{W}$. $(3: 735)$ ss, 325 e 10 av, SLOT, ${ }^{450} \quad$ w $9: 735$ ) begins 348 ; also INTERIOR s 38 th, runs e23.6xn18.9xw23.6xs18.9 to beg grant Industrial Saver Bank, to Emi ers.
5) ss 230 P av, $25 \times 98.9$ st, 114 Ect17, $(5: 1295)$ SS $1 \mathrm{y} 41 / 2 \%$; Richd Park
Oer, Jr, at Portchester, NY, to German Savgs Bank, 1574 av. 15,000
 $5 \%$; Richd Croker, Jr, at Portchester, NY, ${ }_{2} 43 \mathrm{D}$ st, $\mathbf{4 2 1} \mathbf{W}$, (4:1053) ns, 250 w 9 av, $2 \mathrm{y} 6 \%$; Dennis McEvoy to Hugh Dougherty
35 W
88
${ }^{\text {m45TH}}$ st, 102-4 W, see 6 av, 783-5. 10 av, $37.6 \times 100.5$; pr mtg. $\$ 14,000$; Oct13'11, Cayuga Assn, 111 Bway. 3,000
 Keogh to German Savings Bank, 1574 av.
${ }_{\text {m }}$ 47THH st, 314 W, $(4: 1037)$, SS, 225 w 8 av, Trust Co, of 80 Bway.
 $\mathrm{m}_{\mathbf{4 9 T H}} \mathbf{s t}, \mathbf{1 3 1 - 5} \mathbf{W},(4: 1002) \mathrm{ns}, 394 \mathrm{w} 6$ Oct18'11, due Aug1'12, $43 / 4 \%$; John J Boyle, 109. 49 et
40,000
 per bond; John J Boyle to Title Guarantee
m55TH st W, nec 12 av, see 12 av, 780
m55TH st, $\mathbf{1 2 3} \mathbf{E ,}(5: 1310) \mathrm{ns}, 146.3 \mathrm{w}$ Lex Oct3'16, $41 / 2 \%$ Oct3; Oct17'11; Bowery
${ }^{m} 58$ TH st, $227-9$ E, (5:1332) ns, 230 w 2 11. $1 \mathrm{y} 6 \%$; Richd M Montgomery \& Co

${ }^{m}$ 59TH st, 222-6 W, ( $4: 1030$ ) ; leasehold; W Buckham, 3075 av, to Judd E Wells, I W 64. $\quad 7,500$
m61ST st W, swe Central Park West, see m61ST st W, sec Bway, see Bway plot ounded $n$ by 61 st, etc.
 16x100.5; Oct18'11, $5 y 41 / 2 \%$; Arthur Smith
to Title Ins Co N Y, 135 Bway. 18,000 m66TH st, $\mathbf{3 3 5 - 7} \mathbf{E}$, $(5: 1441) \mathrm{ns}$, 112.6 w 1
v, $37.6 \times 100.5$; pr mtg $\$ 37,000 ;$ Oct 3 ; Oct 17'11, due, \&c, as per bond; Saml Loewy to ${ }^{m} 68$ TH st, $307 \mathrm{~W},(4: 1180) \mathrm{ns}, 150 \mathrm{w}$ West End av to Title Ins Co N Y, 135 Bway. 8,000
 $11,2 \mathrm{y} 5 \%$; Michl F Loughman, Cedarhurst, Ulrich Simon.
m74TH st, 218 E. $(5: 1428)$ SS. 210 e 3 av $6 \%$; John J Keegan \& Cath McGarry
m-4TH st, 33 w, ( $4: 1127$ ) ; ext of $\$ 30,00$ Theresa A Ellinger with Howard A Scholle, 11 E

## m75TH st, $\mathbf{4 2 7} \mathbf{E},(5: 1470)$ ns, 250 w Av A, $27 \mathrm{x} 102.2 ;$ Oct14; Oct16'11, due, \&c, as per A Mackay-Smith,. 251 S ${ }^{64}$ W 83 to Gladys

## m79TH st, 415-7 E, $(5: 1559) \mathrm{ns}, 225$ e 1 ay

lots, No $415, ~ 27 \times 102.2 \&$ No $417,26 \times 102.2$
mtgs , each $\$ 10,000 ;$ Oct17; Oct18'11, due \& mtgs, each $\$ 10,000$; Oct17; Oct18 11 , due,
\&os per bond; Rosie Vogel of Mt Verm79TH st E, nwe East End av, see Eas mSOTH st, $209 \mathbf{W}$, ( $4: 1228$ ), ext of mtg for $\$ 22,000$ to Nov3'14, $5 \%$; Oct $9 ;$ Oct16'11
Huldah McCrory with Seymour Schlusse Huldah McCrory with Seymour Schlussel mS1ST st, $\mathbf{4 2 7} \mathbf{E},(5: 1561, \mathrm{~ns}, 406.6$ e 1 av $51 / 2 \%$; Regina Horn to Aug Nieberle 1 , 518 E 86 .
 av, $50 \times 102.2 ;$ ext of mtg for $\$ 40,000$ to Oc
$1616,41 / 2 \%$ Oct16; Oet17 11 : Lawyer Title Ins \& Trust Co with Jos Shardlow. nom
${ }^{m}$ SSTH st E, ns, 102 e $\mathbf{5}$ av, see 5 av, 1071 ${ }_{2}^{\text {m S9TH }}$ st, $\mathbf{2 0 7} \mathbf{E},(5: 1535) \mathrm{ns}, 160$ e 3 av Annie Fennel individ and as extrx John m90TH st, 423-5 E, (5:1570) ns, 344 e 1 av
 m90TH st, 423-5 E. (5:1570) ns, 344 e 1 av $50 \times 100.8 ; \mathrm{pr} \mathrm{mtg} \$ 23,500$; Oct16; Oct19'11 instais Wolf, 351 E E 87

## ${ }^{\text {m95TH }}$

2 av, $187.6 \times 100.8 ;$ sobrn agmt; Apris'11
Oct17, 11 ; Jacob Cohen. 212 E 117 \& Jacol

m96TH st, 104 W, (4:1226) ss, 100 w Col av, 50x100.8; ext of $\$ 51,000 \mathrm{mtg}$ to Oct3'1 Bank with Edmund A Hurry. m98TH st, $54 \mathbf{E},(6: 1603)$; ext of $\$ 17,000$ mtg to Jan1'12 at $5 \%$; Oct10; Oct13'11
Max Hahn with Henry Bohmfalk, Max Hahn with Henry Bohmfalk, exr
Philip Bolender. ${ }^{\text {m9STHH st, }} \mathbf{1 0 7} \mathbf{W}$, $(7: 1853) \mathrm{ns}, 125 \mathrm{w}$ Co $3 \mathrm{y} 6 \%$ : Margt McGinnis to Harris i Oct16'11 422 W $77.2,000$ m99TH st, $152 \mathbf{w}$, ( $7: 1853$ ) ss, 248.1 e Ams av, $15.4 \times 79.11 \times 15.4 \times 79.2$; Oct18'11, 5 y $51 / 2 \%$
Walter S Brigham to Title Ins Co N Y. ${ }^{m} 102 \mathrm{D}$ st, $103 \mathrm{~W},(7: 1857) \mathrm{ns}, 75 \mathrm{~W}$ Col a $25 \times 100.11$; Oct17'11; 5 y $5 \%$; Louis Cohen to ${ }^{m} \mathbf{1 0 2 D}$ st, $330 \mathbf{W}$, see Riverside Dr, 295 ${ }_{\text {m 102D }}$ st, 224 E, (6:1651); sobrn agmt Levenstein \& Max Tarshes, 24 Bayard.
${ }^{m 103 D}$ st, 150 E, $(6: 1630)$ ss, 29.6 e Lex mtg. $\$$; Oct7; Oct13'11, installs, $6 \%$ Jacob Vogelfanger, Bklyn, NY, to Ada M
Hicks, 49316 th, Bklyn. Hicks, 49316 h , Bkly
${ }^{\mathrm{m} 105 T H}$ st, $143 \mathrm{~W},(7: 1860) \mathrm{ns}, 415.5$ © Ams av $33.5 \times 134.10 ;$ PM; Oct6; Oct17 Co,
$5 \mathrm{y} 5 \%$ Lilly Lang to American Mtg Co,
31 Nassau. ${ }^{m} 105 \mathbf{T H}$ st, 60 E, ( $6: 1610$ ) ss, 255 w Parl av, $25 \times 109.11 ;$ PM; pr mtg $\$$ Goldinerg Oct16 Annie Maguire, $184 \mathrm{E} 111 . \quad 2,500$
 Bway, $20 x 100.11$; Oct13; Oct14'11, due, \&c
as per bond; Jacob Scheer to Charlotte A Haig, at London, Ens
m111TH st E, nwe Mad av, see Mad av
 Lenox av $25 \times 100.11 ;$ PM; Oct16'11, $5 y 5 \%$ Lawyers Mtg Co, 59 Liberty
${ }_{\text {m115TH }}$ st, $215 \mathbf{W}$, $(7: 1831)$ ns, 265 w 7 ,11, due, \&c, as per bond; Benj H Gordon
m115TH st $\mathbf{W},(7: 1825) \mathrm{ns}, 500 \mathrm{w}$ Lenox av 40x100.11; sub to bldg loan; Oct1J; Oct13 11, demand, $6 \%$ Lenox Baths, a corpn, to
David Shapiro, 952 E 156 , \& Mayr Aron m115'NH st W, (7:1825) as to above mtg; Oct10; Oct13'11; same to ${ }^{m 116 T H}$ st, $22 \mathbf{S} \mathbf{W}, \quad(7: 1831)$
16'11 ${ }^{1,000}$ to Ella'W Seuis Seligman with Milton Berlinger
${ }^{m 117 T H}$ st,11-3 on map $\mathbf{1 1} \mathbf{W}$, $(6: 1601)$ sobrn agmt; Oct13; Oct18'11; Emma Hein with
$\mathrm{m}_{117 \mathrm{TH}}$ st. $11 \mathbf{W},(6: 1631) \mathrm{ns}, 219.4$ nom
av, $46.3 \times 100.11 ; \mathrm{pr}$ mtg $\$ 44,000 ;$ Oct13; Oct
$1811 ; 3 y 5 \% ;$ Hyman Hein to Henrietta
Rode at Baden, Baden, Germany. 3000
m118TH st, 335-7 E, (6:1795) ns, 212.6 w
av, $37.6 \times 100.1 才 ;$ pr mtg $\$ 28,000$; Oct18; Oct $19 ' 11$, due, \&c, as per bond; Vincenzo
Ciuti to Arthur Baur, 601 W 110. 5,000
m119TH st, $\mathbf{2 7 6} \mathbf{W}$ W, $(7: 1924)$ ext of $\$ 17$,
 11; Hannah Greenebaum, 911 Park a ${ }^{m} 120 \mathrm{TH}$ st, 361 w,

 PM; Oct17'11; 3y5\%; Jas M Scofield, White 120 TH st, 152 W ; pr mtg $\$ 10,000$ rlington av, Bklyn. ${ }^{m} 120 \mathrm{TH}$ st, $10 \mathrm{~S}-10 \mathrm{E}$, see Grand, 155. $\mathrm{m}_{121 S T}$ st, $\mathbf{5 0 1} \mathbf{W}$, see Ams av, $1240-52$.
$\mathrm{m}_{121 S T}$ st, $\mathbf{3 2 1 - 3} \mathbf{~ E , ~ ( ~} 6: 1798$ ) ; ext of $\$ 4$ 11; Fanny A Park with Placid 28 ; Octis m126TH st, $235 \mathbf{E},(6: 1791) \mathrm{ns}, 2184$ nom 17'11, due \&c as per bond: Robt W Craw-
ford to Jos F A O'Donnell, 500 W 143 . m129TH st W, (7:1995) ss, 225 e Riverside Dr, runs e 150.10 to sws Manhattan, xse35
xsw $150 \mathrm{xn} 23.1 \times n e 139.8$ to beg; PM; Oct16; Oct19'11, due \&c, as per bond; Sophie
${ }^{\text {m130THP st, 505-11 }} \mathbf{W},(7: 1985) \quad 37,500$ Ams av, $123 \times$ irreg x76.7x99.11; ext of $\$ 20$, 000 mtg to Apr2'12 at $5 \%$; Mar31; Oct17
11; Mutual Life Insurance Co of NY with
${ }^{m} 137 \mathrm{TH}$ st, 288 W , (7:1942) ss 150 nom av, $15.6 \times 99.11$; Oct14; Oct16'11, $3 y 5 \%$, ${ }^{m} 142 \mathrm{D}$ st, 55 S W, see Bway, 3478.
${ }^{m 143 D}$ st W, swe Bradhurst av, see Edge
${ }^{\mathrm{m} 143 \mathrm{D}}$ st, $\mathbf{2 4 7} \mathbf{~ W 9} \mathbf{~ W , ~ ( 7 : 2 0 2 9 )} \mathrm{ns}, 350$ e S av due Jan1'14, $6 \%$; ${ }^{5}$ Anna Oct14; Oct16'11 $\begin{array}{ll}\text { Woodycrest av to } \\ \text { W } 145 \text {. Chas } M \text { Hoblitzell, } & 478 \\ 500\end{array}$
 Hattie Saper to Carrie Rosenzweig,
Vicholas Terrace. m145TH st, $404 \mathbf{W}$, (7:2050) ss, 131.6 w St ct13; Oct14'11, due Sept1'13, $6 \%$; Robt H m147TH st, $417 \mathbf{W},(7: 2062) \mathrm{ns}, 640.3$ e saac C Hotaling Jr to Lawyers Mtg Co,
9,000
9 Liberty. ${ }^{\text {m }} \mathbf{1 4 7 W H}$ st, $\mathbf{4 1 7} \mathbf{W}$; sobrn agmt; June3j; Eugene Backus with same. Backus nom
 Sept27'11, $2 y 6 \%$; Cornelia $\quad$ B Smith, of 148. Corrects error in issue of Sept30
when prop was 145 th st, 618 W .
1,936
 at Sabylon, LI. Lo Adelaide C Housman ${ }^{m} 156 \mathrm{TH}$ st, 422-4 W, see Ams av, 1933-5. $\mathrm{m}^{\mathrm{m}}$ 156TH st, 422-4 W, see Ams av, 1933-5. ${ }^{m} 159 T H$ st, $509 \mathbf{W}$, ( $8: 2118$ ) ns, 79.10 W Ams av, $40.2 \times 99.11$; ext of mtg for $\$ 40,000$ o Beechwood Ter. Yonkers, NY with Met ${ }^{\mathrm{m}} \mathbf{1 6 3 D}$ st, $444 \mathrm{~W},(8: 2110)$ ss, 162.6 e Ams bond; Jennie Kuretsky, 759 Jennings, to
West Side Savgs Bank, 110 av 60 , 000 ${ }^{m 163 D}$ st, 444 W; sobrn agmt; Oct13'11; miffTH st w, nuve Pinehurst av, see ${ }^{\mathrm{m}} 17 \boldsymbol{7 T H}$ st, 601 W , see St Nicholas av,
mi86TH st $W$, ns 95 e Audubon av, see mis6TH st, nee Audubon av, see Audubon 186TH st, (8:2156) ns, 95 e Audubon ay Wesslau Co to Emigrant Ind Savgs Bank,
18,000
 $75 \times 107.5 ; \mathrm{pr}$ mtg $\$ 60,000$; Oct16'11, $3 \mathrm{y} 6 \%$.
Kuhn-Lawson Co to Eliz Kuhn, 508 W
18,000 m 186TH st, W, $(8: 2156), \mathrm{ns}, 175 \mathrm{w}$ Ams ue Jan1'14, 6\%; Kuhn-Lawson Co to Wm Moore, nec Aqueduct av \& 190 th. 15,000
186TH st, $8: 21566$, same prop; certf as
( above mtg; Oct14; Oct16'11; same to
m215TH st $\mathbf{W}$, swe Seaman av, see Sea-

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

 BUILDINGS}
 41 st, Bklyn, with Saml Spachner \& Harry mAmsterdam av, 1240-52, mtg to Nov1'16 at $5 \%$; Oct17'11. Hf $\$ 190,000$ \& Wm Baker with Met Life Ins Co, 1 Mad Amsterdam av, 1933-5, (8:2107) sec 156 th Nos $422-4), 50 \times 100 ;$ PM; pr mtg $\$ 80,000$;
Oct16; Oct17'11; $2 \mathrm{y} \%$; Patk H Conron,
175 W 81 to Placid Realty Co, 35 Nassau.

mAudubon av, es, 50 n 186, see Audubor
m Audubon av, $(8: 2156)$ es, 50 n 186th,
99.10x95; Oct17, $11 ; 3 \mathrm{y} \%$; Hogenauer \& Wesslau Co to Emigrant Ind Savgs Bank,
51 Chambers. m Audubon av, 421, (8:2156) nec 186th, 50
$\times 95$; Oct17'11; $3 \mathrm{y} 5 \%$; same to same. 55,000 mamsterdam av, 1933-5. $(8: 2107)$ sec 156 th
(Nos $422-4), 50 \times 100 ;$ Oct16'11, due Nov1'14, $5 \%$; Placid Realty Co to Kate Blank, 997
Union av. ${ }^{m}$ Amsterdam av, 1933-5; certf as to above mAmsterdam av, 1933-5; sobrn agmt; Oct
$16^{\prime} 11$; same \& Alex Pfeiffer with same. $m_{\text {mroadway, 347s, }}{ }^{(7: 2073)}$ sec 142 d nom (No $\begin{aligned} & \text { W Hoefler, } 552 \mathrm{~W} 142 \text {, to Harvey W'Smith, } \\ & 501 \mathrm{~W} 143 \text {. } \\ & \text { m Broadway, sec 61st, see Bway, plot }\end{aligned}$ mBroadway, see 61st, see Bway, plot
bounded $n$ by 61 st, etc.
mBowery, nee Grand Cirele, see Bway, ${ }^{m}$ Broadway, es, 105 s Grand, see Bway, mBroadway, 450, (1:232) ses, abt 105 s
Grand, $25 \times 120$; also BROADWAY, $(1: 232)$ es, 105 S Grand, runs n1xe120xs1xw 120 to
beg; PM; Oct16'11, $544 \%$ W Walstein S
Reade, 434 Cleremont av, Bklyn, to Wm
H Sage, Hartsdale, NY, \& ano. 75,000 mBroadway, (4:1113), plot bounded $n$ by Grand Circle \& w by Bway; PM; Oct14;
Oct16'11, due, \&c, as per bond; Wm R
Rearst to Eliza H McCullough at BenningHearst to Eliza H McCullough at Benning-
ton, Vt, et al.
${ }^{\mathrm{m}}$ Broadway, 1134-6, see 5 av, $212-6$.
${ }^{\mathrm{m}}$ Bradhurst av, swe 143d, see Edgecombe ${ }^{m}$ Bradhurst av, 1, see Edgecombe av, es, ${ }_{\text {m}}$ Central Park W, nwe Grand Circle, see ${ }_{m}$ Central Park W, swe 61st, see Bway, mColumbus av, S66, $(7: 1857)$ ws, 75.11 n
$102 \mathrm{~d}, ~ 25 \times 75 ;$ ext of $\$ 17,000 \mathrm{mtg}$ to Oct2
16 at $41 / 2 \%$; Oct16'11; Mira A Bowie with 16 at $41 / 2 \%$; Oct16'11; Mira A Bowie with
Bella Fisher wid \& devisee Phillip Fisher. meast End av, $\mathbf{2 - 8}$ or Av B, ( $5: 1576$ ) nwe
79 th, $102.2 \times 148 ;{ }^{2}$ asn rents as collateral security two migs; Oct5; Oct17'11; Stev-
enson Constn Co to Moritz Falkenau, 36
W meast End av, $\mathbf{1 7 0}$, $(5: 1584)$ ws, 50.8 S
88 th, $25 \times 96 ;$ pr mtg, $\$ 12,000 ;$ Oct16; Oct17 non av, Mt Vernon to Anna M Rubino,
187 East End av.
modzecombe av, sec 143d, see Edgecombe
av, es, at cl 143 d , etc. medgecombe av, $(7: 2051)$ es at el 143 d , runs e 72.2 to ws Bradhurst av (No 1) xs
$188.10 \times \mathrm{xw} 20$ to Edgecombe av, xn190.3 to
beg; Oct17; Oct1811; $5 \mathrm{y} 5 \%$ Gerleit Meyer mEdgecombe av, $(7: 2051)$, same prop; certf
as to above mtg; Oct17; Oct18'11; same mHaven av, $(8: 2139)$ Ws, $150 \mathrm{n} 170 \mathrm{th}, 25 \mathrm{x}$
$103.3 ; \mathrm{pr} \mathrm{mtg} \$ 8,000$ Oct18; Oct19'11, due,
\&c, as per bond; Wm C Reeber to Edgar
J Lauer, ${ }^{\text {m}}$ Lenox av, 518-20, (6:1733) ; ext of $\$ 80,-$
000 mtg to Oct1316 at $5 \%$; Oct11; Oct1311
N Y Protestant Episcopal Public School
with Jacob Israelson, 611 Cathedral Park${ }_{\text {m Lexington }}$ av, S7s, $(5: 1400)$ ws, 80.5 s Simon M \& Mary A McCabe to Title GuarmLenox av, 83, see 90 th, $423-5$ E.
mMadison av, 1672, $(6: 1617$ ) nwc $111 \mathrm{th}, 21$

June15'14 at $5 \%$; May3; Oct17'11; Mutual Life Insurance Co of NY with Jos Kaiser.

$92.8 \times 125.1 \times 98$; ext of three mtgs aggregat-
ing $\$ 110,000$ to Oct16'16 at $5 \%$ Oct ${ }^{\circ} 6^{\prime} 11$;
Titre Ins Co of N Y with Helene Realt \&
 mRiverside Drive, 295; certf as to above
mtg; Oct14; Oct16'11; same to same. meaman av, $(8: 2250)$ swe 215 th, $50 \times 100$. Oct16'11, 3y5\%; Nora O'Connor to Margt P
Halsey (Hotel St George), 51 Clark, Bk-
$\mathrm{m}_{\mathrm{St}}$ Nicholas av, 1341, ( $8: 2144$ ) nwe 177 th (No 601) 94.11x100; Bldg Loan; Oct17; Oct $18 \quad 11 ; 1 y 6 \%$; Melvin Realty Co to
Law yers Realty Co, 163 Bway. 170,000 m St Nicholas av, 1341; certf as to above
mtg ; Oct17; Oct18,11. m2D av, 1566 (5:1544)
$25.4 \times 100$; all title to any strip adi $n$ 81st PM; pr mtg $\$ 14,000 ;$ Oct17; Oct18, 11, \&c, L per bond; Joanna Kehoe to Mary
L Kehoe, 167 Greenwich.
 Rosenthal, 51 E 73 , to Jos L L R Wood, 17
Rue Vernet, Paris, France.
19,000
 127.8 to av, xs30 to beg; PM; Oct17; Oct
18,$11 ; 3 y 41 / 2 \%$; Philip Livingston of Bar
Harbor, Me to Gardner B Penniman Quogue, LI et al trus Geo H Penniman.

| av, 212-6, (3:827) swc 26 th <br> 4.1 to Bway (Nos 1134-6) |
| :---: |
| also MACOMBS DAM RD, (1 |
| 82, 2884, 2880 \& 2885) |
| M |
| w2340 to Harlem |
| 80 to beg, contains |
| 9 |
| er bond; $6 \%$; Preston |
| Wash D C to Herman W V |
| 1813 Columbia rd, Wash, |
| H av, 992, ( $5: 1492$ ) es, 77 |
| uns s25xe110xn20xw10xn5xw13 |
| ct17'11; $2 \mathrm{y} 4 \%$; Philip Livingston |
| Ins Co N Y, 135 Bway |
| 7 |
| 97) ; agmt changing in |
| Oct13'11; Susie E Fi |
| e Camp \& Emily E Burn |
| darantee \& Trust Co, 135 |
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|  |
| son et al, trste for Geo P |
|  |

mTTH av, 422, ( $3: 783$ ) ws, 22 n 33d, ru
n19.2xw61.2xs7.4xe11.2xs11.10xe50 to be
pr mtg $\$ 50.000 ;$ Oct14; Oct1611, due, \&
as per bond; Louis Voelker by Josephit
Voelker et al his committee to Harriet as per bond; Louis Voelker by Josephine
Voelker et al his committee to Harriet S
James, 357 W 34 . m9TH av, 642, $(4: 1036)$, sal ls; Oct 13 ;
Oct16'11, demand, $6 \%$; Jas Weir to Lion Oct16'11, demand, $6 \%$; Jas Weir to Lion m9TH av, 114, $(3: 741)$, sal ls; Oct11; Oct 16 '11, demand, $6 \%$; Adolf Reschofsky, 110
E 119 to $V$ Loewers Gambrinus Brewery m10TH av, 50 s .
x100; pr mtg $\$ 25,000 ;$ Oct10; Oct13'11, 4 y
$6 \%$; Bertha Pasterneck \& Pauline Nechols $6 \%$; Bertha Pasterneck \& Pauline Nechols
to Anna Blumenstock, 135 Prospect Park
m10TH av, 50s, $(3: 736)$ e s, $74.1 \mathrm{n} 3 \mathrm{Sth}, 24.8$ Septis; Oct13'11; Anna Young with Anna Blumenstock, 135 Prospect Park W, Bklyn.
 Chas Polifeme. nom ${ }^{\text {m }} \mathbf{1 2 T H}$ av, $\mathbf{~ T S O}, ~(4: 1103)$ nec 55 th; sal Ls; Rowan to Lion Brewery, 104 W 108 . Cor-

## MISCELLANEOUS MORTGAGES.

## Borough of Manhattan.

mertf as to mtg or deed of trust dated May 1'11; Sept25: Oct16'11; Western New
York Farms Co to Trust Co of America as
mCerte ns to mta for $\$ 5700$ on land in mCertf as to mto for $\$ 5,700$ on land in Co to Flatbush Trust Co, 839 Flatbush av
${ }^{\mathrm{m}}$ Certf as to chattel mtg for $\$ 1,090$ covering chattels in ${ }^{\text {Herren Co to Jos Prince. Oct18'11; Jno }}$ ${ }^{m}$ Mamaroneck, NY; certf as to mtg for

## MORTGAGES

## Borough of the Bronx

${ }^{\mathrm{m}}$ Bristow st, (11:2964) sec $170 \mathrm{th}, 28 \times 100$; 13; Oct19'11; Lawyers Title Ins \& Trust mCottage pl, $5, ~(11: 2932)$ e ext of $\$ 1,150$
mtg to Sept1 13 at $6 \%$ Oct13; Oct14'11;
${ }^{\text {m Hofrman st, }}$ st, $11: 3056$ ) Ws, 104.7 s 188 th , as per bond; Auletta \& Co to Manhattan
Mtg Co, 200 Bway. Mtg Co, 200 Bway.
mhofman st, ( $11: 3056$ ) ; same prop; certf as to above mtg; Oct13'11; same to same ${ }^{\text {m Hoffiman }}$ st, $(11: 3056)$; same prop; sobrn agme; Oct13'11; Martin L Henry with ${ }^{m}$ Home st, sec Hoe av, see Hoe av se
mome st, ( $10: 2694$ ) ns, at sS 169 th, runs w65.7xn28xne28 to 169 th, xse65.7 to beg; Bldg loan; Oct17; Oct18'11; $1 \mathrm{y} 6 \%$; Chas
H Roe Estate, 271 Bway to Chas F Desh-
ler, 207 W 56 .
mHome st, $(10: 2694)$ same prop; certf as
to above mtg; Oct14; Oct18'11; same to
${ }^{m}$ Irvine st, 894, ( $10: 2761$ ): ext of $\$ 6,000$ mtg to Oct 1 '14 at $10:$ Oct13. Of $\$ 6,00$ 778 Christine $G$ Openhym with Goldie Cowen, ${ }^{m}$ King st (*) nee Barker av, see Barker
mKingsbridge ter, $(12: 3256)$ ws, 39.9 n cl 18.1 to Terrace xs250 to beg. 17 '11; $3 y 6 \%$; Grace J Daggett to Park ${ }^{\mathrm{m}}$ Kelly st, nwe Westchester av, see West
myman pl, (11:2970) nws, 31.11 w Free Simon Krielsheimer to Lawyers Mtg Co
$\qquad$
 $5 \%$; Nora Stanton, 878 Macy pl to Gus-
tavis Robitzek, Franklin av \& 169 th \& ${ }_{\text {m Macy }}$ pl, ( $10: 2688$ \& 2695) SS, $75 \quad \mathrm{w}$ Hewitt pl, 25x94.9, pr mtg \$6,000; Oct16 552 St Pauls pl \& Sophie wife Lazerus Shiren, 587 Prospect av to Nora Stanton, ${ }^{m}$ Rockwood st, $(11: 2836)$ ss, 175.11 e W al ton av, 28.10 x irreg x64.11 to beg; ext of \$4, 00 m ma to Sept17'16 at $5 \%$ Oct13; Oct Philip Woolley, 116 Rockwood. nom mRockwood st, ${ }^{(11: 2836)}$ same prop; to Sept17'16 at $5 \%$; Aug18; Oct16'11; Thos
Rourke to Jno J Hynes, 42 Bway. $\mathrm{m}_{\text {Simpson }}$ st. $(10: 2724)$ ws, 228.8 n 163 d , $42 \times 110 \mathrm{x} 42 \times 110.5$; Oct13; Oct14'11, $5 y 5 \%$;
Podgur Realty Co, $\$ 19$ So Boulevard, to $\underset{\text { Francis } K}{ } \mathrm{~K}$ Thayer, at Port Washington, mSimpson st, $(10: 2724)$; same prop; certf
as to above mtg; Oct13; Oct14'11; same to
msimpson st, ( $10: 2724$ ) ws, 270.8 n 163 d $42 \times 109.7 \times 42 \times 110$; Oct13; Oct14'11, $5 \mathrm{y} 5 \%$ same to Geo A Thayer, Port Washington,
LI.
${ }^{\mathrm{m}}$ Simpson st, $(10: 2724)$; same prop; certf
as to above mtg; Oct15; Oct1411; same to
same.
mSimpson st, $(10: 2724)$ ws, 270.8 n 163 d , '11; American Real Estate Co with Geo A thayer, at Port Washington, LI. nom $\mathrm{m}_{4}$ Simpson st, $(10: 2724) \mathrm{ws}, 228.8 \mathrm{n} 163 \mathrm{~d}$, 14'11; same with Francis K Thayer, at Port Washington, LI. ${ }^{m}$ St Pauls pl, see Brook av, see Brook av, ${ }^{m}$ Simpson st, 1110, $(10: 2727)$; ext of $\$ 32,000$ mtg to Apr1'16 at $5 \%$; May4; Oct19'11;
Guaranteed Mitg Co with Keese Bldg Co, $\operatorname{mimpsin}_{\text {st, }}$ 1106, ( $10: 2727$ ); ext of $\$ 32$, , Manhattan Mtg Co with Keese Bldg Co, ${ }^{m}$ Tiffany st, $(10: 2718)$ nes, at sws 169 th, uns se107.2xsw3 xnw51.9xsw15.4 to Tiffany xnw62.8 to beg; Oct13; Oct1811, due
as per bond; Adam Happel to Title Guar
\& Trust Co.
28,000 mVan Buren st, ${ }^{(*)}$ es, 375 n Col av, 25
x100; Oct17; Oct18 11 , due \&c, as per bond; x100; Oct17; Oct18'11, due \&c, as per bond; Orphans Fund of Trinity Lodge, 12 Free ${ }^{m}$ William st (*) nwe Dudley av, see Dud-

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 33.4x66, Unionport; PM; Oct18; Oct19'11,due July1'14, $6 \%$ Jno Gannon, 2243
J. Houghton av, to Edw A Schill, 860 Van
Nest av, \& ano. mi2TH st, (*) ss, 305 e Castle Hill av, Schlesel, 223 J Gleason av, to Frank Gass,
2248 Powell av. m13TH st (*) ss, 438.4 e Av B, $33.4 \times 108$, Unionport; Oct13; Oct16'11; $3 y 51 / 2 \%$; An-
drew J Fitzaerald, 2344 Ellis av to Louisa
B Weber, 2066 Newbold av.
3,000 ${ }^{m} 136 \mathrm{TH}$ st, 509 E , see Brook av, 198-202${ }^{\mathrm{m} 137 \mathrm{TH}}$ st, 510 E, see Brook av, 198-202:

## HECLA IRON WORKS

North IOth, IIth, 12 th and 13 th Streets BROOKLYN,

NEW YORK

Architectural Bronze IRON WORK
$\mathrm{m}_{141 S T}$ st, $\mathbf{4 6 1} \mathbf{E}$, $(9: 2286)$ ns, 606.3 e Wil-
lis, av, $18.9 \times 100 ;$ pr mtg $\$ 4,000 ;$ Oct18; Oct lis, av,
$19{ }^{\prime} 11$, due, \&c, as per bond; Mary C Ma- M M M
hony, 413 139 , to Mary A Brush, 366
Herkimer, Bklyn. $\mathrm{m} 141 \mathbf{S T}$ st,
av, $18.9 \times 100 ; \mathrm{pr} \mathrm{mtg} \$ \$ 4,000 ;$ Oct18; Oct19 '11, due, \&c, as per bond; Mary C Mahony,

esch, Jersey City to Lawyers Mtg Co,
59 Liberty. ${ }^{\text {m142D st, }(9: 2322)} \mathrm{ns}, 200.6$ e College av,
$25.4 \times 101$ pr mtg $\$ 5,200 ;$ Oct17; Oct18'11;
$1 \mathrm{y} 6 \%$ Katie Donnelly to Jno Kennedy
foot W 254 th at Riverdale-on-Hudson,

 Courtlandt av, $25 \times 106.6 ; \mathrm{pr} \mathrm{mtg} \$ 10,000$;
Oct14; Oct16'11, due Feb10'13; $\%$, Giu-
seppo Boitano, 1999 Arthur av to Marra ${ }^{\mathrm{m} 149 \mathrm{TH}}$ st, $(10: 2563)$ nec Tinton av, 105x 25.11 ; except pt for st; Oct16; Oct17'11;
$3 y 5 \%$ McManus Constn Co to Edgar S
Men m149TH st, $^{(10: 2563)}$ ) same prop; certf as same.

| m155TH st, $(9: 2401)$ SS, 225.6 e Courtlandt av, $50.3 \times 100 \times 50 \times 100 ;$ Oct18'11, due Dec1 Bank, 28083 d av. <br> ${ }^{m} \mathbf{1 5 5 T H}$ st, $(9: 2401)$ same prop; certf as to above mtg; Oct18'11; same to same. <br> ${ }^{m} \mathbf{1 5 5 T H}$ st $(9: 2401)$ same prop; sobrn agmt; Oct17; Oct18'11; same \& Ada V Levy with same. <br> ${ }^{m} \mathbf{1 5 6 T H}$ st, $(9: 2402)$ ss, 175 e Courtlandt av, $75 \times 99.3 \times 75 \times 99.2 ; \mathrm{PM} ; \mathrm{pr} \mathrm{mtg} \$ 13,200$ : Sept29; Oct19'11, due Apr1'13, $6 \%$; Benj Benenson, 407 E 153, to Fredk Lese, $133 \mathrm{E} \underset{500}{\mathrm{E}}$ 80. |
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m156TH st, $9: 2415$ SS, 399.7 W Court-
landt av, $75 \times 98.8 \times 75 \times 98.9 ;$ Oct18; Oct19'11,
$3 y 51 / 2 \%$ Benj Benenson, 407 E 153 to
Chas E Appleby, Glen Cove, LI, \& ano, trstes Leonard Appleby. 8,000 m156TH st, $(9: 2415)$; same prop; pr mtg:
$\$ 8,000$; Oct18; Oct19;11, due, \&c, as per bond; same to Wm F Smith, 464 E 155 , \&
ano.
1,000

m165TH
st,
Union av,
3
each $\$ 3,200 ;$ Oct6: Oct13'11, $5 y 5 \%$; Kate A
Williams, 1264 Boston rd, \& Eliza C Price,
827 E 165 , to Florence C Speranza, trste
Frances E Colgate, at Irvington, $N Y 9,600$
${ }^{m} \mathbf{1 6 6 T H}$
st, swe Union av, see Union av,
${ }^{\mathrm{m}} 169 \mathrm{TH}$ st, nwe Teller av, see Teller av,
${ }^{\text {m169TH }}$ st, 633 E, $(11: 2933)$ ns, 125 e
Franklin av, 16.8x69; pr mtg $\$ 5,000$; Oct 7

runs e39xs79.7xw6.6xw34.5xn84.6; Oct13'11,
$5 \mathrm{y} 5 \%$; Adam Happel to Emigrant Indust
Savgs Bank, 51 Chambers.
18,000
mi69TH st, sws at nes Tiffany, see Tif
m169TH st, ss at ns Home, see Home, ns,

$\operatorname{lin}^{2}$ av, $50 \times 169 ;$ pr mtg $\$$ - $;$ Sept20; Oct
$14^{\prime} 11,1 \mathrm{y} 5 \%$ Mary A u fe of Michl Nolan
${ }^{m} 170 \mathrm{TH}$ st, swe Stebbins av, see Stebbins
$\mathrm{m}_{170 \mathrm{TH}}$ st, see Bristow, see Bristow, sec
m173D st, $(11: 2905)$ swe Washington av,
$00 \times 50$, except part for ay; pr mtg $\$ 10$,
500 Oct18'11; 3y6\%; Jacob; Lr Rubenstein
Pa .
m 173 D st, swe Tepping av

Fredk J Winston at Short Hills, NJ. No

$6 \%$; Sept29; Oct18'11; Title Guarantee \&
Trust Co with Fredk J Winston, at Short
Hills, NJ,

 av, $25 \times 87.6 ;$ pr mtg $\$ 13,000 ;$ Oct13; Oct14
'11, demand, $6 \% ;$ Rosa Nuovo, 29 St Marks 2,600 mHughes av, $(11: 3078)$ es, 337.10 S Pel-
ham av, $25 \times 87.6$ ext of mtt for $\$ 10,000$ to
Oct13'16, $51 / 2 \%$ Oct13'11; Mildred KaltenOct13'16, $51 / 2 \%$; Oct13'11; Mildred Kalten-
bach, at Park Hill, Yonkers, NY, with m Jerome av,
$91 \times 126.11 \times 89.5 \times 126.11$, except pt for rd ; oct19'i1, due, \&c, as per bond; Nettie wife ${ }^{m}$ Kingsbridge rd 51, $(12: 3316)$ nec Morris part for rd; PN; Oct14; Oct16'11, due Oct ${ }^{m}$ Lafontaine av, $(11: 3061)$. Ws, $112.6{ }^{n}$ 178 th, $37.6 \times 100$; sobrn agmt; Oct13; Oct14
11; Abr Saffir with Prospect Investing Co, mLawrence av, $(9: 2527) \mathrm{ws}, 685.7 \mathrm{~s} 167 \mathrm{th}$, $75 \times 120$ to Sedgwick av; $\mathrm{pr} \mathrm{mtg} \$ \%$, Sept Partello, ${ }^{523}$ Pacific, Bklyn to Sarah T m Longfellow av, $(10: 2761 \& 2764)$ WS,
$n$ Lafayette av, $153 \times 101.10 \times 133.10 \times 100 ;$ pr $\mathrm{mtg} \$ \frac{1}{}$; Oct17; Oct18'11, $1 \mathrm{yr} 6 \%$; Wilx
Realty Co to Goldie Cowen, 778 Beck \& mongfellow av, (10.2761 \& 2764), same 11; same to same. ${ }^{m}$ Layton av (*) nee Wilcox av, see WilmLayton av (*) ns, 50 e Wilcox av, 50 x
$00 ; \mathrm{pr} \mathrm{mtg} \$ \mathrm{Oct19} 11 ; 3 \mathrm{y} 51 / 2 \% ; \mathrm{Wm}$ Sohmer, 46 St Marks pt \& Philip J Schmidt
364 E 158 to Aug Jakel, 14082 av. 900 mMorris Park av, (*) ns, 195 w White 0 ft wide adj above on e; Oct18; Oct19'11,
due, \& as per bond; Hattie A Landgrese
8,700 m Morris Park av, (*) ns, 220 w White
Plains rd, $25 \times 95$; Oct18; Oct19'11, due, \&c, as per bond; same to same. 4,000 mMorris Park av, (*) ns, 245 w White as per bond; Anton Landgrebe \& Harriet
or Hattie A his wife to Title Guarantee \&
Trust Co. mMorris Park av, (*) ns, 195 W White 50 ft wide adj above on e; PM; pr mtg $\$ 8$, Wm Landgrebe to Hattie A Landgrebe, mayfower av (*) ws, 150 n Alice, 25 x
100 Oct14; Oct1611; $3 \mathrm{y} 51 / 2 \%$ Jno D Hal-
 ${ }^{m}$ Morris av, 2672, see Kingsbridge rd, 51. ${ }^{\mathrm{m}}$ Matilda av, 475 s , (*) es, $33.4 \times 100$; Oct11 Bates to Title Guar \& Trust Co, 176 Bway,
2,500

## mMelrose av, S21-3, see 159th, 391


moneida av, (12:3372) ; same prop; PM; pl
mtg $\$ 4,000$; Oct11; Oct13'11, due Dec1' 11
molinville av, (*) ws, 113.5 n Adee av
${ }^{\text {( } 8.11 \times 115.8 x 18.11 \times 115.2 ; \text { Oct11; Oct14'11, 3y }}$ molinville av (*); same prop; certf as to molinville av, (*) ws, 94.11 n Adee av, molinville av (*); same prop; certf as to
above mtg; Sept 22 ; Oct14'1; same to moneida av, $(12: 337 \mathrm{~J}) \mathrm{sec} 236 \mathrm{th}$ (No 100)
$100 \mathrm{x} 25 ;$ PM Oct $\mathrm{Oct17} 11$, due Nov1'14,
$5 \%$ W W Syme, 48 Greene av, Bklyn, N $5 \% ;$ Wm R Syme, 48 Greene av, Bklyn, N
Y, to Geraldine J Willetts, Gedney Farm
White Plains, NY.
${ }^{m}$ Prospect av, 2339, ( $11: 3102$ ), ext of mtg for $\$ 4,000$ to Mar27'13, $6 \%$; Oct17; Oct1 agur Constn Co, 439 E 116.
mPugsley av, (*) es, 100 n Benedict av Louise Handibode to John H Heilman, 2795 mprospect av, (11:3094) swc 180 th, $60 \times 100$; Freehold Constn Co \& Bellewood Constr Co to Title Guarantee \& Trust Co, 176
Bway.
19,000 ${ }^{m}$ Prospect av, ( $11: 3094$ ) ; same prop; cert as to above mtg; Oct11; Oct13'11; Freehold
Constn Co to same. ${ }^{m}$ Prospect av, (11:3094); same prop; certf as to above mtg; Oct11; Oct13'11; Belle-
wood Constn Co to same. ${ }^{m}$ Prospect av $(11: 3093)$ ws, 105 s 179th $25 \times 100 ;$ Oct13; Oct17, 11; 1y5\%; Marcelna
Morris, 2509 Prospect av to Jas W A Morris, 671 Oakland pl.
 Oct19'11, installs, $6 \%$; Emilio Marzullo to mRomboult av
Post rd, $25 \times 100 ;$${ }^{*}$ PM; Oct abt 275 S Boston $\begin{array}{llll}51 / 2 \% ; & \text { Andrea Labarbera, } & 453 & \mathrm{E} \\ \mathrm{P} & 167 & \text { to } \\ \text { Hudson } \mathrm{P} \text { Rose Co, } 32 & \mathrm{~W} & 45 . & 325\end{array}$ mSeneca av, $(10: 2761) \mathrm{ns}, 75$. W Longfel
low av, $50 x 100 ;$ pr $\mathrm{mtg} \$ 1,600$; Sept13; Oct low av, $50 \times 100$; pr mtg $\$ 1,600$; Sept 13 ; Oct to Lewis M Borden, Shippan Point, Conn
mStebbins av, (11:2965) es, 108.9 n Free-
man, runs e164.7xs $0.10 \mathrm{xe} 39.11 \mathrm{xn1.7xe21.10x} \mathrm{n}$
 $\$$ Works, a corp, to Edw Ehlers, at Rock $\mathrm{m}_{\text {Stebbins av, }}$ (11:2965) ; same prop; certf as to above mtg; Oct11; Oct13,11; same to $\mathrm{m}_{\mathrm{St}}$ tebbins av, $(10: 2692)$ es, 363 n 167 th runs e $147.11 \times n 49.5 \times w 18.9 \times n 0.6 \times w 29.10 \mathrm{x}$ s 25
xw100 to av xs 25 to beg: Aug7; Oct19'11 xw100 to av xs25 to beg; Aug7; Oct19'11,
due, \&c, as per bond; Winifred Halligan mSo Boulevard, $(10: 2733)$ es, 150 n Tif-
fany, $33.4 \times 160$; ext of $\$ 16,030 \mathrm{mtg}$ to Nov 5'14 at \% as per bond; Oct11; Oct19'11 Jacob C \& Margt V Stirn with Conrad
Heberer, 2169 Hughes av.
 $100 ;$ ext of $\$ 24,000 \mathrm{mtg}$ to Oct13'16 at $5 \%$;
Oct13; Oct19'11; Law mSedgwick av, es, $\mathbf{6 8 5} . \boldsymbol{7}$ s $\mathbf{1 6 7}$, see Law
rence av, ws, abt 685.7 S 167 . ${ }^{m}$ So Boulevard, 2427, ( $11: 3115$ ) ws, 262.6 \&c as per bond; David J Hoskins to Eliz ${ }^{m}$ Shakespeare av, $(9: 2506)$ es, abt 200 170 th, $25 \times 114$; pr mtg $\$-\frac{1}{\text { Margt }}$; Oct13'11; I
$6 \%$ Hull of ${ }^{m}$ Tinton av, $\mathbf{5 1 7}-\mathbf{9}$, $(10: 2581)$ ws, 200 n 147th, 3 lots, each 16.8x100; ${ }^{3}$ Oct6; Oct13'11, due, \&c, as pe bond; Augusta \& Henrietta Gilbert to
Title Guarantee \& Trust Co, 176 Bway.
${ }^{m}$ Tinton av, 517-21. ( $10: 2581$ ) ; sobrn agmt \& Augusta Gilbert with Title Guarantee \& mTopping av, $(11: 2791)$ swc 173d, $45 \times 95$
Oct13; Oct14'i1, due as per bond; Wm Bergen to Title Guarantee \& Trust Co,
176 Bway. ${ }^{m}$ Tinton av, nee 149, see 149 th, nee Tin
mTeller av, (11:2782) nwe 169 th, $90 \times 20$; pr mtg $\$ 12,850 ;$ Oct18; Oct19 11 , due Jan17 Lina Goetz, 382 Willis av. $\quad$ mion av, $10: 2682$ nec 168 th, runs 400 $166.5 \times \mathrm{x} 160 \mathrm{xs} 40 \times \mathrm{x} 60 \mathrm{xs} 126.5$ to 168 th , XW
100 to beg; PM; Oct9; Oct16'11; $2 \mathrm{y} 5 \%$ Jas Dailey of Avon, NJ to Jenny A Carew,
145 Washington, Norwich, Conn.
39,500 ${ }^{m}$ Union av, 1085, ( $10: 2670$ ) swe 166th; sa ls; Oct13; Oct18 Skelly to A Hupfel's Sons, a corpn, 840 St
 Roe Estate, 271 Bway to Chas F Deshler mVyse av, $(11: 2995)$, same prop; certf as
to above mtg; Oct14; Oct18'11; same to mVyse av, (11:2987) ws 225 S Jenning mVyse av, $(11: 2987)$ ws, 225 S Jennings,
$50 \times 100 ;$ Oct $4 ;$ Oct14'11, 3y $6 \%$; Blue Ridge Constn Co, 1463 Hoe av to Kochkeller Co,
236 W 126. malentine av, $(11: 3144)$ es, 350.3 n 180 th , stalls, $6 \%$; Mary E Taylor to Atlantic
Savgs \& Loan Assn, 321 Court, Bklyn. 600 mWilkins av,
$25 \times 95 \times 25.2 \times 94 ;$
$(11: 2976)$
Oct13'11, due, 75 s Jennings, as per bond; Bingle Realty Co to Title Guarantee mWilkins av, $(11: 2976)$; same prop; certf
as to above mtg; Oct9; Oct13'11; same to
${ }^{\text {m }}$ White Plains rd, (*) ws, 350.8 s Juli11, due Oct-12, $6 \%$; Jno Skehan to J \& M Haffen Bwg Co, 398 E 152 . 1,000 mashington av, 2151, (11:3337) ws, 482
$s$ Fletcher, old 1 now 182 d , runs w $110 \times n 82 \mathrm{x}$ s Fletcher, old 1 now 182 d , runs w 110 xn 82 x
w $35 \times s 100 \mathrm{xe} 145$ to av, xn18 to beg; Oct16 11, due, \&c as per bond; Lawrence ${ }^{\text {\& }}$
McCann to Title Guar \& Trust Co, ${ }_{5} 176$

 16.6x100; Oct11; Oct16'11 to Giuseppe Lawife of \& Giuseppe Ratti to Giuseppe La| mWhite Plains rd ${ }^{(*)}$ nec 215 th, $52.3 \times 54.1$ |
| :---: |
| $\times 50 \times 56.9 ; \operatorname{pr} \mathrm{mtg} ~$ |
| 13,$000 ;$ Oct14; Oet16'11, | due \&c as per bond; Adelaide Burlando


West Farms rd, (11:3015) ws, 55 s land now or late Andrew Nostrand, $30 \times 112$, except part for West Farms rd; PM; pr mtg Annina Scognamiglio to Dimock \& Fink
${ }^{m}$ Washington av, swe, 173d, see 173 d , swe
${ }^{m}$ Webster av, 1463, ( $11: 2887$ ) ws, 121.10 s 171 st, $50 \times 58.7$ to Clay av x50x54.8; Oct19
$11,3 y 5 \%$; Morris Graham Constn Co to Vm N Cromwell, 12 W 49 \& ano, trstes mWebster av. 1463 ; certf as to above mtg;
Oct19'11; same to same. mWebster av, 1463; sobrn agmt; Oct19'11;
same \& Thos Morris with same. ${ }^{m}$ Westchester av, ( $10: 2704$ ) nwe Kelly $68 \times 36.11$; ext of $\$ 15,000 \mathrm{mtg}$ to Nov $13^{\prime} 16$ at $5 \%$; Oct18: Oct19'11; Hy Morgenthau Co
with Ira H Brainerd, trste Jas White, 39 claremont Brainerd, trste Jas White, 39 mWilcox av ( ${ }^{\text {m }}$ ) ws, 100 n Layton av, 25 x $25 \times 100 ; \mathrm{pr}$ mtg $\$$; Oct19'11; 3y5 $1 / 2 \%$; Wm Sohmer, 46 St Marks pl \& Philip
mWilcox av (*) nee Layton av, see Wil-
${ }^{m} 3 \mathbf{D}$ av, 3006, $(9: 2363)$ es, abt 280 n 153 d , Geo Fiencke, of North Branford Conn Mollie Ottenberg, 112 W 72 . $\quad 17,000$ m3D av, $(9: 2319)$ ws, $92.9 \mathrm{n} 134 \mathrm{th}, 23.9 \mathrm{x}$ 100 ; pr mtg $\$ 7,500$; Oct13'11, due Apr13'12, $6 \%$; Alex J Scott, of Bklyn, to Walter $R$
mLots 17 \& 22 map Met R E Assn, de, see
${ }^{m}$ Lot $\mathbf{8 5}$ (*) revised map Seneca Park; ertf as to mtg for $\$ 3,000$; Oct11; Oct19'11;
${ }^{m}$ Plots (*) 50, 61, 72, 83 \& 94 map Arden prop, Eastchester \& Westchester, each per bond; Geo E Conle $\boldsymbol{E}$ to Jacob Michaels, 75 Central Park $W$.
${ }^{m}$ Plot (*) begins at White stone monument at common high water mark on es e588xne539xnw314xnw117.6 xnw 431 xne $99 \times s e 333 \times s e 1,448 \times s e 190 \times s e 616 x s$ w 846 to common high water mark xnw 350 xnw 467 ores, except part for sts; Oct9; Oct18'11, due, \&c, as JUDGMENTS IN FORECLOSURE SUITS.
in Foreclosure filed this
No Judgments in Foreclosure filed this

42 D st, $\mathrm{ns}, 100$ e 11 av, $25 \times 100.5$; Mendel Singer agt Peter J Ryan; Wilson M Pow-
ell (A); Patk J O'Beirne (R) ; due, $\$ 3$, 079.50. OCT. 16

171ST st, SS, 231.3 w Ams av, 43.9x95: Saml E A Stern agt One Hundred and Seventy-First Street Realty Co et al ; due, $\$ 39,471.44$.
Tiebout av, ws, 262 n 180th, $27.5 \times 100$;
Willie L, Brown agt Carrie Heitlinger et al
Clark B Augustine (A); Geo H Engle-
hard (R); due, $\$ 2,655.42$.
91sT st, ss, 248 w 8 av, $18 \times 100.8$; Lewis
Savis agt Jno L Davis et al Moss,
Laimbeer, Marcus \& Wels (A); Phoenix
Ingraham (R); due, $\$ 16,739.99$.

122D st, ss, 284 w 4 av, 21x100.11; Jno H Ives agt Dennis Cunahan; Edw R Voll-
mer (A); Jas Kearney (R); due, $\$ 18,-$

2 D av, 1269; Emanuel Menline agt Tillie ange et al; Saul Bernstein (A); Henry

## LIS PENDENS.

17TH st, ss, lots 199 \& 200, block 5 ; Chas Scheuermann agt Geo A Scheuermann Hughes av, es, 100 s William, 50 x 65.6 ;
armine Vatrano et al; action to foreclose
Belmont av, ws, 100 n 18Sth, $33.4 \times 87.6 ;$
Vincenzo Luongo agt Geo Brown et al;
specific performance; A J Romagna, atty.
Hughes av, es, 100 s William, $50 \times 65.6$;
Carmine Vetrano et al agt European Con-
struction Co; action to foreclose me-
chanics lien; A. J. Romagna, atty.

Pleasant av, 337; Isaac Mass et al agt
Luigi Capobianco; action to foreclose me-
chanics lien; Lewkowitz \& Schaap, attys.
127WH st, ns, 192. S w Bway, $100 \times 150$; also
118TH ST, SS, 75 Wenox av, $17 \times 100.11$;
Julius Jaecho agt Israel Lippman; notice
of levy; atty not given.
Northern av, nwe 181st, $78 \times 138.11$ xirres.
Northern av, nwe 181st, $78 \times 138.11$ xirreg;
also 3D AV, sec 175 th, $138.2 \times 113.10 ;$ Ben-
jamin Griffen agt Codae Realty Co; notice
of levy; atty not given.

215TH
$5 \times 99.11 ;$ Chas
Hunt, Hill \&
( $\mathbf{6 - 6 \pi}$ w State Bank ag Grant av, ns, 350 e Garfield, $25 \times 100$; Ella Slaasson agt Guiseppe Amondolari et al, 150TH W Longfellow av, sec $172 \mathrm{~d}, 100 \times 50$; two 109TH st, 127 E ; Metropolis Securities

Bedford Park Boulevard, 243-7; Katie n Co el al, elstein ast 115TH st, 426-30 ©; Jos Edelstein agt Lafayette av, ns , 230 e Whittier, 401.2 N Whittier, 451.2x99.4xirreg; Emma H S'Merill agt Nonpariel Realty Co et al; MerLot 55 , map of Hunt Estate, Bronx; 1; McGuire, Horner \& Smith, atty. River Drive, es, 120.8 e Evergreen Drive, Hudson Co agt Huntington W Merchant et al; Douglas Tiffany st, es, 167.2 nw $167 \mathrm{th}, 30 \times 113.2$ E Sammis, atty
114TH st, ns, 455 w 5 av, $19.11 \times 100.11 \mathrm{x}$ Greenberg Realty Co et al; E Whitlock, tty
Forest av, es, 100 n Cedar pl, $25 \times 135$; J
Cenry Alexander et al agt Emma M Mestaniz et al; $R K$ Brown, atty

Bathgate av, sec $17 \mathrm{Sth}, 60.6 \times 91.3$; Oscar ouse Grossman \& Vorhaus, attys.
SOTH st, Ss, 225 e 3 av, $25 \times 102.2$, Thos Murray agt Louis Golden et al; Quack-

Crosby st, 101-3; Jacob M Kram agt
I Monfried, atty

Barnes av, ws, 101.11 S 215 th, $25.6 \times 94.3$
Benj F
12STH

Av A, ws, 54.4 st $25 \times 100$. Fxcelsior
俍
137TH st, ss, 104 e S av, 15.6x99.11; Rob
13 atty agt Freak Levy et al, Pecon
134TH st, $31 \mathbf{w}$; Wm Rankin agt Her

## JUDGMENTS.

In these lists of Judgments
the names alphabetically arranged and Which are first on each line are those (D) means judgment for deficiency (*) means not summoned. ( $\dagger$ ) Signifies that the first name is fictitious, real name being unknown. Judgsatisfied 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

Allison, Cilla-N Y Telephone Co. 30.04 Adelman, "Isidore-Alex Roberts 18.0
 17 Askin, Chas A-M Scudder \& Rickphonder, Henry $J$ et al-N Y Tele 18 Ashley, Eugene et ai-H Rotman.

18*Abbe, Philip et al-S Kleinman... 19 Adams, Henry C Jr-L L Hopkins. 9 19 Adams, Jos M-W W Tinsley.

19 Aitschul, Max $O-M$ Schwartz... Fisher Alliegro Miehe


## FORECLOSURE SUITS.

118TH st, ss, 275 e 7 av, $32 \times 100.11$; tw
actions; Jos L R Wood agt Jas C Craw
ford et al; Fixman, Lewis \& Seligsber

Brook av, ws, 150 n 170 th, $25 \times 90$ $\mathbf{2 0 T H}$ st, $220 \mathbf{W}$; Katharine Elias agt Lot 398, map Bronx, Eleanor A Storm agt Amelia M Commerce st, 33; Albt Berry agt Emma Jackson st, 51; Chas Schran as Wm myer \& Marshall, Guggenheimer, Unter 9TH st, swc 1 av, $100 \times 23.6$; Jefferson
County Savings Bank agt Bridget Hare et al; Cary \& Carroll, attys.
Arthr av, ws, lot Xo, map of Cedar Hil Plot of the Powell Farm, Bronx; FredKlingenstein, atty.
Arthur av, es, 254 n Bayard, $21 \times 87.6$ Magdalena M Klingenstein agt

Logan st, ss. 25 w Maple av, $25 \times 100$ Magdalena M Kringenstein agt Angelo 5TH av, 2148; Jno H White agt Jennie 4STH st, $\mathrm{ns}, 300 \mathrm{w} 2$ av $12.6 \times 100.5$

Washington av, ses, lot 113, map o Bassford Estate, Co agt Michael Murtha gattan Mort

3D av, 1710-12; also 96 TH ST, 179 E
al; Kramer \& Bourke, attys. H Bodine
101ST st, ns, 154.9 e Bway, $100 \times 154.9$
Clara Bloomingdale et al agt Jno SchnoeCing et al; E E Spiegelberg, atty
Davson st, es, 256 n Longwood av, 200 x 100; Dry Dock Savings Institution ag
Esther A Weaton et al; F M Tichenor 148TH
Isabella Hart agt Eric Borkstrom et a
Stanton st, ss, 48.1 e Forsyth, 18. $6 \times 66$.
xirreg; Moses P Prout et al agt Fanny ol
Fannie Cohen; Crawford, Harris \& Good

Perry st, 161-5; Arthur S Gaynor agt MoSweeney Realty co et al; action to fore-

 the same the same Burrill, Jas M-Hanson, Schakleton
\& Ward
 9 Baumann, Louis et ai-People, 19 Barbara, Frank et al the same. 19*Burden, Fredk J et al-Royal Type
19 Boget, Harry et al-S Kiviat.
19 Brand, Claude Z-A Lewinthan 19 Co of N Y Y Y Marry B-Curtis Blais
19 Buffington, Harry $\dddot{B}$ et al-Curtis Blaisdell
change of N - W.....ern Film
Beck, Chas W-Acetylene Lamp Borgia, Tomasso-Thos B Bown
Son Co ..................
 Bank
Brewe
$9 \underset{\mathrm{~B}}{\text { Bell, }, ~} \dddot{\mathrm{~T}}$ Hope et al-Northern Bank
19 Bass, Benj $\dddot{C}$ et al- $\ddot{G}$ R Sutherla
20 Beckman, Otto H et al-W W Fa Baker, Hyman D, Wim saker
Empire City Wood Working Co 20 Blinn, Howard W-L Bauer....

 0 Bible, Howard W-E the same ${ }_{20}$ Broches, Leo-T S Sarasohn et ai. 14 Cohen, Jos-Friediand \& Levine B 14 Cohen, Ediw i- Rouse 16 Coleman, Jno M-J H Kirby...
16 Carr, Michael-Park \& Tilford
16 Cipolla, Carmine et al-Jno Bell

16 Cario, Leonardo et al-J B Ow 16 curtin, Daniel-M J wheelehan

16 Carroll, Jas E-E Lehman. 16 Coie, $\dot{F}$ red $\ddot{B}-\dddot{T}$ J Ryan.......... 183.24 Carrington, Herbert J-Equitable ${ }^{3}$. 16 Coleman, Mary E-F Clark. $\begin{array}{r}623.40 \\ \hdashline \\ \hline\end{array}$

## 16 Campbell, "Chas $\because$ H- A Kennedy

16 Caiphopulos, Stephen-Miller \&

## bie

17 Cooke, Geo j-ístern et ail
17 Currie, Daniel-American Taxim ${ }^{\text {and }}$. ${ }^{2}$
17 Cohen, Louis et ai D Lifshitz.
17 Cole, Albt- $H$ A Petersen et al
Carson, Moses H-A Liegiein.
8 Cutler, Jas-N Y Tel Co......
8 Carr, Lewis E, Jr- the same
18 Cava, Wm the same .
18 Connors, Wm J-American Exchange ${ }^{32}$
18 Creiger, Herman-United Dressed
18 Coryell, Chas E et al- N Y Tel Co.32.35 18 Cowley, Edw A et al- 18 the same 18 Conway, Wm E-J Kind... 18 Cody, Lucy A V-J Dobar .........630.00 18 Cinque, Antonio et al-W H Freed19 Claman, Max et al-G R Sutherland.
19 Corradi, Jno W-L Barth et al....17.54 19 Clark, Howard F-Meyer \& Brede19 Coleman, Agnes -Manhattan Storag Conner, Fredk W-Lestershire Lum ber \& Box Co.................... 120.00 19 Cogswell, Benj F-I L Ernst et al 19*Conkright, Harry $\dot{K}$ et al-Royal 9 Cunninghan, Thos-Model Heating
19 Caspe, Ai ram-G..................................

19 Cohen, Isaac-S Berman
ius Kessler \& Cohen, Max-M Malawista.
20 Concistra, Michael- F W Teitjen Coutant, Chas A-J P Davis 0 Clifford, Kathleen-E S Hyman
20 Colins, Rich $\ddot{\mathrm{H}}$-Mercantile Fina 20 Chigiani, Emilo \& Carlo Maggioli ${ }^{\text {Erancis }}$ H 0 Clair, Matthew-L Klein
20 Curtis, Chas L-L Klith \& Loughinin, (Inc) ........................................44.45 14 Cabey, Jno R-A H Joline et al... 71.00 16 Dinoto, Natalina et al-J B Owens.
16 Dreyer, Nathan et al- C Voit.....600.41 16 Davis, Wm D et al-Park Co.....644.32
 17 D Ambra, Annie- $\underset{\mathrm{S}}{\mathrm{S}}$ Busath $\cdots . .5445 .67$ 17 Doyle Thos J et al-G Saverese., 152.76 17 De Jorio, Francis-W yckoff, Church
 18 Doyle, W W. et al- $\dot{G} \ddot{P}$ Sherwood 18 Davis, Arthur $\ddot{R}$ - Theo $\underset{\text { W Morris }}{ }$ is Doctor, Emanuel et ai-John Lidale 19 Diamond, Benj et al-National Gown 19 Dempsey, Jos E-Jno Wanamaker, 19 Dineen, Richard E-A B Jekyll. 19 Doyle, Jos-Richardson \& Boynto

## 19 Dykeman, Conrad v-J W W Cleary

19 Diamond, Harry $\dot{L}-P$ Baron. 1, $1,664.1$ 19 De Jonge, Annie-H R C Watson 19 Deiuidicibus, Cavino et al-Nort 20 Damk of N Y Y …...................... 20 Deere, Mary- F J Splidt 20 Dellego, Frank-F E Boehmiske 20 Davidoff, Abraham-C Smith et al ${ }_{20}^{20}$ Dienstag, Lee-P Mandelker Dooley, Jno J-H Deutsch. 14 Evalenko, Alex M-S Weissman
 $16^{*}$ Enoch, Louis et al the sam
$16^{*}$ the same the the
16 Emrich, Jos-F M Paul

17 Eisenberg, Jos et al-H Jacobs. 459.65 Elstein, Abe-Nassau Electric R R is Ehret, Geo-enement House Dept. 19 Edert, Paul-wood \& Selick.... 165.61 19 Erickson, Effie A-F A O Schwarz. 19*Eliotos, Nicholas A et al-H L Tissot
14 Flannery, Thos-H J Staunton..... 670.63 14 French, Lillian H-C K Allen et al. 14 Fisher, Harry-L Rosenzweig... 192.30 16 Frankfurter, Leopold-Wachusett 14.47 16 Finger, Jos \& Annie- H Hamburger 16 Ferraro, Rocco-M Stramielle...... 65 16 Feo. Michael-Atlantic Can Co.............. 142.44 6 Faillace, Frank A \& Josephine-E Fornecker, Jos-American Taximeter Fisher, Reuben et al-D Lifshitz.239.15 Feldman, Adolph et al-Louis De Fitzgerald, Jas J- Title Guarantee \& Frankel, Emanuel et al-H Jacobs.
8 Furey, Robt G-G L Shuman et ai. ${ }^{4} 60.67$ 8 Fane, Luigi-Kurzman Supply Forman, Saml B-B Cohn....
Fox, Isaac-I Goldowitz et al
8 Forman, Saml B-Wm Kleema
18 Fiorenting, Ferdinand et al-W
 gatner, Morris et al-D Fursan.39.41 18 Frankel, Frank \& Jacob I et al-.................................. 18 Frank, Leo A et al-N Y Tel Co... 29.43 18 Futterer, Herman-United Dressed Beef Co of N Y...................128.73 19 Freedman, Jos-H R R F Habe et 19 Frankel, Jacob I \& Frank* et alA $F$ Blanchard ... 19 Falvo, Angelo- New Amsterdam Cas20 Ennis Thos A \& Chas F Stopp...40.5 ...277.05 20 Frenkel, David-A $\dot{H}$ Joline et al....
 20 Fink, Jacob O-W Schlansky.... 139.15 14 Gerking, Fred or Frederick-J Sturm 14 Gick, Fred C-Oneida Community Ltd
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| 16 | the same-International Co |
|  |  |
|  |  |
|  | the same-Siegman \& Weil.447.50 |
| 16 | the same-Jas Buchanan \& Co. |
|  | Coller Construction Co-Gebler Sand |
|  | Co . . . . . . . . . . . . . . . . . . . . . . . 54 |
|  | Simplex Home Motion Picture |
|  |  |
|  | Funk Machine Co-C C Hog |
|  | V Cardo Sons \& Co- ${ }^{\text {A Gareiss et }}$ |
|  |  |
|  | Rolling Egg Swing Co-J E Schar- |
|  | Charles Prince Co et al-E Deichman |
|  | Hudson Live Poultry Co-W Wein- |
|  | Butler \& Herrman Co-Bendheim Con- |
|  | struction $\mathrm{Co} . . .$. |
|  | Long Island Engineering \& Construction Co-W H Potter ........... 132.49 |
|  | Bramhall Deane Co-New England |



## SATISFIED JUDGMENTS.

## BApplebaum, Ralph-T Allison; 1911.110.00 Bonnard, Gustave M C-T A Bonnar 1902

Brenner, Maurice \& Henry Hof-People,
\&e; 1910 Balsam, Jno M-A Menke; 191i.......... 165.66
Bernstein, Harry-M Bernstein; $1910 \ldots$

Cohn, Jacques C- S P Hessel et al; 1905

Carberry, Chas W-F Gens; 1911....48
Chivis, Asher B-E D Depew et al; 1902 Cohen, Saml \& Jo................................... 21 Campbell; $1911 \ldots . . . . . . . . . . . . . . . . . .173 .26$
Dutton, Ira J-A Coyle; 1911...... 165.60 Dutton, Ira J-A Coyle; 1911 M..... 165.60
Donovan, Jos H-H Mueller Mfg Co
 Elliott, Jno F-B H Foss; 1909........ 169.54 ${ }^{1}$ Emden, Florence-H A Groen et al;
1911 Eisenman, Sarah-O Wissner; 1911.. 88.40
Fraad, Emil-A Kaufman et al; 1909.52.41 Same——City of N Y; 1909.............. 19077

## 

## 

## Fit\%patrick, Frank-G Freudenberg; 1910

## Co: 1911 ...........................9.

Goodkin, Saml-M
Hudson,
Sos-Boenthal
H
Pelzer et al; $1911 \ldots 67.61$
$1905 .$.
$\qquad$
$\qquad$
Henderson, Chas-J Wanamaker; 1907.
Hochstein, Max \& Philip Blau-J M Sal-
zer; 1910 ......................... $1,323.66$Halle, Albt-W J O'Connell; 1910...111.91'Jones, Holmes- 1 J Dutton; 1911....48.11Keirns, Sam 1 - Pearsall, 1909.545.06Kelleher, Francis C-B H Foss; 1910.78.02

Cindenblatt, Hyman-Federal Sign Sys-

1909 ..... 46.91
Lindauer, David ${ }^{\&}$ Bernard Rauch-W
F Clemmons; 1909 W............ 268.31
Same-Hudson Woolen Co; 1905. 533.42
MeCutcheon, Chas H-S H Geruldsen;
1911 ......................... 129.34



Magee, Franklin R-L W Baldwin; 1911
Same W Empire Trust Co; 1907.Mann, Saml-A M Gropper; 1911.Mirow, Meyer-A Jalkoff et al; 19ii. 122.50O'Neil, Geo A \& Adford Peirce-Thatch-

Peck, Louis C-G W Martin \& Bro; 1 ..... 152.31
Pacelli, Leopold \& Jos Butler-People,Ricker, Chas H-P Hanneman; 1911...41.9
Riordan, Michael J-American Grocery.

1911
Rubin, MorrRobinson, Sami A Satz; 1910......356.3
Radt, Max-L Franco; 1910..........9,084.3Slattery, Patrick-N Marks; 1910…. 85.2
Saunderson Co-Petroleum Products
Sweetser, Wim A \& Jno J Finn; 1911.ing Co of N Y ; 190 S ............... 5 ,${ }^{1}$ Schechner, Saml-City of N Y; 1910.55
Seaman, Louis De W-G T McQua
1901
Sloan,
choen

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 fireprof. Why not make
the entire house firererof by busing King's Fibrous Plaster Boards
ings and wall plata and cering suith King's Windsor Cement? J. B. KING \& CO., 17 State Street, N. Y. Manufacturere of King's Wind oor Cement $\begin{gathered}\text { and Kigs's Fibrous Plaster Boardse }\end{gathered}$

## 1910 Watte

| Wattenberg, Philip-E Gordon et 1911 |
| :---: |
|  |  | Walz, Jacob ${ }^{1910}$ \& J Jno J Hoeekh-................ When; 1911 E......................... Wolfe, Irving H-G C Weston; 1908 Wattenberg, Phillip-E Gordon Zabrans

abransky, Wm \& Jno J Meagher CORPORATIONS
Auto Tire Mfg Co-J H Williams Wm Guggolz Construction Co-.................................... Sullivan Contracting Co et al; 1911... Traction Materials Co-E S. Schmidt; 1911 Anchor Metal Novelty Co-
1911 Muiler; Penrose Realty Co \& Anthony SchwoerFred Gretsch Mfg Co-H Hö......... ${ }^{\text {er }}$ H51.12 Strominger Realty Co-Sanitary Fir. Proofing \& Contracting Co; 1911..136.96 Pearl Press-Chemical Engraving Co; North Side Iron Works \& A Warren Rosenbaum; 1911 - ...................425.0 Standard Fire Ins C

## 1911 Tuso,

Tuso, Raffelo \& Connattor Capadanno
Same-same; 1911
Western Eectric Co- $\ddot{\mathrm{F}} \underset{\mathrm{W}}{\mathrm{W}}$ Lee; 190900
${ }^{1}$ Vacated by order of Court. ${ }^{2}$ Satisfied of ap peal. ${ }^{3}$ Released: ${ }^{4}$ Reversed. ${ }^{5}$ Satisfied by exe-

## MECHANICS' LIENS.

Jackson av, nec 161 st, $94.3 \times 42 \times i r r e g ;$
Silin Rosenthal agt Celia Schwortzreich Philip Rosenthal agt Celia Schwortzreich,
(113)
50.00 Riverside Drive, nec 99th, 106x112.1 Voska Foelsch \& Sidlo (Inc) agt Highwood Realty \& Construction Co. (114)

Morningside Drive, swc 121 st, 101.10 x 181.3; Patrick O'Rourke agt 88 Morning Side
$(115)$ Drive \& Stevenson Construction Co.
Broadway, 1700; E \& J Marrin Co agt Mary M, Jno J \& Thos J Emery, Gerard (116) Co \& Mercantile Construction ${ }_{475.41}$.

5TH av, 724; Same agt Jessie FarquharConstruction Co. (117) $\quad$ Mereantile Av B, 93; also 6 TH ST, $6011 / 2 \mathrm{E}$; Chas I M Schwartz. (118) 25 TH st, 127-131. 16.
$\mathbf{2 5 T H}$
st,
agt Jno
E Olson
O27-131
Wonstruction
Co. Nereid av, SS, 107.5 w Barnes av, $25 \times 100$;
Henry Jouglas, Jr, et al agt Vincenzo
Palmieri. (120)

Washington av. 2183; Fiske Fixture Co agt A Warren Construction Co. $\begin{gathered}(121) \\ 215.00\end{gathered}$

Kelly st, es, $149.2 \mathrm{n} 167 \mathrm{th}, 100 \mathrm{x}-$; Jos
anorello agt Longfellow Realty Co.
Wooster st, 69-71; also WEST BWAY, 383-385; Phoenix Color Works agt Golde

Lenox av, 115; also $116 \mathrm{TH} \mathrm{ST}, 100 \mathrm{~W}$ Leon Katz agt Max Rosenbloom \& Lenox
Casino Co. ${ }^{(1280.00}$ )
Fulton av, ws, 175 s 171 st, $100 \times 100$; Geo (125) Co agt Bethel Construction Co . 77 TH st, ns, 173 e Av A, $225 \times 204.4$ to 78th; American Compound Door Co agt
Wm
$(126)$

7TH av, sec 48th, $25.5 \times 79 ;$ Geo Keister
git Louis M Simson \& E Margolies
1ST av, 1375; Barnet L Abrams agt Wm ing Co. (129) $\begin{aligned} & \text { W Leibowitz Contract } \\ & 214.00\end{aligned}$

Perry st, 161-165; Danl Papay agt Mc-
weeney
Realty Co $\&$ Grandison $G$ Gerke (130) $1,465: 50$
\& R B Roosevelt, Henyon Fortescue
Wm Morris. (131)

Broadway, 1540-1542; Glokner \& Blue Oorks. (132) Mill \& Bronx Sheet Metal 7TH av, 164; Chas I Rosenblum agt Bea(133) Schavrien \& Jacob Baumgarten. Canal st, 533-541; also WASHINGTON wich Investing Co. (134) \& $\quad$ Grand st 264; Harry Zlot agt H Marcus 56TH st, 33 w ; Wm Donat agt Edw Wasserman. (136) 1,084.04
 6TH av, 4S4-486; J L Keating \& Co agt Thos Morgan \& Nassau Fireproofing \&
Construction Co. (138) Zerema av, nec Maclay av, $79.10 \times 100$ Tozzini co agt Zerega Avenue Im
STH av, 980-9S2; B Masor \& Co, Inc, agt \& Co. (140) $\quad 460.00$ 179TH st, ns, whole front between Salvatore Varisco Angelo Gerocci. (141) $\quad 556$ Riverside Drive, nec 99th, $106 \times 112.1$ Geo A Robbins agt Highwood Realty \& ${ }_{850.00}^{\text {Construction Co }} \underset{(142)}{(1)}$

## ост. 18.

3D av, 355; United States Radiator Ventilating Co. ${ }^{\text {Cyrne }}$ (143) \& Aetna Heating, \& Mulberry st, 231; David Smith agt Cath arine McGill \& Bertram N \& Mollie Le Webster av, es, $158.3 \mathrm{n} 169 \mathrm{th}, 75 \times 83$ onstruction $1,310.00$ 3D av, 904; Michael $F$ Guagente agt Anna Caskell \& Louis \& Sidney Oppen-
60.00 Pleasant av, ws, 100.11 n 118 th, $33.6 \times 75$ Sami Reiner agt Mary Altieri \& Peter Al199TH st, ns, 100 w Grand Boulevard, 0x100, $\mathrm{Co} \&$ Raffaele Luongo

Hobart st, es, 296 n Kingsbridge rd, 25x (149) Vincenzo Palkieri agt Edw G Dhew

Morris av, nwe 139th, $52.9 \times 64.3 ; \mathrm{Wm}$ Weingarten agt Morris Demarest, Frank OCT. ${ }^{19}$
Fort Washington av, 385-95; Borea Con racting Co agt Hargood Realty \& Con-

Fort Washington av, 385-95; Same agt ${ }^{\mathbf{4 4 T H}}$ st, $\mathbf{3 5 6} \mathbf{E}$; Saml Rosengarten agt Wm Wolffson, Isaac Glassman \& Morris
Leibowitz.
(153)

98TH st, 207 W ; Jos B Friedlander Co gt T J McLaughlins Sons. (154) $1,720.43$ Sherman Square, Ss, to ns Sherman Sq, Manhattanville \& St Nicholas Ry Co (re newal) (155)
Houston st, ss, to ns Houston, tracks, (renewal). ${ }_{(156)}$ ) $\begin{aligned} \\ 124.00\end{aligned}$ Park av, tracks, \&c from ss 41st to ns ane agt same (renewal). (157) 68.00 1ST av, tracks, \&c, bet 95 th \& 97 th

3D av, tracks, \&c, from ss 65 th to ns 80.00

Grand st, tracks, \&c. from es Centre to Ws Centre: Same
Bway \& Battery R
R Co (ry Dock,
(renewal).

Gun Hill rd, ss, 300 w Eastchester rd, known as Baychester Avenue Station; Wm Hargrave agt New York Westchester \& 0 \& Murray Bros Co. (161) $\quad 1,060.00$ Greenwich st, 625; Geo H Shuman agt Av B., 93; Benny Stucatur agt Hugo Realty Co \& Julius M Schwartz. (163)

Broadway, 2532; Annie Vedovato agt (164) Lange \& Stevens Constructing Co.

165 TH st, ss, whole front bet Teller Findlay avs, $185.2 \times 108.11 \times 160.3 \times 94.7$; Jos Sragon agt Hadden Realty Co. (165)

Vyse av, es, 175 n 172 d 50 x 88 ; P J Hea \& W J Grote. (166) ${ }^{\text {ney }}$ Co anstruction Co
OCT. 20

34TH st, $\mathbf{1 6 3} \mathbf{w}$; Jno F Barry agt Wm 34TH st, $\mathbf{1 6 3} \mathbf{w}$; Same agt Wm L SutVyse av, es, 175 n $172 \mathrm{~d}, 50 \times 100$. Isidor Cohen agt Nelson Black Construction
\& W J Zeote. (169)
os Carr agt Alic Miller \&t, $\mathbf{G 4 3} \mathbf{W}$ Miller, Thos ${ }^{\text {F }}$ (170) Webster av, es, 158.3 n 169 th, $75 \times 83$; Standard Fire Proof Sash \& Door Co agt
Bernard Construction Co. (171) Grand Boulevard, sec 175 th, $50 \times 83.9$; Standard Fire Proof Sash \& Door Co agt
Nathan B Levin Co. (172) 180TH st, 250 E; Bushmiller Co agt $S A$ Daly av, nwe 180 th, $50 \times 180 ;$ Chas Heck Daly av, nwc 180 th, $50 \times 180$; Chas Heck
grabo-Ernst Realty \& Construction 142D st, 143 D st, Edgecombe av \& Bradhurst av, block, \&c; Maxwell \& Dempsey, Inc, $_{(175)}$ agt Gerleit Meyer Construction Co.
Bradhurst av, Edgecombe av, $142 d$ \& agt Gerleit \& Meyer Construction Co. Webster av, es, 158.3 n 169 th, $75 \times 83$; Peter Sinnott agt Bernard Construction
Tracks, franchises, \&c, of Central Park, North \& East River R R Co \& New York Paving Co agt Central Park, North \& East River R R Co \& N Y City Ry Co, renewal.

Tracks, franchises, \&c, in Columbia at inersection Rivington; Same agt Dry Dock


Tracks, \&e, on Park Row, Centre Grand, Broome, Bowery, 4 av \&' Madison


Tracks, ©e, on Fulton, Greenwich, 9 av Columbus av, Grand Boulevard, Amsterdam av, Manhattan, Gansvoort \& 53 d Same agt Ninth Avenue R R Co \&
City Ry Co, renewal. (181) $\quad \begin{aligned} & \text { N } \\ & 930.67\end{aligned}$
Tracks, \&c, on Fulton, Greenwich, 9 av Columbus av, Grand Boulevard, Amster dam av, Manhattan, Gansvoort \& 53 d
Tracks, \&e, on Park Row from Broad way to the Bowery, on Bowery, from River, on 130th to Manhattan and 125 th from the North to the East Rivers, also in Amsterdam av from 125 th to terminu of said av; Same agt Third Avenue R $\mathcal{F}$ co \& N Y City Ry Co, renewal. ( 183 ) ${ }_{182.71}$
Tracks, de, on Park Row from Broad way to the Bowery, on Bowery, from Park Row to ${ }^{3}$ av, on 3 av to Harlem
River, on 130 th to Manhattan and from the North to the East Rivers, also in Amsterdam av from 125 th to terminus of said av; Same agt same, renewal. (184)

Tracks, \&e, on $23 \mathrm{~d} \& 2$ av, from 23 d to 29 th to 1 av; 1 av from 29 th to 34th; Same Ry Co, renewal. (185) Ry Co \& N Y Y City Audubon av, es, whole front between
176 th \& 177 th, $200 \times 100$; A Pardi Tile Co agt Gingold Realty Co. (186) 4,075.00 Marion av, 2494; Vincent Russo et al
git Picone Realty
394.00 Marion av, 2494; Nathan Glantz agt Pi eno Fresso \& Vincent Milner. (188) 66.09

6TH av, 484-486; Louis Prignano agt Thos Morgan, Nassau Fireproofing ${ }_{219.00}^{\&}$

Vyse av, es, 175 n 172d, 50 x 88 ; Noonan \& Price Co agt Black Construction Co \&
Vincenzo Milone. (190)
885.00

Editor of The Record \& Guide: ${ }^{\text {Oct. }} 1911$.
Regarding the lien filed this day by the on Fort Washington Ave. against premises Streets, the Hargood Realty \& Construction Co. wish to state that they consider the lien unjustified and that the claim will be immediately contested.

HARGOOD REALTY \& CON-
STRUCTION CO.,
Harry Goodstein, President
For Building Loan Contracts, Satisfied Mechanics' Liens, Orders, Attachments and Chattel Mortgages, see page 604 .

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[^0]:    等

[^1]:    -An appropriation of $\$ 40,000$ was in the corporate stock budget that was re-
    cently approved, to provide means for laying the foundations of the Firemen's Memorial on Riverside Drive, and the
    work is now in progress. An appropriwork is now in progress. An appropri-
    ation of $\$ 25,000$ has also been approved for the erection of a memorial to Carl Schurz
    Park.

[^2]:    

    20TH st, 26 W; Davis Levin agt Saml $N$
    Katz et al; Septil'11.

[^3]:    A S. See Electric Elevator Co. Ele-
    vator. $\$ 7.500$
    16 Madison Ave Realty Co. 16Sth \& Wirth Realty Const Cteam Table. 147 pect av..American Mantel Mfg Co.

[^4]:    Decatur av, 2654-6, (12:3277) es, 250.5 n
    hath, $5 J .1 \times 100,55$ Sty bk tnt; Dani Houlihan to Emily ${ }^{\text {Chappequa, Alonzo NY; Florence \& Ethel Jr, at }}$, Fife
    Archibald S Van Orden $\begin{array}{ll}\text { \& Jefferson B Fogar, at Asbury Parik NJ; } \\ \text { mtg } \$ 35,000 \text {; Oct17'1i. } & \text { O C } \\ \text { Ot }\end{array}$
    

